22 October 2025

David Pannekoek
s7(2)(a) [redacted]

Tēnā koe David,

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

We refer to your official information request dated 26 September 2025 about the cleanfill proposal at 1044 Coast Road, Wainuiomata. You asked a series of questions and requested related documents. Our responses are set out below.

Questions:

1. *Why has this notification not gone for general notification to allow all Coast Road residents and indeed all Wainuiomata residents to be able to provide feedback?*

   Answer: Council must assess any resource consent application under section 95 of the Resource Management Act 1991 to determine whether it should be notified. Following the legal tests set out in that section, Council determined that public notification was not required for this application.

   However, limited notification was required for the properties at 904C, 904D, 919, 925, 935, 965, 977, 993 and 1025 Coast Road, as the application was assessed to have at least minor effects on those properties.

   Council issued its notification decision on 15 August 2025
   ECR-TPL-003 Resource consent decision report

2. *How long have Council Officers been aware of the applicant's plan for a cleanfill? What interactions, decisions, guidance, encouragement etc. have Council Officers given the applicant over the duration of the process leading up to a formal application?*

   Answer: The applicant sought pre-application advice from Council between August and November 2022, and again in May 2023. Seeking pre-application advice is standard practice for resource consent applications. All relevant correspondence is in included in the appendices.

3. *When did Council Officers decide that a limited application consultation process was appropriate?*

   Answer: Council issued its notification decision on 15 August 2025. That decision determined that limited notification was required.

4. *Has the applicant, or related entities such as operating companies associated with Michael Friday and Friday Homes group, deposited any cleanfill from other commercial activities on other properties on Coast Road in Council's formal or informal knowledge?*

   Answer: Council does not hold this information. Accordingly, we are refusing this part of your request under section 17(g) of the LGOIMA, as the information is not held by Council and we have no grounds to believe it is held by, or more closely connected with, another local authority, a department, a Minister of the Crown, or an organisation.

5. *What other cleanfill disposal sites are available within 40 minutes' one-way travel of the boundary of Hutt City? And why are these sites not appropriate for the applicant's cleanfill disposal needs?*

   Answer: Council does not hold this information. Accordingly, we are also refusing this part of your request under section 17(g) of the LGOIMA.

Requests:

1. *All copies of communications between the applicant, its principals, consultants, agents, or associated entities and Council staff or elected members.*

   Answer: Please refer to **Appendix 1** (pre-application correspondence), and **Appendix 2** (resource consent application and related correspondence). Regarding communications between the applicant (and associated entities) and Council staff or elected members, Council does not hold this information. Accordingly, we are also refusing this part of your request under section 17(g) of the LGOIMA.

   In considering the breadth of your request, Council interpreted the reference to "Council elected members" to include only those you mentioned by name (Keri Brown and Josh Briggs), as no other elected members were identified in your correspondence or associated records.

2. *Any and all records or documents of formal meetings (emails, messages, phone logs, agendas, minutes, agreements etc.) related to the application.*

   Answer: Please refer to **Appendix 2**, which includes application documents, technical assessments, expert advice, and formal correspondence.

   Please note some information has been withheld under the following provisions of the LGOIMA:

   - Section 7(2)(a) of the LGOIMA, to protect the privacy of individuals whose contact details or names appear in the documents.
   - Section 7(2)(f)(i) of the LGOIMA, to maintain the effective conduct of public affairs through the free and frank expression of opinions by or between officers and employees of any public service agency. This includes draft documents that have not yet been finalised.

3. *Any and all records of informal communications, including impromptu meetings, phone calls, messaging apps, or other channels between the applicant and Council staff or elected members.*

   Answer: Council does not hold records of informal communications such as messaging apps, phone logs, or impromptu meetings beyond what is included in the formal correspondence provided in Appendices 1 and 2. Accordingly, we are also refusing this part of your request under section 17(g) of the LGOIMA.

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

Appendix 1: Pre-application correspondence (August–November 2022 and May 2023)

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
1	3 August 2022	Email	[#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities	Released to you in full.
2	3 August 2022	Email[1]	[#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities	
3	4 May 2023	Email	[#CCL30246] 1044 Coast Road, Wainuiomata Coast - Follow-up Preapplication	

[1] This email differs from the email listed as Document 1 in Appendix 1.

Appendix 2: Resource consent application documents, including the application, notification decision, expert advice, technical assessments, and related formal correspondence

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
1	20 August 2025	Email	Website information for a notified consent	Released to you in full.
2	15 November 2024	Online Application Form	Re: Application for Resource Consent - Kakariki Estate Limited	
3	November 18 2024	Email	Coast Road cleanfill app heads up	Some information withheld under s(7)(2)(a).
4	20 December 2024	Email	RM 240334 - 1044 Coast Rd Cleanfill - Landscape review	Some information withheld under s(7)(2)(a).
5	22 November 2024	Email	RM240334 - cleanfill 1044 Coast Road	Some information withheld under s(7)(2)(a).
6	22 November 2024	Email	rm240334 - peer review - 1044 Coast Road	Some information withheld under s(7)(2)(a).
7	22 November 2024	Email	RM240334 - Cleanfill at 1044 Coast Road - s92(2) peer review	Released to you in full.
8	26 November 2024	Email	RM240334 - Transport peer review cost	Released to you in full.
9	26 November 2024	Email	RM240334 - 1044 Coast Road - cleanfill in rural zone	Released to you in full.
10	3 December 2024	Email	RM240334 -peer reviews	Released to you in full.

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
11	16 December 2024	Email	[#CCL30246] 1044 Coast Road, Wainuiomata Coast - Flooding AEE	Released to you in full.
12	10 January 2025	Email	1044 Coast Road - RFI	Released to you in full.
13	29 January 2025	Email	WGN250145 1044 Coast Road Wainuiomata s92 RFI	Some information withheld under s(7)(2)(a).
14	3 July 2025	Email	Landscape review 1044 Coast Road - Cleanfill	Some information withheld under s(7)(2)(a).
15	9 July 2025	Email	1044 Coast Road, Wainuiomata - Resource consent to operate a cleanfill	Some information withheld under s(7)(2)(a).
16	9 July 2025	Email	1044 Coast Road, Wainuiomata - Resource consent to operate a cleanfill.	Some information withheld under s(7)(2)(a).
17	22 July 2025	Email	1044 Coast Rd - Cleanfill - LVA Review (final)	Some information withheld under s(7)(2)(a).
18	7 August 2025	Email	RM240334	Released to you in full.
19	11 August 2025	Email	[#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management	Email chain is released to you in full. Attachments to this email are withheld in full under s(7)(2)(f)(i) and s(7)(2)(a).

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
20	18 August 2025	Email	[#CCL30246] 1044 Coast Road, Wainuiomata Coast - Notification Decision	Email chain is released to you in full. Attachments to this email are withheld in full under s(7)(2)(f)(i) and s(7)(2)(a).
21	20 August 2025	Email	Payment has been made by Kakariki Estate Limited for Hutt City Council for NZD 2,865.00 **AND** RE: RM240334 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments	Released to you in full.
22	21 August 2025	Email	Toolkit Request - Laura Hutchinson	Some information withheld under s(7)(2)(a).
23	10 September 2025	Email	100 Coast Rd - RM240334 - limited notification	Some information withheld under s(7)(2)(a).
24	24 September 2025	Email	your reference RM240334	Some information withheld under s(7)(2)(a).
25	26 September 2025	Email	Cleanfill 1044 Coast Road, Wainuiomata	Some information withheld under s(7)(2)(a).
26	26 September 2025	Email	Cleanfill proposal - 1044 Coast Road	Some information withheld under s(7)(2)(a).
DOCUMENTS RELATING TO ABOVE EMAIL CHAINS (Included for completeness)				
27	9 June 2023	Letter	Approval of the resource consent application to operate a cleanfill and	Released to you in full.

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
			remediate the site, including earthworks, at 14a Waiu street, Wainuiomata, being legally described as lot 3 DP 489061.	
28	10 January 2024	Letter	Request for more information about the resource consent application relating to 1044 Coast Road, Wainuiomata (RM240334)	Released to you in full.
29	9 October 2024	Email with attachments	[#CCL30246] 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines	Some information withheld under s(7)(2)(a).
30	9 December 2024	Letter	Transport Assessment Peer Review (RM240334) Proposed Clean fill – 1044 Coast Road, Wainuiomata	Some information withheld under s(7)(2)(a).
31	13 December 2024	Letter	Peer Review of Noise Assessment	Some information withheld under s(7)(2)(a).
32	20 December 2024	Letter	REVIEW OF LANDSCAPE AND VISUAL EFFECTS - Relating to Resource Consent Application for landuse - To operate a private cleanfill and associated earthworks at 1044 Coast Road, Wainuiomata	Some information withheld under s(7)(2)(a).

Number	Date	Document Type	Title/Subject Line	Redaction Grounds
33	22 April 2025	Letter	1044 Coast Rd, Wainuiomata - Flood Modelling; GWRC RFI response	Released to you in full.
34	28 April 2025	Letter	1044 Coast Road, Wainuiomata – s92 Request for Further Information	Some information withheld under s(7)(2)(a).
35	29 April 2025	Letter	WGN250145 – 11044 Coast Road Wainuiomata– Response to Section 92 - Further Information Request	Released to you in full.
36	15 May 2025	Letter	RM240334 – 11044 Coast Road, Wainuiomata – Response to Section 92 - Further Information Request	Released to you in full.
37	9 June 2025	Letter	Acoustic Peer Review	Some information withheld under s(7)(2)(a).
38	9 June 2025	Letter	Transport Assessment Peer Review (RM240334) Proposed Clean fill – 1044 Coast Road, Wainuiomata	Some information withheld under s(7)(2)(a).
39	15 August 2025	Letter	Notification Report for Land Use Consent for the Operation of a Cleanfill Site, Including Associated Earthworks, At 1044 Coast Road, Wainuiomata (LOT 5 DP 551868)	Released to you in full.

From: Dan Kellow
To: elliott.thornton@cuttriss.co.nz
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities
Date: Monday, 14 November 2022 2:39:00 pm
Attachments: image002.png
image003.png

Hi Elliott,

I have responded in red text below. I have spoken with Sean Bellamy (HCC Policy Planner) who will be the HCC officer dealing with the NPS-HPL implementation. Sean confirmed that at this stage GWRC have not provided an indication on the work programme/schedule for mapping highly productive land. Sean has followed up with GWRC and I will let you know as soon as I hear from Sean or GWRC on this.

Sean confirmed the review of the General Rural provisions is about to begin with draft provisions due the end of next year. Sean is also dealing with the hazard provisions for General Rural area which are on a similar timeframe. Obviously both these pieces of work may impact upon this site.

Apologies that my reply has taken so long.

Kind regards,

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 17 October 2022 10:54 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities
Importance: High

Hi Dan,

Thanks for your previous advice. It has been valuable to inform the project design and scope of potential consent.

I'm not sure if you're up to date with the National Policy Statement for Highly Productive Land (NPS-HPL), but now that it's in effect (as of 17th October 2022), I am seeking some advice how you might view it.

In particular, the site is mapped by Manaaki Whenua as having a Land Use Capacity of 3.

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Under clause 3.5(7) of the NPS-HPL, until highly productive land is mapped and incorporated into a Regional Policy Statement, highly productive land is defined as any land zoned General Rural and Land Use Capability Class (LUC) 1-3. As the site at 1044 Coast Road, Wainuiomata Coast is zoned both General Rural and identified as LUC3, for the purposes of the NPS-HPL it would meet the definition of highly productive land.

Can you confirm this is your interpretation?
I agree the site falls within the definition of highly productive land given its District Plan General Rural zoning and LUC Class 3 classification by Manaaki Whenua.

If this is the case, I am interested how you might view this in a resource consenting context, namely with regards to notification and ultimately being able to support the resource consent. My main concern relates to clause 3.9 of the NPS-HPL which states that Council's must avoid the inappropriate use of highly productive land that is not land-based primary production. In particular sub-clause (3) which states that Council must take measures *to avoid the inappropriate use or development of highly productive land that is not land-based primary production*. The cleanfill activity is associated with urban development and is intended to place material on-top of the existing soils. The cleanfill material is unlikely to be conducive to cropping as any good soils will be buried beneath the cleanfill thereby potentially taking anyway the productive capacity of the land. These are effects are unlikely to be able to be mitigated, and the development doesn't meet one of the exemptions listed in sub-clause (2).

Can you confirm whether you would consider the cleanfill activity to be inappropriate?

I don't think a cleanfill would meet any of the exemptions set out in 3.9 (2). The use of the word 'avoid' in 3.9(1) is of course deliberate and makes it highly unlikely that a TLA could grant consent to an activity that does not meet the exemptions set out in 3.9(2). Granting consent would be directly contrary to Policy 8. The hierarchy of planning documents means objectives and policies in an NPS are given considerable weight in decision making.

Clause 3.10 of the NPS-HPL does give some exemptions and I wonder if you have any thoughts on whether the project would meet any of the exemptions and what information you may require to support this? I note that consideration of other economic benefits of using the land for another purpose cannot be considered or taken into account, however, it's unclear whether nutrient run-off from potential primary production into the Wainuiomata River could be considered, or the potential for ongoing flooding.

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Clause 3.10 is set out in a way that requires each clause, a, b and c to be met.

Clause (a) – the non-exhaustive list of options set out in 3.10(2) makes it clear the level of information required to justify the loss of highly productive land would need to be comprehensive as it would have to evaluate the listed options as well as other logical alternatives. I can't point to any examples due to the fact the NPS has just come into effect. I expect the information would primarily be an economics based analysis.

Clause (b) (i) demonstration of avoidance of significant loss would be via the same expert economic analysis required under clause (a).

Clause (b)(ii) avoiding fragmentation could be linked to titles and this site may not be considered large.

Clause (b)(c) would require economic analysis as well as broader planning analysis.

Finally, the client also intends to potentially subdivide the lots for rural lifestyle at the end of the cleanfill operations. The NPS-HPL also has strong clauses restricting further fragmentation of highly productive land with clause 3.8 directing the Council to *avoid subdivision of highly productive land*.

Can you confirm whether you consider it possible, post cleanfill activities that the site could be subdivided into rural lifestyle allotments having considered the NPS-HPL?

I think post cleanfill that the site would no longer be highly productive land despite the Manaaki Whenua or GWRC/HCC zoning. The likelihood of obtaining subdivision consent would depend on the scale of the proposed Lots proposed and district plan provisions that exist at that time. I understand from the Policy team that the General Rural Chapter will be reviewed over the next few years with the review scheduled to start in 2023.

We'd rather upfront advice on the above matters to inform investment decisions, rather than find out half way through a resource consent application. I appreciate your advice on the above matters at your earliest convenience.

My overall comment is that while the site is considered highly productive land that obtaining consent for cleanfill is unlikely.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton | Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 14 September 2022 3:04 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hello Elliott,

I visited the site this morning so now respond to your questions below.

I am away Thursday and Friday of this week. I will however be able to respond to meeting requests for next week if you wish to arrange a meeting.

Happy to discuss next week.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 8 September 2022 4:23 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Dan,

Sorry for the late reply. Could we tee up a meeting sometime in the next two weeks to discuss the above proposal for a clean fill, earthworks, river crossing (ford), gravel extraction and quarry activities over land at 1044 Coast Road, Wainuiomata Coast. It is also anticipated that once these operations cease or works are completed, we'd like to seek rural subdivision, however I'd rather we focus the discussion on the other activities at this stage.

The nature of the discussion is to get good guidance (positive or negative) on the Council's view of the proposal prior to engaging further experts or design work. We note that typically clean fills, gravel extraction and quarrying activities can have some significantly impacts including visual effects and cause nuisance from truck movements. We consider the Rural Area the most appropriate zone for the activity with land of a sufficient size to accommodate the proposal. We will also be organising a pre-application with Greater Wellington Regional Council as the project also triggers various rules under the Proposed Natural Resources Plan.

We'd specific like feedback on the following:

Definition and Activity Status:
Under the Rural Area, a quarry and gravel extraction would likely be considered a Non-complying activity as these will involve the removal of top soil and extraction of minerals. A clean fill isn't strictly defined as an activity, but is included within the definition of earthworks. It is unclear whether the cleanfill operations would also be considered an Extraction Activity or Industrial Activity which includes within their definition storage which could apply to commercial storage or dumping of earth. If so, the cleanfill would also be a Non-complying activity otherwise that aspect would be a Restricted Discretionary Activity.

We seek feedback on the activity definition and the activity status.

The cleanfill activity is considered earthworks due to the DP definition of earthworks explicitly including cleanfills. Other resource consent proposals for cleanfills in HCC's General Rural zone have typically been treated as Discretionary Activities under Rule 8B 2.3 (a) once all the various non-compliances are assessed. Turf farming, Top soil removal and exploration and mining of minerals are Discretionary Activities under 8B 2.3 (b) - (d).

Suitability of Activity:
Rural areas typically accommodate a mix of residential activities, rural production, conservation land and recreational activities. More specifically, the District Plan objectives and policies identify

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rural areas as being suitable for small scale rural activities which are not further defined. The only reference to quarrying within the District Plan is that is specifically identifies that they can have adverse effects on activities on adjacent land. There is no other guidance of acceptability of quarrying (or cleanfill) activities proposed elsewhere. Our view is that it is typical that quarry or cleanfill activities be carried out in rural areas where there is sufficient land and separation distance to appropriate manage adverse effects as outlined below.

We seek confirmation that clean filling and quarry activities could be considered acceptable in the Rural Area, at what scale you would consider acceptable in terms of level of operations and vehicle movements, and what technical reports you may require to confirm the nature of effects.

8B 1.1.4 'Issue' states Top *soil removal and turf farming are appropriate activities in the rural area. These activities must be managed appropriately to ensure the long term sustainablity of the intrinsic values of the land. These activities can also adversely affect visual amenities.*

8B 1.1.7 states *A joint study by Wellington Regional Planning Authority and Wellington Regional Water Board in 1978 titled "Planning for Mineral Resources in the Wellington Region", indicates that there are very limited opportunities for mineral extraction within the boundaries of Lower Hutt. For this reason, it is more appropriate to assess individual applications for prospecting, exploration and extraction as Discretionary Activities. There is also likely to be the need for consideration of any application by the Wellington Regional Council.*

The District Plan contemplates prospecting, exploration and mining of minerals as Discretionary Activities and earthworks as Restricted Discretionary Activities, as opposed to Non-Complying, so may be acceptable. It is possible that consent could be obtained but note the objectives and policies also require the maintenance and enhancement of the open character and visual amenity values, and the retention of the intrinsic values of the land. Note: I have not assessed the proposal against the RPS.

To understand the effects a Landscape and Visual Assessment prepared by a suitably experienced expert would be required. Similarly, a Traffic Impact Assessment and Noise Assessment would be required. No meaningful feedback can be given as to what scale of effect may be acceptable until the proposal is refined, mitigation built into the proposal and then expert assessments prepared by the applicant. An expert peer review of the LVA, TIA and NA would then be undertaken by HCC to enable considered comment.

Visual Effects:

The surrounds are typically rural in character with the Wainuiomata River forming a prominent feature on the basin along with agricultural paddocks and some housing, and rising vegetated slopes on either side of the valley. The District Plan describes the Rural Area as being characterised by steep hillsides and exposed ridge lines which is typical of this site particularly as it is close to the entrance to Catchpool Valley and Orongorongo Valley which forms part of the Remutaka Forest Park. It is anticipated therefore that there will be some temporary scarring from newly dumped fill or extraction of quarry material or gravel. This will alter the natural topography and landforms which may be visible from the road and surrounding dwellings during site operations.. However, these effects are considered to be temporary and reasonable efforts will be made to manage visual effects effects including screening landscaping, grass seeding exposed areas and limiting the extent of earthworks at any one time so to minimise any visual

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scarring or exposed earth.

We seek feedback on whether some scarring or exposed earth would be suitable and what technical reports may need to be submitted to address any visual effects.

As above, a LVA is required. How the sites would be managed in terms of staging, progressive rehabilitation and screening needs to be known to enable comment on the amount of exposed earth that may be acceptable. Given the DP Discretionary activity status of turf farming some exposed would be acceptable.

Cultural / Historical Effects:
The site is not currently mapped or identified as having nay historical or cultural significance.

We seek confirmation from Council that they are not aware of any other cultural or historical effects relating to the site.

Agree – no known cultural of historic physical resources on the site.

Natural Hazard Effects:
The Waiunuiomata River is prone to flooding and activities will occur within areas subject to flooding, however it is not anticipated the works will worsen the flooding off-site, nor exacerbate any erosion or landslip hazards that area already present.

We seek confirmation from Council that the activities proposed are acceptable in a flood hazard, and what information will be required to demonstrate no worsening upstream or downstream.

HCC would need to consult with GWRC regarding flood water displacement effects given the large-scale earthworks and the sites close proximity to the river.

Traffic Effects:
The activities will involve truck movements to and from the site which may exceed existing levels of traffic. It is noted that in places, Coast Road is narrow and trucks can sometimes be a perceived nuisance to rural lifestyle properties. However, a range of rural activities in the area would also likely involve some truck movements such as movement of stock.

We seek feedback whether the additional truck movements along Coast Road would be acceptable and any supporting information that may need to accompany a resource consent.

A TIA would be required, and the applicant would need to accurately estimate the number of truck movements that may occur per day/hour. The road is narrow in many places so it may be that the number of truck movements would need to be carefully managed by the applicant and restrictions put on the total numbers and timing of movements. In addition, truck movements will impact upon the rural character through noise and this effect would be considered/assessed.

Noise Effects:
Noise from activities will be limited to the specific dumping of material, extraction activities such as crushing or mechanical equipment, and movement of trucks on Coast Road.

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We seek confirmation whether the likely noise effects are acceptable, particularly any controls that may be sought on noise effects including truck movements, and whether an acoustic assessment is required.

A Noise Assessment would be required. No comment can be made until it is understood what the noise levels would be, frequency, duration etc.

Ecological Effects:

We have had an initial assessment of the ecological values of the site. There are a number of watercourses through the site, which may technically be classified as a wetland, but have very limited existing ecological values. There is no significant terrestrial vegetation. The Wainuiomata River however has a number of regional planning overlays including trout spawning, inanga migration, high macroinvertebrate community health, threatened or at risk fish habitat, migratory fish habitat amongst others. These will primarily be addressed as part of the regional consent.

We seek feedback as to whether ecological effects need to be specifically addressed in the resource consent to Hutt City Council, or whether the Council would defer any decision on notification pending additional regional consent under section 91 of the Resource Management Act 1991.

The proposal appears to occur on paddocks only and is removed from native vegetation so I would expect terrestrial ecological effects to be a secondary/lesser issue. This would need to be confirmed in the AEE. I think it is unlikely s91 would be used.

Positive Effects:

The purpose of the proposal is to enable or facilitate development within the Wainuiomata Valley that is economical and limits long truck movements over the hill to Wellington. While not able to be considered for the purposes of notification, we week confirmation or you views on considering the positive effects and how you may consider this in light of any identified adverse effects.

Positive effects must be considered at the substantive stage. I would expect the application to identify the level of need for a cleanfil and quarry to serve Hutt City.

Notification:

With consideration to the above, we seek confirmation whether it is more likely or not that a resource consent of this nature will be notified (public or limited). We note this is based on very limited information, however we'd like an initial view of the potential for notification which may inform whether we nominate public notification upfront or whether you feel the effects can be managed to be no more than minor. If that is the case, who do you consider to be there to be any likely affected persons we should focus our effects assessment on.

I would expect the application to be notified given its scale and visibility. Whether notification would be limited or full would heavily depend on the specialist assessments and review of those assessments.

For a bit of a reference, I have included some very preliminary 3D visuals and site plans showing

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the zones for clean filling.

If you have any questions, feel free to give me a call.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 3 August 2022 10:02 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Elliott,

This sounds like an interesting application.

I'm free between 9.00am - 2.30pm 24rd and 25th August and same hours and 30th – 2nd.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 3 August 2022 9:00 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Anna Martin <Anna.Martin@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Dan,

Anna Martin from Hutt City Council has put forward your name to assist us in relation to a rather challenging project on Coast Road which I was hoping to I could lock in a date for a pre-application meeting. I will send further details in the coming days.

In essence, our client is seeking feedback on using the site for cleanfill operations, along with exploring options to extract gravel, construct a ford over the Wainuiomata River (exceeding permitted standards), and the potential for limited quarrying activities on the hillside opposite Coast Road.

The client has a number of developments within the Wainuiomata Valley, and the establishment of these operations at Coast Road would be beneficial in reducing housing costs and environment effects of trucking material over the Wainuiomata Hill to other sites.

We did have a very preliminary discussion with Charlie Hopkins of Hutt City Council about 6 months ago and note the proposal is a little unusual and may need to consider visual effects and traffic effects resulting from truck movements along Coast Road. The project will also require Regional Consent.

I will submit more information in the coming days, however I was hopeful we could at this early stage lock in a meeting date for the week after the 23rd August.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |

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Ngā mihi nui | Thank you
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From: Dan Kellow
To: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities
Date: Wednesday, 14 September 2022 3:04:00 pm
Attachments: image001.png

Hello Elliott,

I visited the site this morning so now respond to your questions below.

I am away Thursday and Friday of this week. I will however be able to respond to meeting requests for next week if you wish to arrange a meeting.

Happy to discuss next week.

Kind regards,

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 8 September 2022 4:23 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Dan,

Sorry for the late reply. Could we tee up a meeting sometime in the next two weeks to discuss the above proposal for a clean fill, earthworks, river crossing (ford), gravel extraction and quarry activities over land at 1044 Coast Road, Wainuiomata Coast. It is also anticipated that once these operations cease or works are completed, we'd like to seek rural subdivision, however I'd rather we focus the discussion on the other activities at this stage.

The nature of the discussion is to get good guidance (positive or negative) on the Council's view of the proposal prior to engaging further experts or design work. We note that typically clean fills, gravel extraction and quarrying activities can have some significantly impacts including visual effects and cause nuisance from truck movements. We consider the Rural Area the most appropriate zone for the activity with land of a sufficient size to accommodate the proposal. We will also be organising a pre-application with Greater Wellington Regional Council as the project also triggers various rules under the Proposed Natural Resources Plan.

We'd specific like feedback on the following:

Definition and Activity Status:
Under the Rural Area, a quarry and gravel extraction would likely be considered a Non-complying activity as these will involve the removal of top soil and extraction of minerals. A clean fill isn't strictly defined as an activity, but is included within the definition of earthworks. It is unclear whether the cleanfill operations would also be considered an Extraction Activity or Industrial

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Activity which includes within their definition storage which could apply to commercial storage or dumping of earth. If so, the cleanfill would also be a Non-complying activity otherwise that aspect would be a Restricted Discretionary Activity.

We seek feedback on the activity definition and the activity status.

The cleanfill activity is considered earthworks due to the DP definition of earthworks explicitly including cleanfills. Other resource consent proposals for cleanfills in HCC's General Rural zone have typically been treated as Discretionary Activities under Rule 8B 2.3 (a) once all the various non-compliances are assessed. Turf farming, Top soil removal and exploration and mining of minerals are Discretionary Activities under 8B 2.3 (b) - (d).

Suitability of Activity:

Rural areas typically accommodate a mix of residential activities, rural production, conservation land and recreational activities. More specifically, the District Plan objectives and policies identify rural areas as being suitable for small scale rural activities which are not further defined. The only reference to quarrying within the District Plan is that is specifically identifies that they can have adverse effects on activities on adjacent land. There is no other guidance of acceptability of quarrying (or cleanfill) activities proposed elsewhere. Our view is that it is typical that quarry or cleanfill activities be carried out in rural areas where there is sufficient land and separation distance to appropriate manage adverse effects as outlined below.

We seek confirmation that clean filling and quarry activities could be considered acceptable in the Rural Area, at what scale you would consider acceptable in terms of level of operations and vehicle movements, and what technical reports you may require to confirm the nature of effects.

8B 1.1.4 'Issue' states Top *soil removal and turf farming are appropriate activities in the rural area. These activities must be managed appropriately to ensure the long term sustainablity of the intrinsic values of the land. These activities can also adversely affect visual amenities.*

-

8B 1.1.7 states *A joint study by Wellington Regional Planning Authority and Wellington Regional Water Board in 1978 titled "Planning for Mineral Resources in the Wellington Region", indicates that there are very limited opportunities for mineral extraction within the boundaries of Lower Hutt. For this reason, it is more appropriate to assess individual applications for prospecting, exploration and extraction as Discretionary Activities. There is also likely to be the need for consideration of any application by the Wellington Regional Council.*

The District Plan contemplates prospecting, exploration and mining of minerals as Discretionary Activities and earthworks as Restricted Discretionary Activities, as opposed to Non-Complying, so may be acceptable. It is possible that consent could be obtained but note the objectives and policies also require the maintenance and enhancement of the open character and visual amenity values, and the retention of the intrinsic values of the land. Note: I have not assessed the proposal against the RPS.

To understand the effects a Landscape and Visual Assessment prepared by a suitably experienced expert would be required. Similarly, a Traffic Impact Assessment and Noise Assessment would be required. No meaningful feedback can be given as to what scale of effect may be acceptable until the proposal is refined, mitigation built into the proposal and then expert assessments prepared by the applicant. An expert peer review of the LVA, TIA and NA

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would then be undertaken by HCC to enable considered comment.

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Visual Effects:

The surrounds are typically rural in character with the Wainuiomata River forming a prominent feature on the basin along with agricultural paddocks and some housing, and rising vegetated slopes on either side of the valley. The District Plan describes the Rural Area as being characterised by steep hillsides and exposed ridge lines which is typical of this site particularly as it is close to the entrance to Catchpool Valley and Orongorongo Valley which forms part of the Remutaka Forest Park. It is anticipated therefore that there will be some temporary scarring from newly dumped fill or extraction of quarry material or gravel. This will alter the natural topography and landforms which may be visible from the road and surrounding dwellings during site operations.. However, these effects are considered to be temporary and reasonable efforts will be made to manage visual effects effects including screening landscaping, grass seeding exposed areas and limiting the extent of earthworks at any one time so to minimise any visual scarring or exposed earth.

We seek feedback on whether some scarring or exposed earth would be suitable and what technical reports may need to be submitted to address any visual effects.

As above, a LVA is required. How the sites would be managed in terms of staging, progressive rehabilitation and screening needs to be known to enable comment on the amount of exposed earth that may be acceptable. Given the DP Discretionary activity status of turf farming some exposed would be acceptable.

Cultural / Historical Effects:

The site is not currently mapped or identified as having nay historical or cultural significance.

We seek confirmation from Council that they are not aware of any other cultural or historical effects relating to the site.

Agree – no known cultural of historic physical resources on the site.

Natural Hazard Effects:

The Waiunuiomata River is prone to flooding and activities will occur within areas subject to flooding, however it is not anticipated the works will worsen the flooding off-site, nor exacerbate any erosion or landslip hazards that area already present.

We seek confirmation from Council that the activities proposed are acceptable in a flood hazard, and what information will be required to demonstrate no worsening upstream or downstream.

HCC would need to consult with GWRC regarding flood water displacement effects given the large-scale earthworks and the sites close proximity to the river.

Traffic Effects:

The activities will involve truck movements to and from the site which may exceed existing levels of traffic. It is noted that in places, Coast Road is narrow and trucks can sometimes be a perceived nuisance to rural lifestyle properties. However, a range of rural activities in the area

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would also likely involve some truck movements such as movement of stock.

We seek feedback whether the additional truck movements along Coast Road would be acceptable and any supporting information that may need to accompany a resource consent.

A TIA would be required, and the applicant would need to accurately estimate the number of truck movements that may occur per day/hour. The road is narrow in many places so it may be that the number of truck movements would need to be carefully managed by the applicant and restrictions put on the total numbers and timing of movements. In addition, truck movements will impact upon the rural character through noise and this effect would be considered/assessed.

Noise Effects:
Noise from activities will be limited to the specific dumping of material, extraction activities such as crushing or mechanical equipment, and movement of trucks on Coast Road.

We seek confirmation whether the likely noise effects are acceptable, particularly any controls that may be sought on noise effects including truck movements, and whether an acoustic assessment is required.

A Noise Assessment would be required. No comment can be made until it is understood what the noise levels would be, frequency, duration etc.

Ecological Effects:
We have had an initial assessment of the ecological values of the site. There are a number of watercourses through the site, which may technically be classified as a wetland, but have very limited existing ecological values. There is no significant terrestrial vegetation. The Wainuiomata River however has a number of regional planning overlays including trout spawning, inanga migration, high macroinvertebrate community health, threatened or at risk fish habitat, migratory fish habitat amongst others. These will primarily be addressed as part of the regional consent.

We seek feedback as to whether ecological effects need to be specifically addressed in the resource consent to Hutt City Council, or whether the Council would defer any decision on notification pending additional regional consent under section 91 of the Resource Management Act 1991.

The proposal appears to occur on paddocks only and is removed from native vegetation so I would expect terrestrial ecological effects to be a secondary/lesser issue. This would need to be confirmed in the AEE. I think it is unlikely s91 would be used.

Positive Effects:
The purpose of the proposal is to enable or facilitate development within the Wainuiomata Valley that is economical and limits long truck movements over the hill to Wellington. While not able to be considered for the purposes of notification, we week confirmation or you views on considering the positive effects and how you may consider this in light of any identified adverse effects.

Positive effects must be considered at the substantive stage. I would expect the application to

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identify the level of need for a cleanfil and quarry to serve Hutt City.

Notification:
With consideration to the above, we seek confirmation whether it is more likely or not that a resource consent of this nature will be notified (public or limited). We note this is based on very limited information, however we'd like an initial view of the potential for notification which may inform whether we nominate public notification upfront or whether you feel the effects can be managed to be no more than minor. If that is the case, who do you consider to be there to be any likely affected persons we should focus our effects assessment on.

I would expect the application to be notified given its scale and visibility. Whether notification would be limited or full would heavily depend on the specialist assessments and review of those assessments.

For a bit of a reference, I have included some very preliminary 3D visuals and site plans showing the zones for clean filling.

If you have any questions, feel free to give me a call.

Kind regards,

Ngā mihi nui | Thank you
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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 3 August 2022 10:02 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Elliott,

This sounds like an interesting application.

I'm free between 9.00am - 2.30pm 24rd and 25th August and same hours and 30th – 2nd.

Kind regards,

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Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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Sent: Wednesday, 3 August 2022 9:00 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Anna Martin <Anna.Martin@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

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Kind regards,

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From: Dan Kellow
To: elliott.thornton@cuttriss.co.nz
Subject: FW: 1044 Coast Road, Wainuiomata Coast - Follow-up Pre-application - Highly Productive Land - cleanfill and subdivision
Date: Tuesday, 23 May 2023 4:16:00 pm

Hi Elliott,

Please see my comments below in red. I have had my comments reviewed by Stephen Dennis (HCC Principal Resource Consents Planner).

Please let me know if you have any questions.

Kind regards,

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 4 May 2023 11:46 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Resource Consents <Resource.Consents@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Follow-up Pre-application

Hi Dan,

Since we last discussed this project, we'd like to seek further pre-application advice in relation to development of land at 1044 Coast Road, Wainuiomata Coast.

Cleanfill

We've engaged Lowe Environmental Impact to carry out a base assessment of the productive values of the land and compatibility with a proposed cleanfill. The report concluded that the Land Use Capability (LUC) of 3 which is mapped by Maanaki Whenua is likely correct, but that a cleanfill could be accommodated on the site without reducing the long term productive capability of the land.

The report includes an assessment against the National Policy Statement for Highly Productive Land (NPS-HPL), most notably, clause 3.9 to protect highly productive land from inappropriate use and development. It is noted that a cleanfill activity is not explicitly allowed by clause 3.9.

The report concludes that in their opinion, the cleanfill in principle could be managed in such as way as to not impact on the long term productive values of land and managed so that post cleanfill operations, the soils would still have a surface with a Land Use Capability of 3 or better and that the activity could be considered under the NPS-HPL as being a temporary land-use activity that has no impact on the productive capacity of the land. It suggests this could be achieved by:

- Excavating the existing upper soil horizons in a controlled manner, stockpiled, and then reinstated over the cleanfill in a progressive manner so that only a comparatively small

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portion of the site is unavailable for productive activities at any one time;
- Management of material through blending and packing so that drainage and stability problems with the cleanfill layer do not arise; and
- Limitations on the depth of fill to avoid compaction of the underlying subsoil due to the weight of the cleanfill layer (limited to 1-3.5m across the finished height).

As you would expect, the methodology of the cleanfill operation would be confirmed as part of the resource consent with the report by Lowe Environmental Impact recommending provision of a cleanfill Plan, Reinstatement Design, and outlining the methodology and management or cleanfill operations.

We are seeking your initial views in consideration of the report by Lowe Environmental Impact, for proceeding to resource consent for the cleanfill over the site.

Assuming HCC were able to get a soil science expert to concur with the Lowe report that there would only be a temporary loss of productive land that would ultimately return to LUC of 3 or better then the proposal could be considered appropriate when assessed against the NPS HPL section 3.9 (2)(g). I consider the feasibility or difficulty in returning the land to LUC 3 or better would be a key consideration.

Residential Development

In addition, our client wishes to establish two dwellings on the property as well as adding to the existing storage sheds on the site. We note that this may conflict with the NPS-HPL, however only if discretion or control is extended to enable consideration of the NPS-HPL.

To enable the establishment of two dwellings without triggering the NPS-HPL, I believe the following could work:

1. Provided site coverage on the site does not exceed 1,000m² and earthworks are limited to no more than 50m³ and not exceeding a change in depth more than 1.2m, additions including a second dwelling, can be accommodated as a permitted activity under rule 8B 2.1.1. This may require some demolition of existing structures to ensure compliance with site coverage provisions at all times.
2. Where a second dwelling is established as a permitted activity, the addition for any further structures such as sheds which overall may exceed the 1,000m² threshold, will require resource consent. However, I believe these can be accommodated under the NPS-HPL under clause 3.9(a) where they provide for supporting activities on the land. As the two dwellings would already be lawfully established and permitted, any further structures exceeding 1,000m² can in my view be supported by the NPS-HPL where associated with existing lawfully established activities on the land such as the existing residential activities, or existing farming activities.

We are seeking your confirmation with the above approach to residential development.

The site is 170 hectares and the General Rural Activity Area permitted activity condition rule requires 15ha net site area per dwelling. Subject to meeting the various bulk and location permitted activity conditions under 8B 2.1.1 and the earthworks permitted activity conditions a

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second dwelling could be established as a permitted activity.

Maximum site coverage (1000m^2) is per 'site' and not 'net site area' so I agree with your interpretation that the total site coverage across the 170 hectares is 1000m^2 and any development that exceeds this would trigger the need for resource consent.

I agree that the addition of a building ancillary to either of the dwellings that takes coverage over 1000m^2, subject to scale and location, is unlikely to be contrary to the NPS – HPL.

Subdivision

As previously outlined in our very initial discussion with Charlie Hopkins in 2021, who was the Principal Planner at Hutt City Council, our client ultimately wishes to seek subdivision to establish rural residential activities on the land, including around the two established dwellings which I've outlined above can be accommodated as a permitted activity. We note our previous discussions on subdivision were prior to the NPS-HPL coming into effect.

I note this may be challenging under the NPS-HPL due to clause 3.8 which is to avoid subdivision of highly productive land. The use of the land for rural residential activities would unlikely meet the exemptions under clause 3.8 as the primary activity would be for lifestyle blocks or rural residential, rather than primary production, and it would cause a fragmentation of the existing productive land.

I note however, that while the NPS-HPL is very directive and strongly worded, under the decision-making framework of the Resource Management Act 1991 (RMA), it is only one of a number of matters the consent authority must have regard to under section 104 of the RMA.

We seeking your guidance as to whether there would likely be avenue available for supporting subdivision of the land for rural residential activities.

As you will be aware the District Plan has to give effect to the NPS no later than two years after maps of highly productive land in the RPS become operative. The District Plan review is underway and this includes reviewing the General Rural activity area provisions. I understand that the General Rural review will be completed before the RPS is updated and this will confirm if there is a change to minimum site sizes in the General Rural zone. I have discussed this matter with the Policy staff and there is no indication that the 15 hectare minimum section size will be reduced.

The General Rural provisions may need to be updated again following the maps becoming operative in the RPS. Assuming that the land remains LUC 3 then the outcome of GWRC mapping is key to understanding the likelihood of gaining consent to subdivide down to Lots in the order 3 – 8 hectares. The current District Plan provisions makes it highly unlikely that the rural residential subdivision would be supported. In my view such an approval would be clearly contrary to the objectives and policies and would undermine the integrity of the District Plan.

I have attached for discussion purposes:

- NPS-HPL Assessment by Lowe Environment Impact dated 24/03/2023;
- Indicative Scheme Plan for Rural Residential by Cuttriss.

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Please note, the Indicative Scheme Plan is only for discussion purposes and could alter significantly should we proceed to resource consent with more or less lots.

Kind regards,

Ngā mihi nui | Thank you
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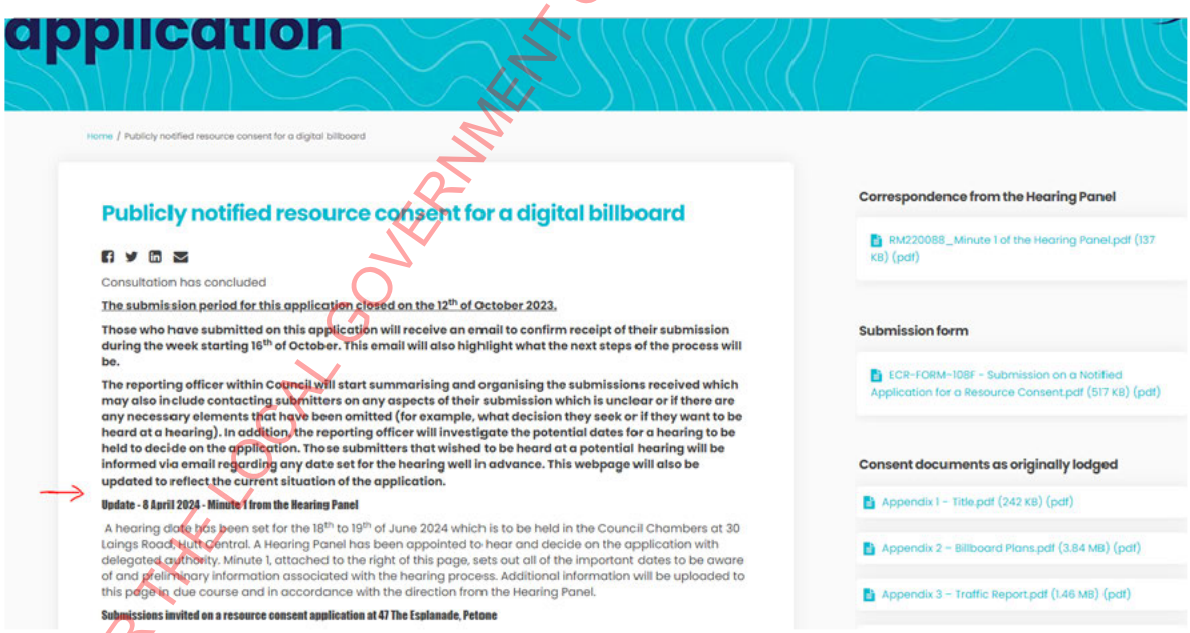
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From: Stephen Dennis
To: Laura Hutchinson
Subject: website information for a notified consent
Date: Wednesday, 20 August 2025 3:01:57 pm
Attachments: image001.png
image002.png
ATT00001.png
ATT00002.png
47 the esplanade website text.docx

Attached is something I sent through previously.

Basically we will need to get the information from dan regarding what the text in the notice will be. For now we just want to see if one of their team have capacity to help sort this out once all information is ready to go and to create a page with a private link that we can put in the letter to be sent out to submitters...by private link it just means that while this is on the public website you wont be able to find the page through the website itself only if you have the specific link. We would need to come up with a basic name for the link itself which reflects the application topic in a basic form but I will leave that up to you to decide . Jess might have some suggestions.

Normally they will set up a webpage and we will have to advise as to how its laid out, typically we would just have the application documents with a link to each of them on the right hand side of the page then just have the main text and any updates throughout the process on the left, like this:



Let me know if you have any questions,
S

Stephen Dennis

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Principal Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6768 **M:** **W:** www.huttcity.govt.nz

From: Stephen Dennis
Sent: Wednesday, 6 September 2023 9:09 am
To: Jess Bromley <Jess.Bromley@huttcity.govt.nz>
Subject: website information for 47 the esplanade resource consent

Hi Jess,

The attached document basically sets out what the main text on the website should be. Below is an additional file I would like uploaded (the below is a link to its location in Te Pataka) – this should be an editable pdf. This should be located at the top of the page if possible under a separate title 'Submission form'

ECR-FORM-108F - Submission on a Notified Application for a Resource Consent.PDF

Can we also change the heading 's92 request and response' to 'further information requests and responses'

Thanks,
Stephen

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Lower Hutt 5040
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Submissions invited on a resource consent application at 47 The Esplanade, Petone

Mediaworks Outdoor Ltd has applied for resource consent (land use) to construct a digital billboard fronting The Esplanade road boundary at 47 The Esplanade, Petone (legally described as Lot 2 DP 83751).

The applicant seeks consent for two potential options relating to the orientation of the proposed billboard (landscape or portrait), the details are as follows:

- The portrait option will measure 9.5m x 3.5m on top of a 2.5m high pole.
  The landscape options will measure 9m x 3m on top of a single column pole measuring 4.99m in height.

Both options feature:

- A non-digital 0.5m 'Mediaworks' logo situated below the digital screen face;
- A power unit located on the ground within proximity of the sign; the dimensions of this power unit will measure 800 x 600 x 975mm.; and
- Framing of 150mm around the face of the sign.

The billboard will be used for third-party advertising visible on both sides of the sign that will change on a rotating basis in which each image will be displayed for a minimum of 8 seconds, with a 0.5 second cross fade between images. Illumination levels will be managed automatically to be responsive to natural changes in ambient lighting with maximum levels not exceeding more than 5,000 cd/m^2 during daylight hours and 250 cd/m^2 during twilight and night-time hours.

All signs located on The Esplanade require resource consent. The proposal also fails to comply with the maximum height, maximum face area and illumination permitted activity conditions for signs within a Commercial Activity Area.

The application includes an assessment of environmental effects and a range of supporting information and plans which can be viewed on the right hand side of this page. Please note the information present here includes the initial application documentation, information requests and responses and the most recent plan set at the bottom.

Additionally, the application can be viewed at the consents counter of the council's offices, 30 Laings Road, Lower Hutt, Monday to Friday, 8am to 5pm and at Petone Library, 7 Britannia Street, Petone, Monday to Sunday, 9.30am to 5pm.

Any person may make a submission on the application. Submissions should follow the format laid out in Form 13, a template for submissions can also be found on the right hand side of this page.

Please send your submission to Hutt City Council, Private Bag 31912, Lower Hutt 5040 or email to resource.consents@huttcity.govt.nz . **The closing date is 5pm on 12th of October 2023**. A copy of your submission must also be sent to the applicant as soon as reasonably practicable, the applicants details are:

Mediaworks Outdoor Ltd
C/- Mt Hobson Properties Ltd
PO Box 37964
Parnell
Auckland 1151
Attn: Daniel Coppe
Or Daniel@mhg.co.nz

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From: Jotform
To: Resource Consents
Subject: [EXTERNAL] Re: Application for Resource Consent - Kakariki Estate Limited
Date: Friday, 15 November 2024 11:51:19 am

Application for Resource Consent

Owner Name	Kakariki Estate Limited
Owner Company/Organisation	As above
Owner Address for service	PO Box 30389, Lower Hutt, 5040
Owner Phone Number	(021) 965699
NZ Business Number	9429050883011
Owner Email	mike@fhgroup.co.nz
Agent Name	Elliott Thornton
Agent Company/Organisation	Cuttriss Consultants
Agent Address	PO Box 30429, Lower Hutt, 5010
Agent Phone Number	(021) 449053
Agent Email	Elliott.Thornton@cuttriss.co.nz
Primary contact for communication	Agent
Name to use for invoicing	Owner's Company/Organisation
Address to use for invoicing	Owner's Address
Email to use for invoicing	Other (fill in Invoice Email field below)
Invoice Name	As above
Invoice Address	PO Box 30389, Lower Hutt, 5040
Invoice Email	accounts@fridayhomes.co.nz
Have you had pre-application meetings for this consent?	Yes

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Pre-App reference number	None provided
Does this application need a transfer of deposit from a previous consent?	No
The location of the proposed activity is:	1044 Coast Road, Wainuiomata Coast
Upload a Certificate of Title for the location of the proposed activity:	Appendix B - Record of Title and Interests.pdf
The proposed activity of the application is:	Earthworks and Cleanfill (Landfill Class 5) Top Soil Removal
Upload Site Plan and Elevation documents	Appendix C - Final Earthworks Layout and Scheme Plan.pdf
Additional resource consents (eg. from Greater Wellington Regional Council)	Additional resource consents are needed for the proposed activity
Additional resource consents	have not been applied for
List of additional resource consents required/applied for:	Earthworks Cleanfill Discharge of Stormwater Discharge of Stormwater into and within 100m of a natural inland wetland
Do you wish to review draft conditions should consent be granted?	Yes
By selecting yes the applicant agrees to the consent being placed on hold at their request for the period between draft conditions being released and the period for any requested changes to be considered and/or negotiated or accepted by Council staff.	Yes
Please upload your assessment of effects	1044 Coast Road - Cleanfill - Assessment of Environmental Effects and Resource Consent Application.pdf
Additional Supporting Documents	Appendix B - Record of Title and Interests_3891.pdf Appendix C - Final Earthworks Layout and Scheme Plan_8274.pdf Appendix A - Flood Modelling by River Edge Consulting.pdf Appendix E - Transportation Assessment.PDF Appendix G - Proffered Conditions.docx Appendix F - Erosion and Sediment Control Plan.pdf Appendix D - Ecological Effects Assessment Final.pdf Appendix J - Pre-application Advice from Dan Kellow.pdf Appendix K - Acoustic Assessment of Environmental Effects.pdf Appendix I - Wetland Catchment Plans.pdf

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	Appendix L - Highly Productive Land Assessment.pdf Appendix N - Pre-Application Advice from Anna McLellan GWRC.pdf Appendix M - Correspondence Colin Lunn.pdf Appendix H - Hydrological Assessment.pdf
Terms and Conditions	Accepted
Terms and Conditions	Accepted
Does this application contain confidential information?	No
Applicant Signature	
Date	15-11-2024
How would you like to receive your consent documents?	by email
How easy did you find this form to complete?	

You can edit this submission and view all your submissions easily.

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Land Use Consent Application, Assessment of Environmental Effects

1044 Coast Road, Wainuiomata Coast

Prepared for:

Kakariki Estate Limited
Ref: 30246

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Document Control			
Version	Description	Author/Reviewer	Date
A	Draft	Elliott Thornton	01/11/24
	Review	Jenny Clafferty	12/11/24
	Final	Elliott Thornton	15/11/24

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Disclaimer
This report has been specifically prepared for the abovementioned client, site and project and is a professional opinion based on information available at the time of writing. To the best of our knowledge, the information contained in this report is accurate at the date of issue. This report is not intended as a guarantee or warranty and Cuttriss Consultants Ltd does not accept responsibility for the accuracy or completeness of third party information.

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APPLICATION FORM

APPLICANT	Kakariki Estate Limited
NAMES OF OWNER/S AND OCCUPIER/S OF THE SITE	Kakariki Estate Limited
SITE ADDRESS	1044 Coast Road, Wainuiomata Coast
LEGAL DESCRIPTION	Lot 5 DP 551868
TYPE OF RESOURCE CONSENT	Land Use Consent
RELATED APPROVAL	Nil
ADDITIONAL RESOURCE CONSENT/S	Greater Wellington Regional Council (GWRC) Land use consent for cleanfill activity under Rule 94 of the Natural Resources Plan (NRP) Earthworks and associated discharge exceeding 3,000m² in a 12 month period under Rule 101 of the NRP and Rule WH.R24 of Plan Change 1 (PC1) to the NRP
DESCRIPTION OF APPLICATION	Land use consent for cleanfill and associated earthworks for a duration of 30 years
DEPOSIT FEE	$9,330.00 (assuming Limited Notification)
ADDRESS FOR SERVICE	Elliott Thornton Cuttriss Consultants Ltd PO Box 30429 Lower Hutt, 5010 021 449 053 Elliott.Thornton@cuttriss.co.nz
BILLING ADDRESS	Kakariki Estate Limited PO Box 30389, Lower Hutt 5040 Attn: Katie Dickinson accounts@fridayhomes.co.nz

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SECTION 1

INTRODUCTION

Resource consent is sought for land use associated with the operation of a private cleanfill and associated earthworks.

It is proposed to conduct cleanfill operations at 1044 Coast Road, Wainuiomata. The cleanfill operations will largely support housing within Wainuiomata and Lower Hutt where it is often necessary to remove material that is unsuitable for development and replace that material with a more suitable medium, or there is excess fill due to cut which needs to be disposed of at an appropriately facility.

The cleanfill operations are expected to only be associated with housing development carried out by, or on behalf of Friday Homes, and are not intended to be used for other general commercial purposes.

The type of material is to be restricted to a class 5 landfill as described in the Waste Management Institute of New Zealand (WasteMINZ) Technical Guidelines for Disposal to Land Rev. 3.1 dated September 2023. These guidelines also represent best practice in New Zealand for disposal of land and have formed much of the guidance around the design and management of potential adverse environmental effects in this application.

Access will utilise the existing farm access at the southern end of the site, close to the access to the Catchpool Valley and truck movements are limited to single unit trucks, no more than 18 loads per day (36 total truck movements), resulting in an average of 4 truck movements per hour to minimise disruption to nearby residents and road users.

The access will be upgraded to cater for truck movements, and passing bays installed at various locations to enable 2 trucks to pass concurrently on-site.

The site is identified as being highly productive land, and to minimise the loss of productive land, the topsoil is intended to be stockpiled on-site, and replaced once the cleanfill activities have been completed.

The proposal also seeks to avoid a series of low value, but identified natural inland wetlands present on the periphery of the existing watercourses.

This application includes an assessment against the Operative District Plan (District Plan), and an assessment of environmental effects that the proposed activity may have on the environment, in accordance with Schedule 4 of the Resource Management Act 1991 (RMA).

In support of the application, I have attached information normally required by the Hutt City Council (HCC) along with anything necessary to understand the nature of effects.

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1.1 SUMMARY TABLE

Job Number:	30246
Address of Site:	1044 Coast Road, Wainuiomata Coast
Property Description:	Lot 5 DP 551868
Site Area:	170.8 ha
Territorial Authority:	HCC
Regional Council:	GWRC
Operative District Plan:	City of Lower Hutt District Plan (revision 28th August 2024)
Proposed District Plan:	N/A
Activity Area:	General Rural
Notations:	Nil
Tenure:	Freehold
Registered Owners:	Kakariki Estate Limited
Applicant:	Kakariki Estate Limited
Activity:	Earthworks Cleanfill
Activity Status:	Discretionary
Appendices:	A. Flood Modelling by River Edge Consulting B. Record of Title and Interests C. Earthworks Layout and Scheme Plan by Cuttriss Consultants D. Ecological Assessment and Wetland Mapping by RMA Ecology E. Traffic Assessment by Harriet Fraser F. Erosion and Sediment Control Plan by Cuttriss Consultants G. Proffered Conditions by Cuttriss Consultants H. Hydrological Assessment by PDP I. Wetland Catchment Analysis by Cuttriss Consultants J. Pre-Application Advice from Dan Kellow of HCC K. Acoustic Assessment by NDY L. Implications of NPS-HPL by Lowe Environmental Impact M. Correspondence with Colin Lunn of HCC N. Pre-Application Advice from Anna McLellan of GWRC

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SECTION 2

PROPOSED ACTIVITY

2.1 SITE DESCRIPTION

Physical Description

The 170.8 ha rural site is currently an operational farm with pastures used for sheep grazing. It contains an existing residential dwelling, and farm buildings including sheds and buildings suitable for storage of equipment. Farming activities are concentrated on the eastern side of the Wainuiomata River which dissects the site, with the western side containing steep slopes vegetated with a mix of exotic gorse and weeds, and some stands of natural regenerating bush. A number of small tributaries of the Wainuiomata River also run through the site, and natural inland wetlands have been identified at the periphery of these tributaries albeit with low ecological value.

The site contains a number of farm tracks, with existing farm access primarily at the southern end of the site, off Coast Road.

The site has characteristics of a terraced river valley, with the higher terraces located on the southern-eastern portion of the site, and lower terraces where the cleanfill activity is proposed, in the central and north-eastern portion. The western side of the Wainuiomata River unaffected by this resource consent rises steeply and connects to the ridgeline which forms part of the East Harbour Regional Park.

The site is fenced and planted with trees on the Coast Road frontage. They have been identified as 'crack willow' with an average 6 – 8m spacing, and approximately 10m in height. They provide some screening during summer (although limited in winter as these are deciduous).

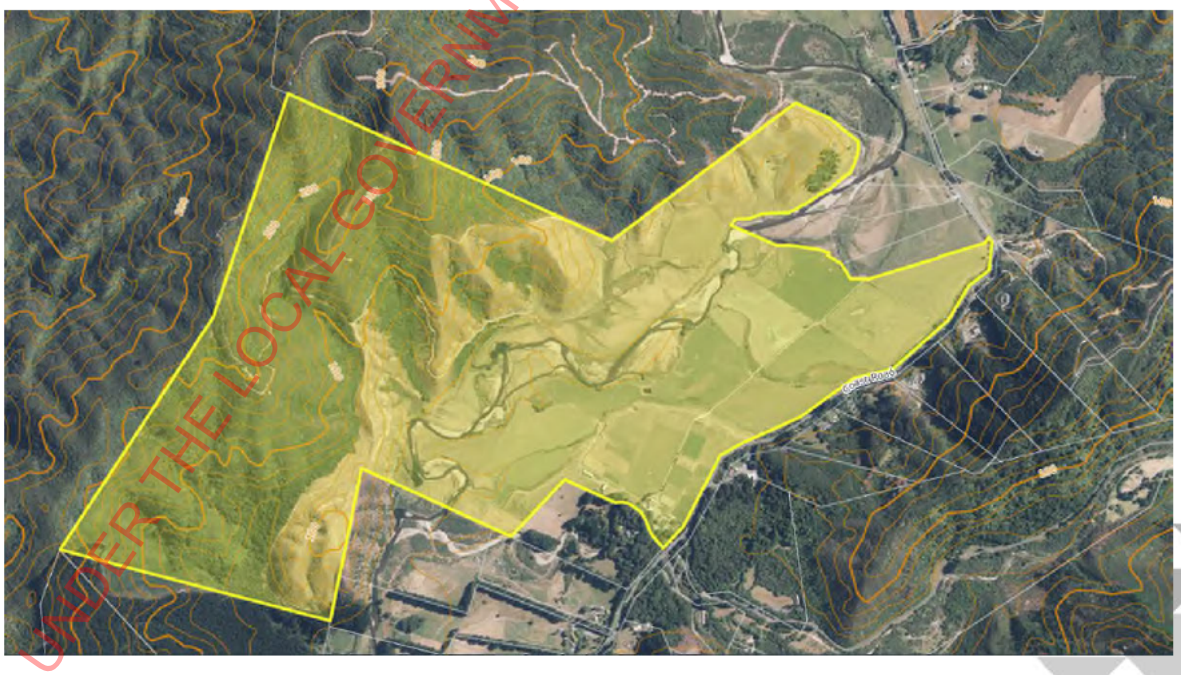


Figure 1 - Aerial of site (source: GRIP accessed 08/01/2024)

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Despite the site not being covered by District Plan flood overlays, information from GWRC and modelling carried out by Rivers Edge indicates that parts of the site are subject to flooding in a 1% Annual Exceedance Probability (AEP) rainfall event with climate change from the Wainuiomata River as per Figure 2 below. A copy of the Flood Modelling is attached in **Appendix A**.

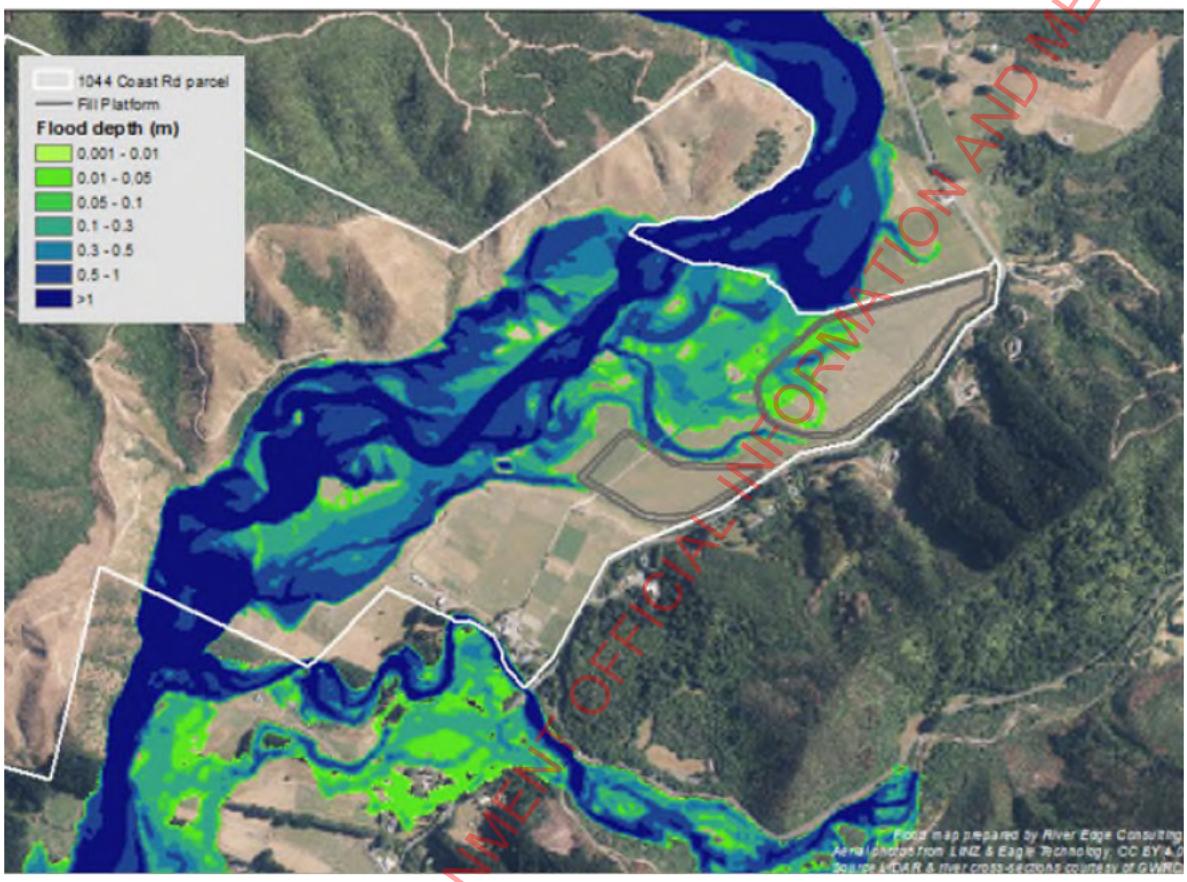


Figure 2 - Flood Modelling 1% AEP (source: River Edge Flood Modelling, 2022)

The site is identified as containing highly productive land, as defined in the National Policy Statement for Highly Productive Land (NPS-HPL) with the area east of the Wainuiomata River and location of the proposed cleanfill having a Land Use Capability of Class 3 as shown in Figure 3 below.

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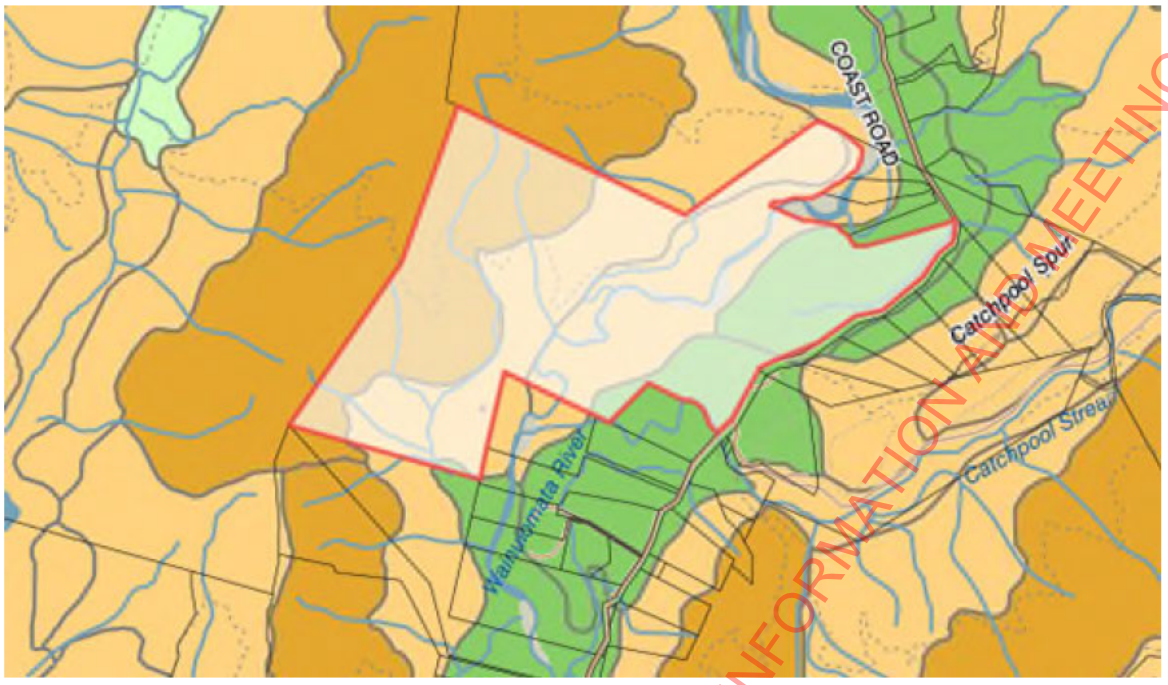


Figure 3 - Land Use Capability (class 3, green) (source: Manaaki Whenua Landcare Research, 03/10/2024)

The neighbouring sites and land use are shown in **Figure 4** below and are predominately rural or rural lifestyle, with the sites directly opposite on Coast Road containing a single residential house each.

The entrance to the Catchpool Valley and Ōrongorongo Valley campsite is also located opposite the cleanfill entrance. This is the most popular entrance to the Remutaka Forest Park for trampers, hunters and day walkers. A number of residential dwellings appear to be located within the Remutaka Forest Park, opposite the site as evidenced by the appearance of domestic activities present such as drying washing, and presence of private vehicles.



Figure 4 - Land uses near site, Remutaka Forest Park (green), private (purple), approx. location of residential dwellings (red circle), entrance to Catchpool Valley (blue arrow), entrance to proposed cleanfill (yellow arrow)

Site photos are shown in **Figure 5** below.

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Figure 5 - From top terrace looking at wetland and southern fill zone 27/10/2023



Figure 6 - Similar view to Figure 3 from road 12/09/2024



Figure 7 - Typical view of northern fill zone from Coast Road 12/09/2024



Figure 8 - Typical view of northern fill zone from Coast Road 12/09/2024



Figure 9- View looking from Coast Road towards northern fill 12/09/2024



Figure 10 - View of terrace from Coast Road (southern fill will occur to the right) 12/09/2024

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Figure 11 - View of wetlands 27/10/2023



Figure 12 - View of wetlands 27/10/2023

A legal description is provided in Table 1 and a copy of the Record of Title including the interests on title is attached at **Appendix B**.

Table 1. Site parameters

Address	Area	Property Description	RT	Tenure
1044 Coast Road Wainuiomata Coast	170.8 ha	Lot 5 DP 551868	954741	Freehold

The following interests are registered on the Record of Title for the site and are relevant to the assessment of this application:

- Consent Notice 11868076.3
  - Restriction that any buildings must be located outside the Wainuiomata River 'potential erosion hazard area' identified by GWRC unless a suitably qualified professional determines a more accurate erosion setback.
  - Restriction that any dwelling is constructed to the recommended building level as obtained from GWRC.
  - Note that residential development over Lot 5 is limited to a total of 8 dwellings.
- Esplanade Strip (5m wide, either side of the Wainuiomata River).
- Notice pursuant to Section 195(2) Climate Change Response Act 2002.

With regards to the consent notice, no buildings or cleanfill will be located within the potential erosion hazard area identified by GWRC. This is mapped on the Earthworks Layout and Scheme Plan prepared by Cuttriss Consultants Ltd in **Appendix C**. The other conditions of the consent notice relate primarily to residential dwellings which is not applicable to this resource consent.

With regards to the Esplanade Strip, all aspects of the proposal are outside the esplanade strip.

With regards to the Notice under section 195(2) of the Climate Change Response Act 2002, this relates to identification of forest land. No forested land is affected by the cleanfill and therefore also not relevant.

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2.2 TYPE OF PROPOSAL

The proposed development is considered Land Use in accordance with section 87 of the RMA.

Table 2. Types of Resource Consent

Activity	Resource consent trigger
Land use	A consent to do something that would otherwise contravene section 9(3) of the RMA being the use of land in a manner that contravenes Chapters 8B and 14I of the District Plan.

Pursuant to section 88 of the RMA, this application is supported by:

- information relating to the activity, including an assessment of the effects on the environment ,
- appropriate supporting documents,
- the required deposit fee (to be invoiced).

2.3 DESCRIPTION OF PROPOSAL

As mentioned in the introduction, the site is proposed to be use for cleanfill (landfill - class 5) and is only anticipated to accept clean fill material. Cleanfill material is defined in the Waste Management Institute New Zealand (WasteMINZ) Technical Guidelines for Disposal to Land Revision 3.1, dated September 2023 as:

> *Virgin Excavated Natural Material (VENM) such as clay, soil and rock that are free of combustible, putrescible, degradable or leachable components.*
>
> *When discharged to the environment, clean fill material will not have a detectable effect relative to the background, and the fill site will be able to be utilised for an unrestricted purpose on closure. Future excavation into the filled materials will be unrestricted.*

The guidelines go on to describe Class 5 Cleanfill as:

> *A Class 5 Cleanfill only accepts cleanfill material as described above. The principal control on contaminant discharges to the environment from Class 5 Cleanfill is the Waste Acceptance Criteria (WAC).*
>
> *Stringent siting requirements to protect ground water and surface water receptors are not required. Practical and commercial considerations such as site ownership, location and transport distance are likely to be the predominant siting criteria, rather than technical criteria.*
>
> *Clean filling can generally take place on existing natural or altered land without engineered environmental protection or the development of significant site infrastructure. However, surface water controls are required to manage sediment runoff.*
>
> *Extensive characterisation of local geology and hydrogeology is not usually required.*
>
> *Monitoring of both accepted material and sediment runoff is required, along with operational controls.*

The WAC for a class 5 clean fill comprise:

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- VENM such as clay, gravel, sand, soil or rock fines that:
    - Has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and
    - Does not contain any sulfidic ores or soil or any other waste.
- Maximum incidental inert manufactured materials (eg concrete, brick, tiles) to be no more than 5% by volume per load; and
- Maximum incidental or attached biodegradable materials (eg vegetation) to be no more than 2% by volume per load; and
- Maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

The technical guidelines mentioned above are considered industry best practice, and adherence is anticipated. The guidelines identify the source of material to predominately be slips/road clearance, construction site clearance, earthworks surplus, with the most likely contaminant risks being sediment contamination of surface water and dust.

The cleanfill is only intended for use by or on behalf of contractors working for Friday Homes, one of the regions leading land developers, with significant development activity occurring within the nearby urban area of Wainuiomata. The cleanfill is not intended to be used by other commercial operators.

The cleanfilling is to be carried out on the lower terraces of the site. There will be two distinct cleanfill pads, referred to as the northern fill zone, and southern fill zone. The cleanfill will have:

- Total area of 9.37ha;
- Volume of 196,500m^3; and
- Maximum depth of 3.5m above existing ground.

The cleanfill zones are clearly shown on the Earthworks Layout prepared by Cuttriss Consultants Ltd dated 12/2023 and attached in **Appendix C**.

They have been designed to avoid and have a minimum 10m setback from any identified watercourses and wetlands, as identified by RMA Ecology in their Maps attached in **Appendix D** and **Figure 13** below.

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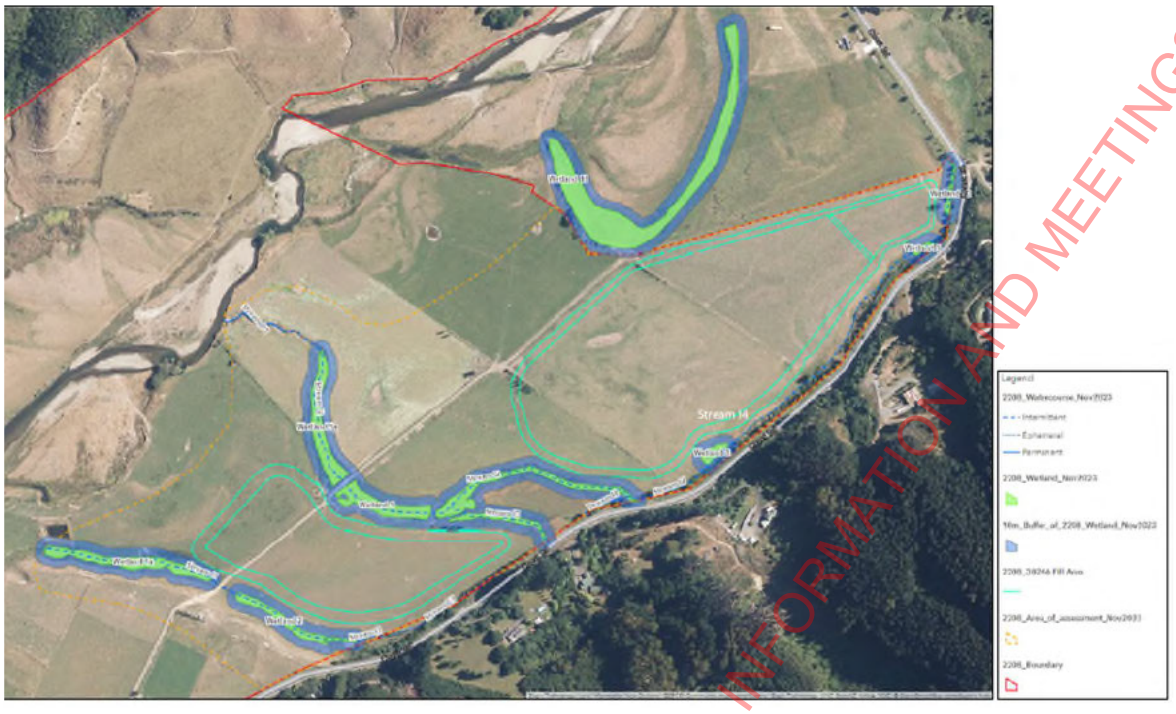


Figure 13 - Except from RMA Ecology Report - Mapped Wetlands and Watercourses with 10m buffers

They have also been designed to avoid the Erosion Zone identified by GWRC as mapped on the Earthworks Layout and Scheme Plan in **Appendix C**.

In addition to existing landscaping on-site, and adjacent legal road, to screen the activities from sensitive receiving environments, screen planting is proposed along the Coast Road frontage and northern property boundary containing a mix of evergreens such as Leighton Green which is a fast-growing conifer, and indigenous plants. Rehabilitation planting is also proposed on the periphery of the watercourses and wetlands, adjacent to the cleanfill.

A new access, separate from the existing farm access, is proposed to be constructed to the north of the existing dwelling at the southern portion of the site. The access has been carefully considered to maximise visibility, and avoid conflicts with other vehicles on the advice of Ms. Harriet Fraser who has carried out a Transportation Assessment which is contained in **Appendix E**. The haulage trucks will then utilise the existing farm access track, which runs parallel to Coast Road as indicated on the Earthworks Layout in **Appendix C**. Signage will also be erected at the new entrance to clearly distinguish it from the farm access, and provide contact details for any person seeking to get in contact with the consent holder regarding the cleanfill operation.

Haulage is proposed to occur along Coast Road, which is the only access available to the site from the urban areas of Lower Hutt and Wainuiomata. Coast Road is identified in Appendix 14A of the District Plan's Transport Chapter as a Secondary Collector Road, which in turn is defined in the District Plan as:

> *These roads link areas of population and economic sites. They may be the only route available in some places within this local area.*

To manage effects on the transportation network, the vehicle for haulage is proposed to be restricted to a single unit trucks, operating between 7:30am and 5:30pm Monday to Friday,

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and 7:30am to 1pm Saturdays. During that time, the maximum number of trucks dumping at the site is proposed to restricted to no more than 18 per day, resulting in 36 vehicle movements per day along Coast Road, which represents on average, 4 trucks per hour.

Based on the advice of Ms. Fraser, haulage is not proposed on dates when the Catchpool Valley is at peak use. This would include:

- Period from 20th December – 10th January;
- Any long weekend (i.e. where a public holiday falls on a Friday or Monday);
- Any public holiday (including the easter long weekend).

In addition, GWRC typically restrict earthworks over an area of 3,000m² during winter due to the increased risks associated with rainfall and sedimentation. This covers the period 1st June to 30th September, and it is anticipated that similar restrictions will apply to the cleanfill activity.

In addition, based on the advice of Ms Fraser, clearance of vegetation (including indigenous vegetation) on the road berm to a distance of 181m is proposed to be carried out to ensure safe sightlines for trucks entering and exiting the site, and this is to be maintained as a height of no more than 1m. This is shown on the drawing titled Entry Sightlines SK03 in **Appendix C**.

The cleanfill will be carried out in stages, restricted to small discrete areas at a time to minimise soil disturbance and work area.

For the northern fill, it is anticipated that it will be carried out in approximately 3 stages, each of around 2.5 Ha each, and the smaller southern fill to be carried out in approximately 2 stages, each up to 2.5 Ha each.

Both fills will be uncertified fills as there is no intention to construct buildings within these areas in the foreseeable future.

The smaller stages enable the construction and stabilising of works to minimise sedimentation risks.

For each stage of construction, earthworks will be undertaken as follows:

- Progressively form stabilised haul road to works area;
- Installation of erosion and sediment control measures.
- Temporarily remove topsoil and stockpile on-site immediately following earthworks stage with the location to be determined on-site by a contractor to suit operations;
- Cleanfill to proposed earthworks platform levels
- Upon completion of the filling with cleanfill, spread and compact stockpiled topsoil and hydroseed to stabilise earthworked areas and reinstate to LUC 3.

The fill batters / areas will be constructed and stabilised progressively. Toe protection will be in the form of silt fences, with optional vegetation.

Further details of the works, including managing of construction effects such as erosion and sediment control, are contained within the Erosion and Sediment Control Plan contained within **Appendix F**.

In considering the above, and the advice from the supporting technical reports, we have put together a list of proffered conditions which are contained within **Appendix G**. These should be considered to form part of the proposal's mitigation measures.

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2.4 ASSESSMENT AGAINST THE RELEVANT RULES AND STANDARDS

District Plan Notations

The subject site is located with the General Rural Activity Area. There are no notations specifically relevant to this proposal.

District Plan Standards

Table 3 provides an assessment of the proposal against the relevant District Plan standards:

Table 3. District Plan Assessment Table

District Plan Rule No.	District Plan Standard	Compliance
Chapter 8B 2.1 General Rural Permitted Activities		
8B 2.1.1a Dwellings	Maximum of two dwellings, provided that each must have a net site area of 15ha.	Not applicable Proposal is not for any new dwellings
8B 2.1.1b Minimum Yard Requirements	i. Principal Buildings: 10.0m ii. Accessory Buildings: 5.0m iii. For all buildings and structures: 20m minimum set back from water bodies, where the average width of the water body is greater than 3.0m measured from natural bank to natural bank; or 3.0m minimum set back from water bodies, where the average width of the water body is less than 3.0m measured from natural bank to natural bank.	Not applicable Proposal is not for any new buildings.
8B 2.1.1c Maximum Height	For any principal or accessory building: 8.0m.	Not applicable Proposal is not for any new buildings.
8B 2.1.1d Recession Planes	For any principal or accessory building, and from all site boundaries - i. From the north facing site boundary: 2.5m + 45° ii. From the north-east and north-west site boundary: 2.5m + 41° iii. From all other site boundaries: 2.5m + 37.5° provided the recession plane angles shall not apply to television aerials, flagpoles and chimneys.	Not applicable Proposal is not for any new buildings.

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8B 2.1.1e Maximum Site Coverage	Maximum Site Coverage: 1000m^2.	Not applicable Proposal is not for any new buildings.
8B 2.1.1e Dust	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** Cleanfill activities will be managed such that there shall be no dust nuisance at or beyond the boundary of the site. Refer to the Erosion and Sediment Control Plan in **Appendix F**.
8B 2.1.1g Odour	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.	**Will Comply** Cleanfill activities will be managed such that there shall be no offensive odour at or beyond the boundary of the site. Refer to the Erosion and Sediment Control Plan in **Appendix F**.
8B 2.1.1h Lightspill and Glare	i. Artificial light shall not result in added illuminance in excess of 8 lux measured at the window of a dwelling on a neighbouring site. ii. All activities shall be undertaken so as to avoid all unreasonable light spill beyond the site boundary. iii. All activities, buildings and structures shall avoid glare (light reflection) beyond the site boundary.	Not applicable Proposal does not include any activities that will require light.
8B 2.1.1i Vibration	All activities that cause vibration shall be carried out in such a manner that no vibration is discernible beyond the site boundary.	**May comply** Given the distances from adjoining boundaries, it is unlikely but possible that intermittent

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		vibration may be discernible beyond the site boundary associated with the plant and equipment on-site.
8B 2.1.1j Home Occupation	An occupation, craft or profession established on the same site as a dwelling, which is used for residential purposes, (but excluding activities such as livestock farming and forestry where these are the principal use of the site) provided that: i. At least one resident of that dwelling is employed in the home occupation; ii. Not more than two persons who do not reside on the site shall work on the site at any one time; iii. Home occupations shall not include: • the repair, alteration, restoration or maintenance of motor vehicles not belonging to residents of the site; and • courier depots. iv. No home occupation shall involve the use of trucks or other heavy vehicles; v. No retail sales shall be permitted directly from the site except for goods or produce grown or produced on the site; vi. Home occupations shall not involve visitors to the site between 8.00pm and 7.00am; vii. Not more than 35% of the gross floor area of all the buildings on the site, and not more than 15% of any outdoor areas on the site may be used in association with the home occupation; and viii. Any external storage of materials associated with the home occupation shall be screened so as not to be visible from outside the site.	Not applicable The proposal is not for a home business.
8B 2.1.1k Piggeries	i. All grazing and shelter areas must be a minimum of 50m from a residential building on the site, an existing residential building on a neighbouring site, from a site boundary where the boundary adjoins a site in the Rural Residential Activity Area or any residential activity area or a public road. ii. A maximum of five adult pigs (defined to be one year or older) are permitted at any one time.	Not applicable The proposal is not for a piggery.

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	iii. All adult pigs shall have a nose ring.	
8B 2.1.1l Commercial Forestry	i. Where the commercial forestry is planted to within 50m of a site boundary with a public road, a 10m amenity strip, planted in species not used in the commercial forestry operation, will be provided, parallel and for the length of the commercial forestry operation, adjacent to a public road boundary and shall not harvested at the same time as the commercial forest. ii. Where there is an existing dwelling on an adjoining site, all new commercial forestry must be planted a minimum of 30m from that dwelling.	Not applicable The proposal is not for commercial forestry.
8B 2.1.1m Recreation	i. No motorised recreational activity shall be permitted except for the enjoyment of those residents on the site and their visitors, or in the case of the Rimutaka Forest Park where the Department of Conservation has granted consent for motor vehicles within the Park. ii. No buildings may be used for or in association with a recreation activity; and iii. Recreation includes garden tours where there are no associated sales or services.	Not applicable The proposal is not for a recreational activity.
8B 2.1.1n Visitor Accommodation	Maximum visitor occupancy: 10 persons.	Not applicable The proposal is not for visitor accommodation.
8B 2.1.1o Prospecting and Exploration	The total area of disturbance shall not exceed 1000m^2 and the total volume of material disturbed shall not exceed 50m^3;.	Not applicable The proposal is not for prospective or exploration.
8B 2.1.1p General Rules	Compliance with all General Rules in Chapter 14.	**Does not comply** See assessment below.
8B 2.1.1q Benmore Cres, Manor Park, Section 1 SO 36533	Benmore Cres, Manor Park, Section 1 SO 36533, in addition to the other Permitted Activity Conditions, the development of buildings and structures may only occur on land above 28.0 msl (mean sea level).	Not applicable The site is not Benmore Cres, Manor Park.
8B 2.1.1r Baring Head, Pt 1A2 Parangarahu	i. Any new buildings must be located within the building envelope shown on Appendix General Rural 3.	Not applicable The site is not Baring Head.

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	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%. viii. Any earthworks must be limited to the immediate area of the building platforms.	
8B 2.1.1s On the land identified in DP 72284 but excluding that area identified as 'G' and shown on Appendix General Rural 4	i. Any permitted extraction activity may only occur for a maximum of 21 days, but not necessarily consecutive, in a 90 day period. The operator shall maintain and make available to Council on request, records of the dates on which extraction activities occur. ii. Except for structures and equipment associated with processing activities, the maximum height shall be 8.0m. For structures and equipment associated with processing activities, the maximum height shall be 12.0m. Formed stockpiles shall not exceed a maximum height of 12.0m. iii. Landowners and adjacent landowners shall be advised of the activity at least one week in advance of the commencement of the activity. iv. All activities shall be undertaken in a way that avoids creation of a dust nuisance at or beyond the boundary of the area identified by DP 72284 but excluding that area identified as 'G'. v. For all activities: 6.00am - 6.00pm Monday to Friday (excl public holidays) and 6.00am - 1.00pm Saturday (excl public holidays). vi. Structures and equipment shall be removed from the area following the completion of each phase of the extraction activity. vii. The area shall be managed and maintained in a tidy and safe manner at all times. Any accumulated non-alluvial materials associated with	Not applicable The site is not DP 72284.

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	viii. the extraction activity shall be removed from the area at least once every six month period. Waste alluvial material shall be spread over the extraction area at the completion of each phase of extraction activity.	
8B 2.1.1t Primary and Secondary River Corridors	All new buildings and structures or additions in the Primary or Secondary River Corridor with a gross floor area of 20m² or less and with a setback of 20m or more from a flood protection structure.	Not applicable Despite being adjacent to the Wainuiomata River, the site is not specifically mapped as a Primary or Secondary River Corridor.
The proposal is <u>not</u> a permitted activity as it does not meet standard 8B 2.1.1p.		
Chapter 8B 2.2 General Rural Restricted Discretionary Activities The following activities are provided for as Restricted Discretionary Activities:		
a. Commercial recreation		The proposal is not for commercial recreation.
b. Visitor accommodation with a visitor occupancy of more than 10 persons excluded H. vi below		The proposal is not for visitor accommodation.
c. Cafes and restaurants.		The proposal is neither a café or restaurant.
d. Residential accommodation for the elderly.		The proposal is not for any form of residential accommodation.
e. Urupa and cemeteries.		The proposal is not a urupa or cemeteries.
f. Intensive farming.		The proposal is not for intensive farming.
g. Any activities which would otherwise be Permitted but is shown on Appendix General Rural 5.		The site is not shown on Appendix General Rural 5.
h. In the Quarry Protection Area shown on Appendix General Rural 1.		The site is not in the Quarry Protection Area
i. All new buildings and additional in the Primary or Secondary River Corridor with a gross floor area greater than 20m² or with a setback less than 20m from a flood protection structure.		The site is not subject to a mapped Primary or Secondary River Corridor.
The proposal is <u>not</u> a restricted discretionary activity as it is not for one of the activities listed a – i above.		
Chapter 8B 2.3 General Rural Discretionary Activities		

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The following activities are provided for as Discretionary Activities:	
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.	**The proposal is an activity which doesn't meet the relevant Permitted Activity Conditions, or relevant requirements of Chapter 14 General Rules.**
b. Turf farming.	The proposal is not for turf farming.
c. Top soil removal.	**The proposal will involve temporary topsoil removal.**
d. Exploration and mining of materials.	The proposal is not for exploration or mining of materials.
e. Landfills and transfer stations.	While a cleanfill is similar in nature, it is not strictly a landfill or transfer station.
f. Any activities within the identified coastal environment shown on Map Appendices 2A, 2B and 2C.	The site is not identified on Map Appendices 2A, 2B or 2C.
g. Brothels and commercial sexual services not falling within the ambit of home occupation.	The proposal is not a brothel or commercial sex service.
The proposal is a discretionary activity as it is one of the activities listed a and c.	

Chapter 14A Transport Permitted Activity Standards		
14A 5.1a i.	Complies with the standards listed in Appendix Transport 1	**Does not comply** Refer to Traffic Assessment by Harriet Fraser in **Appendix E**. Non compliance is in regards to standards that apply to driveways and site access.
14A 5.1a ii.	Does not exceed the high trip generator thresholds specified in Appendix Transport 2	Complies The proposal will not generate more than 500 vehicle trips per day as confirmed in the Traffic Assessment by Harriet Fraser in **Appendix E**.

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The proposal is a <u>restricted discretionary activity</u> where it does not comply with the standards listed in Appendix Transport 1.		
Chapter 14B Signs Permitted Activity Standards *NOT APPLICABLE – The proposal does not include signs*		
Chapter 14C Noise Permitted Activity Standards		
14C 2.1a	These rules are without prejudice to the powers of Council pursuant to the Act.	Noted
14C 2.1b	These rules are without prejudice to the powers of any Medical Officer of Health pursuant to the Health Act 1956.	Noted
14C 2.1c	The noise levels shall be measured in accordance with NZS 6801:1991 "Measurement of Sound", and assessed in accordance with NZS 6802:1991 "Assessment of Environmental Sound". The noise level is the L10 descriptor, as defined in NZS 6801:1991.	Noted
14C 2.1d	The lower levels shall apply between the commencement of the lower level on a Saturday evening and Monday morning, and Public Holidays, unless otherwise specified.	Noted
14C 2.1e	The maximum sound level shall not exceed Lmax75dBA during the hours 10.00pm - 7.00am, measured anywhere within a residential activity area.	Not applicable The site is not near a residentially activity area
14C 2.1f	All construction, demolition, and maintenance work shall comply with NZS 6803P "Measurement and Assessment of Noise from Construction, Maintenance and Demolition Work".	Will comply It is anticipated that works will meet these standards.
	Sirens being used in response to an emergency (and routine testing and maintenance) are exempt from the Permitted Activity Condition standards.	Not applicable The proposal does not require the use of sirens.
Rules 14C 2.1.1 - 9 do not apply to the site or the General Rural Activity Area		
14C 2.1.10 General Rural Activity Area	All non-residential activities must not exceed the conditions as specified, measured anywhere beyond the site on which the activity takes place – Maximum 50dBA 7:00am – 10:00pm Maximum 40dBA 10:00pm – 7:00am	Complies Refer to section 4.3 of the Acoustic Assessment of Environmental Effects prepared by NDY and

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		contained in **Appendix I**.
Rules 14C 2.1.11 - 13 do not apply to the site or the General Rural Activity Area		
Chapter 14D Hazardous Facilities *NOT APPLICABLE – The proposal is not for a hazardous facility.*		
Chapter 14E Significant Natural, Cultural and Archaeological Resources *NOT APPLICABLE – While the site is mapped as containing a Significant Natural Resource it is within the Areas where Rule 14E 2.2 (b)(ii) ceased to apply on 1 January 2004 in Appendix Significant Natural, Cultural and Archaeological Resources 4* *The site is not mapped as containing cultural or archaeological resources.*		
Chapter 14F Heritage Buildings and Structures *NOT APPLICABLE – The site does not contain a mapped or identified heritage building or structure.*		
Chapter 14G Notable Trees *NOT APPLICABLE – The site does not contain a mapped or identified notable trees.*		
Chapter 14H Natural Hazards *NOT APPLICABLE – The site is not located within the Wellington Fault Rupture Hazard Overlay, or a mapped Inundation Area, Overland Flow Path, or Stream Corridor Flood Hazard Overlays, or Coastal Hazard Overlays.*		
Chapter 14I Earthworks Permitted Activity Standards		
14I 2.1.1 (a) Ground Level	Not altered by more than 1.2m, measured vertically	**Does not comply** The cleanfill will change the ground level by up to 3.5m.
14I 2.1.1 (b) Quantity	Maximum: 50m^3	**Does not comply** The volume of cleanfill will exceed 50m^3 (approx 196,500m^3)
14I 2.1.1 (c) Baring Head, Pt 1A2 Parangarahu	Baring Head, Pt 1A2 Parangarahu, as shown on Appendix Earthworks 2, any earthworks must be limited to the immediate area of the building platforms.	Not applicable The site is not Baring Head.
14I 2.1.1 (d) In the Primary and Secondary River Corridors	In the Primary and Secondary River Corridors, earthworks must be a minimum distance of 20m from a flood protection structure.	Not applicable The site is not within the Primary or Secondary River Corridors.

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The proposal is a restricted discretionary activity as it does not comply with all the Permitted Activity Conditions.
Chapter 14J Temporary Activities Permitted Activity Standards *NOT APPLICABLE – The proposal is not a temporary activity as it is not a one off event and will not occur for a short duration.*
Chapter 14K Filming Permitted Activity Standards *NOT APPLICABLE – The proposal is not for filming.*
Chapter 14L Renewable Energy Generation Permitted Activity Standards *NOT APPLICABLE – The proposal is not for renewable energy generation.*
Chapter 14M Wind Permitted Activity Standards *NOT APPLICABLE – Chapter 14M does not apply to the General Rural Activity Area.*

Land Use

The cleanfill activity is unable to meet all General Permitted Activity Rules in Chapter 14, is not for an activity explicitly listed as restricted discretionary, and involves the removal of topsoil, it is therefore a **discretionary activity** pursuant to **Rule 8B 2.3**.

In relation to Chapter 14A – Transport, the proposal does not meet the standards relating to driveways and access. The activities associated with transport are therefore a **restricted discretionary activity** pursuant to **Rule 14A 5.1b**. The matters of discretion are restricted to the effects generated by the standards not being met.

In relation to Chapter 14I – Earthworks, the proposal exceeds the maximum standards for earthworks. The proposed earthworks are therefore a **restricted discretionary activity**, as per **Rule 14I 2.2(a)**. The matters of discretion limited to :

- *Amenity values;*
- *Existing natural features and topography;*
- *Historical or cultural significance; and*
- *Natural hazards.*

Summary

As all activities are interlinked, the proposal is bundled as a **discretionary activity** under the District Plan.

2.5 PERMITTED BASELINE FOR THE SITE

The permitted baseline would require compliance with the earthworks standards. Earthworks up to 50m^3 and 1.2m change in ground level are permitted. The extent of the breach with regards to earthworks (196,500m^3, with up to 3.5m vertical change), is far in excess of the permitted activity standards for earthworks and is therefore of little relevance to any assessment on the potential effects of earthworks.

With relation to other aspects of the activity, including vehicle movements, the site is an existing operational farm, and a range of rural activities can be carried out as a permitted activity including commercial forestry, non-intensive farming and associated activities, which

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may be congruent to the scale and intensity of a cleanfill activity and may be of some relevance to comparing or disregarding effects, such as stock movement.

2.6 NATIONAL ENVIRONMENTAL STANDARDS

National Environment Standard for Contaminated Soils

Under National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS), if a site has been the subject of an activity or industry described in the Ministry for the Environment's Hazardous Activities and Industries List ('*HAIL*') then the NESCS warrants further consideration. It is our understanding that no previous activities have occurred on the site which are identified on the HAIL list. In particular, while it is currently a working farm, there is no evidence to suggest it was used for activities such as a market garden whereby heavy herbicide or pesticides are used. As such, the site is considered to not be contaminated and an assessment of the proposed activity against the requirements of the National Environmental Standard is not required for this proposal.

National Environment Standard for Freshwater

Under National Environment Standard for Freshwater (NES-FW), landfill and cleanfill areas that may affect wetlands can require resource consent under regulation 45B. The proposal meets all permitted activity standards of regulation 45B with the exception of sub-clause (5) whereby there is discharge of water directly into an identified natural inland wetland. Based on the advice of PDP in their Hydrological Assessment in **Appendix H**, where they have stated that the effects on the hydrological functions of the wetland will be minimum, runoff is likely to enter the wetland areas which may trigger regulation 45B. They have confirmed that there may be a localised decrease in groundwater due to slightly slower recharge rates, and localised increases in surface run-off from the batter slopes, neither of which they consider will negatively impact the hydrological function of the wetland.

The analysis by RMA Ecology in **Appendix D** further states that the Sediment Retention Pond will discharge treated water into the stream and wetland network, potentially increasing water levels in sections of wetland downstream. While the level increase is likely to be small and unlikely to have a detrimental effect on the wetland this does represent a change.

It is noted that this differs from the Civil Engineer on the project who in their opinion, following assessment of the existing topographical data is that; *the clean fill and associated erosion and sediment control measures at Coast Road are unlikely to affect the water level range or hydrological function of the wetlands directly adjacent to the works areas, as the catchment areas feeding these wetlands are largely unchanged.* A copy of the catchment analysis is contained in **Appendix I**.

Therefore, applying a conservative approach, based on the advice of PDP and RMA Ecology, it appears more likely than not that there will be a change in water level range triggering regulation 45C(5) of the NES-FW, but that it is unlikely to cause an adverse effect. Conversely, based on the advice of RMA Ecology, this may result in net positive ecological outcomes given the intermittent nature of the adjacent watercourse.

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Other National Environment Standards

The National Environmental Standards pertaining to air quality, telecommunication facilities, sources of drinking water, electricity transmission, plantation forestry, storing tyres outdoors, marine aquaculture and fresh water are not applicable to this proposal.

2.7 OTHER CONSENTS

Resource consents are required under the Natural Resources Plan (and Plan Change 1) from Greater Wellington Regional Council and will be applied for concurrently with or shortly after this resource consent.

2.8 OVERALL STATUS OF APPLICATION

The overall activity is a **discretionary activity**, discretion for assessing this application is not limited and all other and any matters can be considered.

SECTION 3

NOTIFICATION ANALYSIS & CONSULTATION

3.1 PRE-APPLICATION CONSULTATION

In accordance with clause 6(1)(f) of Schedule 4 of the RMA, the following persons have been consulted prior to lodgement of this resource consent:

- HCC;
- GWRC.

The purpose of the consultation was to understand any concerns the consenting authorities may have, and have informed the technical information to support this resource consent.

Details of the consultation are outlined below:

Hutt City Council

An initial Pre-application discussion was had with Charlie Hopkins, then Principal Planner at HCC on 16th December 2021. No major concerns were raised in that initial informal meeting.

Following that discussion, formal Pre-application advice was sought and provided from Dan Kellow a planning consultant to HCC and is attached in **Appendix J**.

Mr. Kellow confirmed in his written advice dated 8th September 2022 that:

- The activity would be considered earthworks under the District Plan and would be a Discretionary Activity subject to Rule 8B 2.3(a) and the top soil removal subject to Rule 8B 2.3 (b) – (d).
- The activity is anticipated in the environment and may be considered acceptable.
- Main areas of consideration would be:
  - Maintenance and enhancement of the open character and visual amenity values;
  - Retention of the intrinsic values of the land.
- A Landscape and Visual Assessment from a suitably qualified expert would be required and peer reviewed.
- A Transport Impact Assessment (TIA) would be required and peer reviewed.
- A Noise Assessment would be required and peer reviewed.

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- Management of landscape and visual effects would be needed including staging, progressive rehabilitation and screening, but notes that some exposed earth is acceptable given the activity status of turf farming.
- Confirmed no known cultural of historic physical resources on the site.
- Consultation would be required from GWRC in relation to flood water displacement given the proximity to the river.
- The TIA would need to estimate the number of truck movements per day/hour. He also noted that Coast Road is narrow and truck movements would need to be carefully managed. The truck movements could also impact on rural character through noise and this would be considered and assessed.
- It is unlikely that HCC would seek joint lodgement with GWRC to understand overall effects.
- Positive effects of cleanfill can be considered including the need for a cleanfill to serve Hutt City.
- He expects that the application would be notified given scale and visibility. Unsure whether public or limited.

It should be noted that the above advice was provided on the basis of both cleanfill, but also limited quarry and gravel extraction activities. Neither a quarry nor gravel extraction is proposed.

In response to the advice of Mr. Kellow we have carried out:

- Transport Assessment (**Appendix E**);
- Acoustic Assessment of Environmental Effects (**Appendix K**);
- Assessment of landscape and visual effects as part of this Assessment of Environmental Effects (AEE) (see **section 3.2** below).
- Flood Modelling (**Appendix A**);
- Ecological Assessment (**Appendix D**); and
- Hydrological Assessment (**Appendix H**).

In response to the technical documents provided, we have outlined and introduced significant restrictions on the number of trucks per day, and type of trucks.

We note that Mr. Kellow was of the view that a cleanfill activity can be considered acceptable in the zone, subject to technical information which is contained within this application. We also note his views on notification.

We have carried out a notification assessment below and have since come to the view that the effects on the environment are no more than minor, and with the exception of those properties adjacent to the north, the effects are less than minor on all other persons.

Since the original advice was provided in 2022, the National Policy Statement for Highly Productive Land (NPS-HPL) took effect. Further advice was sought in relation to the application of the NPS-HPL and Mr. Kellow provided further advice in an email dated 17th October 2022.

Mr. Kellow confirmed in his written advice dated 17th October 2022 that:

- The site is considered highly productive land.
- The activity would not meet the exemptions set out in clause 3.9(2) of the NPS-HPL.

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- The policy directive is to 'avoid' and it is unlikely consent could be granted, with the NPS-HPL given significant weighting.

In response, we sought an expert assessment of the highly productive land from Lowe Environmental Impact (**Appendix L**) which confirmed that the cleanfill could be managed in a way that the productive soils could be stockpiled, and replaced such that in their professional view, there would be no loss of productive land.

With this information, which Mr. Kellow had not received when providing his advice on the NPS-HPL, we are therefore of a differing view, being that the proposal is consistent with the NPS-HPL and that it does not represent an impediment to consent being granted.

In addition, we have discussed the vegetation clearance for sightlines with Colin Lunn, Maintenance and Renewals Manager at HCC in charge on their street trees assets. He confirmed in an email dated 14/11/2024 that he had no objection to the removal of vegetation for sightlines along Coast Road, as this would make it easier to maintain reducing costs and liability to the rate payer. He does however note that this may create some negative feedback from Coast Road and Remutaka Forest Park users and will therefore be considered as part of the resource consent application. A copy of the email correspondence is including in **Appendix M**.

Greater Wellington Regional Council

Pre-application discussion were held with Anna McLellan, Team Leader for Consents and Compliance at GWRC on 4th October 2022.

She confirmed in her email and phone call that GWRC didn't have any significant concerns, provided the cleanfill avoided the wet areas (streams/wetlands). A copy of the email correspondence is in **Appendix N**.

In response to her feedback, the proposal has been designed to avoid intrusion within 10m of all identified wetlands and watercourses as confirmed by RMA Ecology and shown on the Earthworks Layout and Scheme Plan in **Appendix C**.

Other Persons

No other persons or entities relevant to this application has been consulted prior to lodgement and under clause 6(3) of Schedule 4 of the RMA, there is no obligation to consult with any person.

3.2 SECTIONS 95A AND 95D PUBLIC NOTIFICATION ANALYSIS

Section 95A specifies that a consent authority must follow the four-step process (set out in section 95A) in the order given, to determine whether to publicly notify an application.

It is considered that the proposal is not required to be publicly notified for the following reasons in accordance with the prescribed steps.

Step 1: mandatory public notification in certain circumstances:

- The applicant has not requested public notification.
- Public notification is not required under section 95C.

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- The application has not been made jointly with an application to exchange recreation reserve.

Step 2: if not required by step 1, public notification precluded in certain circumstances:

- Public notification is not precluded as the application is for a discretionary activity which is not a boundary activity.

Step 3: if not precluded by step 2, public notification required in certain circumstances:

- Public notification is not required. The proposed activity is not subject to a rule or national environmental standard that requires public notification, and it is the case of this AEE that the potential adverse effects on the environment are no more than minor.

Landscape Character and Amenity Effects

At present, the landscape character of the locality is predominately rural, with a mix of lifestyle blocks, working farms and open spaces. The area has a very low density of housing, which are widely spaced out and interspaced between large open spaces including paddocks and some small stands of native bush.

The site is highly visible when driving south along Coast Road, and the type of landscape that is visible driving south along Coast Road is typical of a rural area, and contributes to scenic amenity values enjoyed by both residents but also visitors, particularly those visiting the Remutaka Forest Park and Wainuiomata Coast, despite not being specifically identified as such within the District Plan.

Coast Road provides access to local properties, and is also a popular route for visitors from further afar accessing the Remutaka Forest Park from Catchpool Valley, East Harbour Regional Park and the southern coast, where it provides access to Baring Head Lighthouse, and Turakirae Head which is an important geological scenic reserve, as it shows clear indication of seismic uplift and is also a popular destination to observe New Zealand Fur Seals. Coast Road also forms part of the Remutaka Cycle Trail.

The relatively flat valley floor dominates this landscape, flanked by vegetated hills and ranges to the east and west.

Within the valley floor, the Wainuiomata River meanders south largely hugging the western foothills of East Regional Park, with Coast Road running parallel, largely hugging the eastern edge of the valley floor. Coast Road and the Wainuiomata River are separated by widely visible open spaces, often sparsely vegetated with grazing paddocks and a few houses.

The predominate view when driving south, is that of the Eastern Harbour hills in the distance, and grazing paddocks and the occasional residential dwelling, closer to Coast Road.

Further up the eastern flank is the southern extent of the Remutaka Range. This is barely visible from Coast Road as Coast Road hugs the eastern floor of the valley. However, the western flank forms part of East Harbour Regional Park, administered by GWRC, is highly visible from Coast Road and forms a vista that includes both the open valley floor and the regenerating bush of East Harbour Regional Park.

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Other than from Coast Road, the valley floor is not highly visible from any other vantage points, although some walkers may get glimpses of the valley floor from the ridgelines, through small gaps in the bush. Having walked many of the main ridgeline tracks from the Catchpoole Valley entrance, the tracks have very limited visibility or views.

Given the likely low visibility from the walking tracks and ridgelines, the landscape character and amenity values are predominately only experienced from Coast Road, and largely from drivers or cyclists, and therefore consideration of effects on landscape character and amenity are limited to only those users.

The proposal has the potential to change the character of the landscape of the locality. This includes both changes during the cleanfilling activities which are temporary (albeit for a reasonable duration), and permanent changes in landform resulting from the final finished ground levels. I will address each of these effects separately.

Temporary Landscape Character and Amenity Effects

The temporary landscape character and amenity effects of the cleanfilling activity are limited to the physical works associated with dumping of material and the scarring of the landscape that will occur from the temporary stockpiling of existing top soil, as well as the visual impact of exposed or new material being brought to the site, which will initially contrast against the grassed background, and be more visible.

For the duration of the activity, the landscape character will change from a relatively flat, terraced grassed working farm, to having an almost permanent digger, the movement of trucks and stockpiling of material earth. While only limited to a small portion of the site, this will result in a noticeable change in landscape character from a working farm to an active cleanfill, the effect of which is exacerbated by the duration of the activity.

Notwithstanding, this change in character will be partly mitigated by the screen planting that has already been planted along Coast Road, which includes plants at a density intended to screen activities from view of Coast Road, as shown on the Earthworks Layout and Scheme Plan in **Appendix C**. The planting is evergreen and given the density and nature of the planting, will result in partial screening of the activities on site from view of drivers and cyclists along Coast Road, which as outlined above, is the predominate area that the site is visible from.

The screening will therefore partly mitigate effects, with views of the site likely only between exposed areas between screening, such as if plants die or where the elevation of the road is above the screening planting.

The effects will also be limited to a small portion of the site at any one-time, and therefore the cleanfill will present as a smaller activity, against the backdrop of green grassed paddocks which will remain the predominate activity on the site, and visual focus of any views.

Further, some modification of land for farming or other rural activities is not an uncommon occurrence in a rural environment. Farmers oftenmake modifications such as for farm tracks, drainage, irrigation etc. Further, areas of exposed earth are also not uncommon in a rural environment, particularly where horticultural activities are being carried out such that after harvest, there may be a period of time where the ground is exposed ready for the next crop.

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Having regard to the mitigation already present on-site, the small scale of the operation when considered against the wider environment, and the nature of other rural activities such as farm tracks, maintenance, and horticultural activities, I consider the temporary effects on landscape character and amenity to be no more than minor.

Permanent Landscape Character and Amenity Effects

Post cleanfilling activities, the landscape visual character and amenity effects would be limited to changes in landform as a result of the filling.

It is anticipated that the cleanfill area will be grassed, such that there will be no visible areas of exposed earth. However, the form and character of the area will vary slightly.

Presently, the paddocks present as a series of terraces, rising from the highest point near the access to the south, and stepping down to the north, and west towards the Wainuiomata River. Other than the terraces themselves, the paddocks are predominately flat.

The southern most fill area is lower than the level of Coast Road. Post cleanfill, the cleanfill area will be brought up to around the same level as Coast Road meaning the terrace that currently exists will be less pronounced and the currently flat paddock will no longer be uniformly flat, but will be raised and appear closer to the level of the road. This will result in a noticeable change to the visual landscape character and amenity of the area, as the area will no longer be uniformly flat and lower than the road level, but will hide the extent of the terrace and will result in a more noticeable depression between the road and the level of the new cleanfill which will change the visual characteristics of this area.

This is partially mitigated or screened through additional planting along Coast Road, and any visual effects will only be noticed briefly and in passing.

The north-eastern fill area will have similar characteristics, however the raised batter will be located further away from the road, meaning it will potentially be more visible as there is greater potential to see the batter slope. Again, this will change the topographical features of the site visually.

Based on the above, both fill areas can still be used as paddocks, and on top of the fill will appear visually as grassed paddock, similar to what currently exists. The predominate change though will be a less pronounced terrace, and the establishment of a clear depression between the road and the batter of the fill area, which is uncharacteristic of the site at present.

However, views from Coast Road will be fleeting, as there is no stopping bays and with a signposted speed of 80 km/hr is unlikely to be visible for long. In addition, as mentioned above, changes to landform and topography such as for farm tracks, etc within the permitted activity standards, can be a feature of rural areas.

Overall, the cleanfill has been designed to be sympathetic to the natural topography. While this will alter including the slight obscuring of the terrace, and a more defined depression around the existing watercourses, overall it will remain predominately minimal in nature and the site will still appear predominately flat.

I therefore consider the permanent effects on landscape character and amenity to be no more than minor.

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Transport Effects

Access to the site will be from Coast Road. The proposal has the potential to affect the flow of traffic and safety as a result of increased vehicle movements, and entrance to the roading network.

Coast Road is identified in Appendix Transport 3 of Chapter 14 of the District Plan as a Secondary Collector Road, which is described in Table 1-1 as:

> *These roads link local areas of population and economic sites. They may be the only route available to some places within the local area.*

A Transport Assessment has been carried out by Ms. Harriet Fraser Traffic Engineering and Transportation Planning (**Appendix E**).

Ms Fraser has identified that the average daily flow of traffic along Coast Road is 3,180 vehicle movements per day (vpd) with 7.5% of those accounting for heavy vehicles. She notes that the traffic volumes will vary depending on the seasons and popularity of recreational activities occurring within the Catchpool Valley mentioned above. She has also carried out an analysis of crash data from the past 5 years, and reports 10 crashes, none of which involved trucks, and the majority occurring during the hours of darkness, a time when the cleanfill activities will not be operating.

The proposal cleanfill activities will bring in approximately 18 loads per day, resulting in 36 additional truck movements. Over a typical day, this could mean up to 4 truck movements per hour. This represents an increase of little more than 1% over existing background movements, which will be barely discernible, and easily absorbed into the wider network.

It should be noted that a resource consent from GWRC will also be required for these activities, due to the area and extent of earthworks. Typically, GWRC will impose a condition to not carry out earthworks during the winter period, 31st May to 1st October due to the increased rainfall typical of that period and higher potential for erosion and sediment effects. Should a similar restriction be imposed by GWRC, it is likely that operations will be restricted during that period, and associated vehicle movements during that period will be considerably less, meaning that the 36 additional truck movements will reduce to near 0 additional truck movements for 4 months of the year, unless otherwise granted permission to carry out winter works by GWRC.

The access to Coast Road will be 10m wide, stabilised and have a level grade of a least 11.15m from the road. This is separate from the existing farm access. This is sufficient to allow for two trucks to pass. Vegetation will be cleared near the entrance so that 181m sightlines are available in both directions. This will take place on HCC legal road, and initial discussions with HCC were had with Colin Lunn, who confirmed that the removal of the vegetation is acceptable from a Council maintenance and transport perspective. See **Appendix M**.

Ms Fraser considers that overall, there is no crash pattern that will likely be exacerbated by cleanfill operations, and that the design of the access to Coast Road will provide for safe truck movements to and from the cleanfill site, without obstructing traffic or causing conflict.

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She does however recommend that cleanfill operations do not occur on public holidays, because this is often when recreational use of Remutaka Forest Park can be expected to be busy.

Extending her view on this, I would also consider any weekend adjacent to a public holiday, along with the period from 20 December to 10 January to be times of high recreational use of the Rimutaka Park and therefore these times are also excluded from operations.

Based on the advice of Ms. Fraser, I consider the transportation effects from the activities to be no more than minor.

Earthworks Effects

The operations have the potential to cause effects from earthworks. This is associated with both the stockpiling of top soil, and placement of cleanfill material.

Earthworks effects include erosion and sedimentation of nearby watercourses, dust, and stability. Visual effects have already been addressed above.

Erosion, Sedimentation and Stability Effects

An Erosion and Sediment Control Plan (ESCP) has been prepared by Cuttriss and is attached in **Appendix F**, detailing the measures likely to be carried out during site works to minimise or avoid erosion and sedimentation of nearby waterways as a result of the cleanfill operations and associated earthworks.

The ESCP details that during the set-up, the site will have a stablished site entrance, metalled access, site office (likely within an existing building) and parking area along with silt fences and clean water cut-off drains.

As the works progress in stages, the haul road to the works area will be progressively formed, and installation of other erosion and sediment control measures carried out, as detailed in the final ESCP which will include toe protection of fill batters in the form of silt fences, and optional vegetation slash. Dirty water cut-off drains will also divert water discharges from the fill site to a sediment retention pond for treatment prior to discharge.

At the completion of the filling activities, the stockpiled topsoil will be placed on top of the cleanfill, and hydoseeded.

The ESCP outlines that the above measures will require continued monitoring and all works will be carried out in accordance with the best practice erosion and sediment control measures and techniques in accordance with the Greater Wellington Regional Council's (GWRC) Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region. In addition, works are not proposed to be carried out during the winter period when risks of erosion and sedimentation are higher due to greater levels of rainfall.

Based on the measures outlined above, the ESCP concludes that the risk of sedimentation will be minimal.

I concur with the conclusions of the ESCP, and consider that with the effects of erosion and sedimentation can be controlled though implementation of best practice measures and monitoring to be no more than minor.

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Dust

As detailed in the ESCP, dust control will be undertaken to ensure there is no nuisance through the use of water spray, stabilising surfaces as soon as practically possible, and controlling vehicle speed.

In addition, it is anticipated that the cleanfill will be progressively rehabilitated to avoid dust.

With these measures in place, the effects of dust or soil loss will be no more than minor.

Ecological Effects

RMA Ecology were engaged to identify the presence of any natural inland wetlands present on the site. They have proposed a series of maps contained in **Appendix D**, which outline the location of natural inland wetlands which predominately occur in the low-lying areas and adjacent to the streams running east-west through the site.

The initial assessment identified that wetlands 1, 3 and 4 originally fell within the footprint of the cleanfill. They concluded that the wetlands were of very low ecological value as they were heavily grazed and trampled by stock and primarily only exotic wetland species present.

They did not observe any at risk or threatened plant or bird species on the site, and did not consider that the site had habitat values that would be conducive to native lizards or natives bats.

In response to the advice from RMA Ecology, the design of the cleanfill has been modified to avoid the wetlands, despite their very low ecological value. In addition, an assessment of hydrology was carried out by PDP in **Appendix H**, which considered any changes to run-off that may result in the partial or full drainage of the wetlands.

The assessment from PDP concludes that there may be some minor localised decrease in groundwater levels due to slightly lower recharges rates, however that this would be within the existing range of seasonal variation, and some localised surface run-off from the batter slopes.

They conclude that the changes are not expected to change the hydrological controls on the wetland to significantly affect wetland health and that effects will be less than minor provided the surfaces remain permeable, which is the intention.

In considering the very low ecological values present, avoidance of wetlands identified by RMA Ecology, and minimal change the hydrological function as confirmed by PDP, I consider the proposed ecological effects of the cleanfill will be less than minor.

Contaminates and Leachate

The conditions profferred require that only class 5 landfill (cleanfill) material be deposited on-site, which is free of any contaminants and contains no, or low volumes of organic material, and no other waste material that would likely cause the land to be contaminated or leachate to occur. As such, no lining or capping is needed.

All works and management of the activity will be in strict accordance with the best practice guidelines by WasteMINZ Technical Guidelines for Disposal to Land Rev. 3.1 dated September 2023 which do not identify contamination or leachate as a risk for a class 5

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landfill disposal and therefore do not recommend any monitoring as per Table 8-1 of their guidelines illustrated below.

Table 8-1 Monitoring Requirements for Landfill/Fill Classes

Monitoring Requirement	Class 1	Class 2	Class 3	Class 4	Class 5
Leachate	✓	✓	✗	✗	✗
Groundwater	✓	✓	✓	✓	✗
Surface water[1]	✓	✓	✓	✗	✗
Sediment	✗	✗	✓	✓	✓
Landfill gas	✓	✓	✗	✗	✗
Settlement	✓	✓	✓	✓	✓
Meteorological conditions	✓	✓	✓	✓	✓

The guidelines only recommend recording to ensure the source of material is not a HAIL, and random testing of material.

Given the extremely low risks, and consideration of the relevant technical guidelines, I consider the potential effects of contamination and leachate to be able to be managed to be less than minor.

Rural Productivity

The site is mapped by Manaaki Whenua Landcare Research via their online portal and mapping tool as:

- Manaaki Whenua identify the full site LUC Unit[1] as: *nz3s-25.*
- Manaaki Whenua Landcare Research describes LUC Class 3 as: *Arable. Moderate limitations, restricting crop types and intensity of cultivation, suitable for cropping, viticulture, berry fruit, pastoralism, tree crops and forestry.*
- The dominant limitation to land use is *S* described as: *s - Soil physical or chemical properties in the rooting zone such as shallowness, stoniness, low moisture holding capacity, low fertility (which is difficult to correct), salinity, or toxicity first limits production*
- The description of the site is: *Flat to gently undulating low river terraces of fine-grain alluvium overlying gravels below 200m asl with sandy, well drained moderately deep poorly structured Recent soils in moderate (1200 – 1800mm) rainfall areas. In those*

[1] LUC codes have 3 parts: Class + Subclass + Unit e.g. 6e22. The Class (1-8) indicates general land use capability. Subclass identifies the dominant physical limitation or hazard ('e' is erodibility; 'w' is wetness; 's' is soil; 'c' is climate). Units group together areas where similar land inventories have been mapped, and which have similar agricultural suitability, or require similar land management. Where complex units occur (e.g., nz3s-34+nz6e-146) the dominant unit (i.e., nz3s-34) only will be shown.

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areas unprotected by stopbanks there is potential for flooding and slight stream bank erosion.

This suggests that the land could have productive land capacity.

The generated report by Maanaaki Whenua finds limitations on the site for the potential crops which may be explored on site and found that of the 21 crop type suitability scores, apples is the highest scoring potential, followed by blueberries, kiwifruit and avocado. However, the majority of crops listed were categorised at marginal or *unsuitable*.

The proposal does not propose to reduce or minimise the productive use of the land in the long term, however in the short-medium term the site will be used for cleanfilling activities rather than productive purposes.

To ensure the long term productive capability is not compromised, a site-specific assessment was carried out by Lowe Environmental Impact (attached as **Appendix L**).

In essence, it is proposed to temporarily stockpile the productive soils on-site, and place the productive soils back on-top of the cleanfill so that it's productive capability is not compromised.

Lowe Environmental Impact found that:

… the soils of the site are well suited to modification through excavation and reinstatement. The establishment of a cleanfill on the lower terrace of the site is unlikely to cause a reduction in the productive capacity of the site where appropriate design and management is incorporated.

They have recommended further reporting and conditions, which are incorporated into the proffered conditions in **Appendix G** to confirm the return of the land to at least LUC3 post cleanfill unless NPS-HPL changes such that LUC3 is no longer considering highly productive land.

Therefore, based on the information from Lowe Environmental Impact and that from generated Manaaki Whenua Landcare Research report, the proposed cleanfill will not compromise the long-term use and productive potential of the land for primary production activities, and any adverse effects are no more than minor.

Step 4: public notification in special circumstances:

- It is considered that there are no special circumstances specific to this application that would require this proposal to be publicly notified.

In determining whether the adverse effects on the environment may be more than minor, a consent authority:

- must disregard any effects on persons who own or occupy the land in, on, or over which the activity will occur and/or any land adjacent to that land
- may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect
- 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

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- must disregard trade competition and the effects of trade competition, and
- must disregard any effect on a person who has given written approval to the relevant application.

3.3 SECTIONS 95B AND 95E LIMITED NOTIFICATION/AFFECTED PARTIES ANALYSIS

Section 95B states that if a consent authority does not publicly notify an application, it must decide if there are any affected persons.

Step 1: certain affected groups and affected persons must be notified:

- There are no affected customary rights groups, customary marine title groups, the application site is not on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement.

Step 2: if not required by step 1, limited notification precluded in certain circumstances:

- The application is not precluded from notification by a rule of national environmental standard and, as the application is for a discretionary activity, limited notification is not precluded by step 2.

Step 3: if not precluded by step 2, certain other affected persons must be notified:

The following assessment applies in accordance with section 95B(8):

Section 95E applies when a consent authority is deciding if a person is an affected person. A consent authority must decide that person is affected if the activity's adverse effects on the person are minor or more than minor but not less than minor.

In making this decision, the consent authority:

- may disregard an adverse effect of the activity on the person if a rule or national environmental standard permits an activity with that effect
- in the case of a controlled or restricted discretionary activity, must disregard an adverse effect of the activity on the person that does not relate to a matter for which a rule or national environmental standard reserves control or restricts discretion, and
- must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.

In accordance with Section 95E, Council is unable to consider those parties who have given their written approval to the applicant as affected persons. Written approvals have not been obtained as part of this application.

The site including the Wainuiomata River is not subject to a statutory acknowledgement in either:

- Ngati Toa Rangatira Claims Settlement Act 2014; or
- Port Nicholson Block (Taranaki Whānui ki Te Upoko o Te Ika) Claims Settlement Act 2009

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Therefore, there are no specific statutory acknowledgement areas that need to be considered under section 95B.

The potentially affected persons are therefore only identified as:

- Those residents within the Rural Zone adjoining Coast Road south of 115B Coast Road, Wainuiomata who may be adversely affected by increased in traffic as a result of haulage;
- Those residents adjacent to the site, including those opposite on Coast Road who may experience visual, noise, dust effects;
- Department of Conservation who administers the Catchpool Valley and Ōrongorongo Valley which has entrances close to the proposed entrance to the cleanfill.

All other persons are unlikely to be adversely affected by the cleanfilling activities, either due to separation distance or not being located on the haulage route.

Potentially Affected persons on Haulage Route

Haulage of cleanfill has the potential to adversely affect the rural character and amenity of persons residing in rurally zoned property adjacent to the route. Effects include increased noise, dust and congestion as a result of the haulage route.

In relation to noise, an acoustic assessment has been carried out by NDY and attached in **Appendix K**. Under section 5 of their report, they have noted a maximum increase of 1.5 dB L_{Aeq} which they've advised is a negligible increase and not expected to be perceived change in noise by receivers along Coast Road. I do note that despite the noise energy being negligible over a 1 hour period, at the point upon which is passes a property, the nature of the audible environment may differ from background noise (i.e. qualitatively as opposed to quantitively) as they may have lounder engines, and the nature of noise from the trailer is not typical of the more common private motor vehicle.

As noted in the Traffic Assessment in **Appendix E**, the haulage represents a mere 1% increase in vehicles above background levels. This means that the adjacent properties are unlikely to experience any noticeable increase in congestion or queueing to enter or exit their properties.

The proposal seeks to restrict the operating hours of haulage such that it doesn't occur during the evenings or times where people may be more sensitive to noise, such as Sunday mornings, and public holidays.

In addition, as the haulage will occur during the day, a time when there is usually a higher level of traffic and associated background noise, it is unlikely to be noticeable to any significant degree.

Further, traffic is considered a common feature on rural roads, including traffic from trucks which may be used to deliver goods, or transfer of livestock. As the cleanfill haulage will be

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carried out during the day, avoiding the most sensitive times, and usually at time when people who don't work from home, are working elsewhere.

With regards to dust, it is anticipated that standard best practice such as covering of cabs, will be carried out to minimise dust during haulage.

Based on the assessment by NDY in relation to noise energy, and advice of Ms Fraser, and dust controls, I consider any effects of people living on the haulage route from increased truck movements to be less than minor and for those persons not to be affected persons.

Persons residing near site

There are a number of residential dwellings near the cleanfill site that could be adversely affected from visual change, dust, noise and vibration. These include:

- 919 - 993 Coast Road (opposite side of Coast Road);
- 904C Coast Road (to the north);
- 904D Coast Road (to the north).

The above properties are all considered to be rural lifestyle (i.e. predominately residential on large allotments, rather than used for commercial purposes), given the proximity to urban centres of Lower Hutt and Wellington.

All persons will notice and experience a change in landscape character and visual amenity from that currently experienced on-site. This was addressed in the landscape and visual effects assessment above, and the conclusions reached remain relevant here in that the effects are considered to be congruent to those of a working farm, albeit of greater duration than may reasonably be anticipated of typical rural activities, and to not be of significantly different landscape form to what could be expected on a rural farm.

However, while most people will only experience or notice the change fleetingly, such as driving to visit the Remutaka Forest Park, or Wainuiomata Coast, those living nearby are going to notice the change permanently, and given the duration, effects on them are more likely to be noticed, particularly as rural areas change at a slower pace to urban areas.

Therefore, while the landscape and visual effects on the wider environment are no more than minor, the effects on persons living nearby vary depending on their outlook and proximity to the activity. I will address this more specifically below.

With regards to dust, as outlined in the earthwork's effects assessment above, the cleanfill is anticipated to be stabilised at the completion of site works, and the exposed earth managed such that material does not cause adverse dust effects beyond the boundary of the site. I consider the effects of dust to be able to be controlled to have effects that are less than minor.

With regards to noise, in addition to the noise from the haulage route, there will be some noise associated with the physical dumping and operation of machinery to move the material on-site, including the use of a digger and dumping of material. This has been considered in NDY's acoustic assessment in **Appendix K**. NDY assumed that some noise mitigation of 5 dB would be achieved by dense foliage, which does vary throughout the site.

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The conclusions reached are considered below, however I do note the noise assessment by NDY didn't considered effects on No. 904C/D.

With regards to vibration, this is difficult to determine or assess, however given the separation distances, it's unlikely they'd experience any noticeable vibration, or if they did, given the restrictions on the operating times, it'll likely occur during the day when there are typically less people present at home and not occurring during times where sleep disturbance would be an issue.

919-993 Coast Road

No.'s 919-993 are separated by Coast Road and some distance from the cleanfilliing activities. They are at a higher elevation whereby screening vegetation is present along Coast Road. While not fully screening the activities from view, most of these properties, if not all, have a planted frontage to Coast Road, preventing or minimising views across the site. This also suggests that this view is not of high value to their amenity as it appears that they have not maximised this outlook.

Even if views are present, the cleanfill activities will be seen from a distance, meaning while they will form a small aspect of a much wider canvas and will appear insignificant when compared to the views of the valley and adjacent hills opposite Wainuiomata River. I therefore consider the landscape and visual effects on the persons resident in these properties to be less than minor and these persons not to be adversely affected from landscape and visual effects.

With regards to noise, the assessment by NDY considered the limitations on the hours of operation will mean that at the notional boundary during a 60 minute operation of typical cleanfill equipment (eg. excavator, compactor, dump truck), the day-time noise limits are expected to comply with day-time noise limits.

Again, I note this is predominately a quantitative assessment, however, even if considering the qualitative nature of the audible environment, this would consist of the use of farming equipment and vehicles along Coast Road. I therefore consider the noise effects on the persons resident in these properties to be less than minor and they not to be adversely affected from noise effects.

904C/D Coast Road

Unlike the properties opposite Coast Road, conversely, No.'s 904C/D to the north will experience a more immediate change, due to being within much closer proximity.

Based on a recent site visit, they currently enjoy a view over the site, which provides a degree or sense of outlook and spaciousness, which will be disrupted permanently post cleanfill. Currently the land profile between the properties is relatively flat, however post cleanfill, they will have a more immediate view of a 3m vegetated bund. To mitigate this effect, the applicant has already commenced dense planting near the boundary, which is permitted and will partially screen the activities from view. This will take some time to grow, and wasn't particularly established during a recent site inspection.

In addition, I consider the occupants of No.'s 904C/D to be more greatly affected by the physical works associated with the cleanfill close to the property boundary, such as the

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greater presence of people, vehicle movements, stockpiling, earth movement and associated earthmoving equipment (eg. digger).

While from afar and generally, these types of activities are atypical of a rural farm, the duration is not. Given the close proximity, unlike those from further afar, this will not be seen as a minor element of a wider landscape and any effects visually will be more pronounced and noticeable due to their limited separation distance.

As such, I consider the landscape and visual effects on the persons resident at No. 904C/D to be no more than minor, and they to be affected persons.

In addition, the acoustic assessment from NDY has not considered the effects on these properties. I therefore have no information to consider that they wouldn't be affected persons.

Department of Conservation

The Department of Conservation manages Catchpool Valley, which is popular destination for day walking, tramping, hunting, fly fishing and camping.

Access to Catchpool Valley is directly opposite the access to the cleanfill on Coast Road. It is also noted that the Department of Conservation has a cluster of buildings to the north of the primary access point to Catchpool Valley, presumably used as a rangers residence. Unlike the other properties mentioned above, this residence is located close to Coast Road and not as elevated as others nearby.

The potential effects are limited to conflicts between haulage trucks and recreational users of Catchpool Valley, and on the nearby residence on-site.

With regards to the on-site residence, it is anticipated that persons would less likely be present during the day when haulage vehicles would operate, such that they are unlikely to be adversely affected by noise or other activities resulting from the haulage activities. Cleanfilling activities will not occur at night, Sunday's or public holidays as mentioned above.

With regards to conflicts on the access, this has been addressed in the Traffic Assessment by Ms Harriet Fraser in **Appendix E**, who does not consider that there will be an adverse effect, provided that haulage does not occur during peak use of Catchpool Valley which includes public holidays, long weekends and the period between Christmas and New Years as mentioned above.

With the above measures in place, I consider the adverse effects can be controlled such that the effects on the Department of Conservation as less than minor and they are not an adversely affected person.

Affected Persons Summary

In summary, effects are able to be managed such that the effects on the adjacent properties to the north are no more than minor, and effects on the Department of Conservation, and all other adjacent properties are less than minor.

Step 4: further notification in special circumstances:

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- It is considered that there are no special circumstances specific to this application that would warrant the application to be notified to any persons not already determined to be eligible under section 95E.

Under Section 95B, it is therefore considered that limited notification is only required for the owners and occupants of 904C/D Coast Road, Wainuiomata Coast.

SECTION 4

ASSESSMENT OF ENVIRONMENTAL EFFECTS

4.1 MATTERS TO CONSIDER

The relevant documents and statutory provisions to this application are as follows:

- Section 104 of the Act – Potential or Actual Effects
- National Policy Statements
- Objectives and Policies of the Greater Wellington Regional Policy Statement
- Objectives and Policies of the Operative Hutt City District Plan
- Other matters, and
- Part II of the Resource Management Act.

4.2 SECTION 104 OF THE ACT – ACTUAL OR POTENTIAL EFFECTS

A consent authority must, subject to Part II of the Act, have regard to the actual and potential effects on the environment of allowing the proposed activity. An assessment of the relevant environmental effects associated with this proposal has been carried out in the s95 assessment above. Its conclusions are also relevant under s104 but need not be repeated here. An assessment of any additional actual potential effects on the suitability of the proposal is provided below:

Positive Effects

The meaning of 'effect' as outlined in section 3 of the RMA, includes positive effects and also forms a matter the consent authority must have regard to under section 104(1)(ab) of the RMA. Positive effects are an important consideration in the overall balancing exercise involved in assessing resource consent applications.

The proposed cleanfill will have the following positive effects:

- Reduce cost of land development in Wainuiomata and Lower Hutt and by association, this will lead to more affordable housing as:
    - Haulage of material will be shorter by locating a cleanfill within closer proximity to the development site; and
    - Cost of disposal is cheaper, as class 5 landfill which include cleanfills, represent a lower cost of disposal than a class 1 landfill which takes all types of waste.
- Increase the life of existing class 1 landfills by diverting inert material to a cleanfill. According to the Wellington Regional Waste Assessment 2023, a total of 129,741 tonnes of cleanfill material was deposited in a class 1 landfill in 2020/2021. With affordable and well located alternatives, the amount of cleanfill disposed at class 1 landfills may reduce. The report suggests that of the total waste received at a class 1

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landfill, cleanfill makes the largest portion of waste (20.7%) that could be diverted elsewhere.

- Provide an additional cleanfill operation where there is an identified shortage in the Wellington Region. The Wellington Regional Waste Assessment 2023 recommends the number of cleanfill material and associated tonnages could increase.
- Reduce illegal dumping of material by enabling a consented and managed cleanfill operation in accordance with best environmental practice and control. It was noted in the Wellington Regional Waste Assessment 2023 that there is likely a high degree of unconsented and illegal cleanfilling occurring.

The proposed cleanfill will enable the efficient development of Wainuomata and Lower Hutt by Friday Homes, by providing for a place to dispose of cleanfill material that is unsuitable for residential development, reduce the haulage route such as the other cleanfills listed on the HCC website in the region being Kiwi Point in Ngauranga Gorge, Silverstream Cleanfill Fergusson Drive, Upper Hutt, or Silverstream Landfill, all of which would require haulage over the Wainuiomata Hill, through the Hutt Valley and onto State Highway 2 which would add to overall development costs, leading to more affordable delivery of housing supply.

In addition, the proposal includes additional screen planting, and rehabilitation of the nearby watercourses and wetlands, resulting in a net ecological benefit.

4.3 NATIONAL POLICY STATEMENTS

National Policy Statement for Urban Development 2020

The National Policy Statement for Urban Development (NPS-UD) is considered to be relevant to this application.

Under the NPS-UD, Wellington is listed as a tier 1 urban environment, and the Hutt City Council is listed as a tier 1 local authority, however the site is not an urban environment as it is not zoned, nor intended to be predominately urban in character, however the cleanfill activity does support development of the nearby urban environment of Wainuiomata, and the wider Hutt Valley.

The objectives and policies of most relevance to the proposal are:

Objective 2: *Planning decisions improve housing affordability by supporting competitive land and development markets.*

and

Policy 1: *Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

(a) Have or enable a variety of homes that:
(i) Meet the needs, in terms of type, price, and location, of different households; and
(ii) Enable Māori to express their cultural traditions and norms; and
(b) Have or enable a variety of sites that are suitable for different business sectors in terms of location and the site size; and
(c) Have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and
(d) Support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and

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(e) Support reductions in greenhouse gas emissions; and
(f) Are resilient to the likely current and future effects of climate change.

With consideration to Objective 1 of the NPS-UD, the decision to consent this cleanfill will improve housing affordability, particularly in Wainuiomata, as costs associated with haulage and disposal or material associated with land development and housing will be reduced. See positive effects assessment above for further commentary. These costs are passed on to the purchaser.

In addition, the addition of a cleanfill will provide greater levels of competition between providers, resulting in a more competitive land and development market.

With consideration to Policy 1, the cleanfill activity enables housing within land zoned for urban purposes, particularly in Wainuiomata, to be constructed and meet the needs of the community. In addition, the cleanfill supports competition between waste operators, and provides competition and minimises the consolidation of disposal options supporting a competitive land and development market.

The decision to consent the cleanfill would also aid in reducing greenhouse gas emissions, as haulage from development sites to disposal would be significantly reduced, and waste would be diverted away from landfills increasing the life and operation of existing landfills.

As a higher order planning document, the relevant objectives and policies of the NPS-UD must be taken into consideration.

Overall, it is considered that the proposal is consistent with the NPS-UD, and while not within an urban environment, the cleanfill is necessary to support land development within urban environments and therefore the NPS-UD is considered a relevant matter to have regard to and should be weighted appropriately.

<u>National Policy Statement for Freshwater Management 2020 (amended January 2024)</u>

The National Policy Statement for Freshwater Management (NPS-FM) is considered to be relevant to this application, insofar as the site is within close proximity to the Wainuiomata River, and there are a number of identified wetlands within proximity of the cleanfill.

The objectives and policies of most relevance to the proposal are:

Objective 1: *Ensure that natural and physical resources are managed in a way that prioritises:*

(a) First, the health and well-being of water bodies and freshwater ecosystems
(b) Second, the health needs of people (such as drinking water)
(c) Third, the ability of people and communities to provide for their social, economic and cultural well-being, now and in the future.

and

Policy 1: *Freshwater is managed in a way that gives effect to Te Mana o te Wai.*

Policy 3: *Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.*

Policy 5: *Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved,*

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and the health and well-being of other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.

***Policy 6:** There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.*

***Policy 7:** The loss of river extent and values is avoided to the extent practicable.*

***Policy 9:** The habitats of indigenous freshwater species are protected.*

***Policy 10:** The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.*

***Policy 13:** The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.*

The application of the NPS-FM is more relevant for the resource consent to be lodged with GWRC, however it gives effects to Objective 1 in that effects on the nearby Wainuiomata River can be managed to not cause erosion, sedimentation or release of contaminants that could adversely affected freshwater values, while enabling people and communities to provide for their social, economic and cultural-well-being, now and in the future.

Having regard to Policy 6 of the NPS-FM, the cleanfill has been designed to avoid the loss of any natural inland wetlands, and based on the advice of PDP, shouldn't adversely affect the amount of water being received.

Having regard to Policy 7, the proposal is located outside the banks of the Wainuiomata River, avoiding loss of rivers.

Overall, it is considered that the proposal is consistent with the NPS-FM.

National Policy Statement for Highly Productive Land 2022 (amended August 2024)

The NPS-HPL is considered to be relevant to this application.

Under the NPS-HPL, the land is highly productive land as defined under clause 3.5(7) of the NPS-HPL as it is zoned General Rural, is mapped by Maanaki Whenua as Land Use Capability 3, and is not identified for future urban development, or subject to a Council initiated, or an adopted, notified plan change to rezone it from General Rural to Urban or Rural Lifestyle.

The objectives and policies of most relevance to the proposal are:

***Objective 1:** Highly productive land is protected for use in land-based primary production, both now and for future generations.*

and

***Policy 8:** Highly productive land is protected from inappropriate use and development.*

As outlined in the section 95A assessment above, Lowe Environmental Impact carried out a review of the soils and potential impact on the productive capability of the land from the cleanfilling activities.

It is noted that in the short-medium term, while the cleanfilling activities are being carried out, there will be a temporary loss of productive capability of the land.

However, based on the advice of Lowe Environmental Impact, they are of the opinion that it is feasible to retain, stockpile, and replace the soils on-top of the cleanfill material, and that this would protect the highly productive land such that post cleanfill, it can continue in the long-

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term to be used for land-based primary production consistent with clause 3.9, clause 3.10, Objective 1 and Policy 7 of the NPS-HPL.

Other National Policy Statements

None of the other National Policy Statements are directly relevant to this application. In particular, with relation to the National Policy Statement for Indigenous Biodiversity, it is noted that the site is not mapped as having any significant natural areas or exhibit values described in the District Plan as being of significance to indigenous biodiversity.

4.4 OBJECTIVES AND POLICIES OF THE REGIONAL POLICY STATEMENT

There are no objectives and policies from the Regional Policy Statement (RPS) that are considered to be applicable to this proposal and are not otherwise covered in the policy directives of the District Plan.

With regards to highly productive land:

- Policy 56 seeks to consider as part of an application for resource consent whether the proposal will result in a loss of productive capability. As noted in the assessment above, there will be a temporary short-medium term loss, however in the long term, based on the advice from Lowe Environmental Impact, there should be no loss of productive capability.
- Policy 59 seeks to retain class I and II land for productive purposes, neither of which are applicable to this site which is identified as having a Land Use Capability of 3.

Consideration should also be given to Policy 65 which aims to promote conservation and efficient use of resources, and reduce disposal at landfills. As noted above, the disposal of cleanfill diverts inert waste from landfills, consistent with this policy, and the shorter haulage route would aid in energy efficiency.

In particular, under section 3.3(c) of the RPS, it explicitly states that:

> *Cleanfills are one way to extend the life of landfills by diverting clean inert waste from the landfill waste stream.*

It notes that in 2004 there were 10 municipal landfills in the Wellington region, and in 2007 there were five, with two anticipated to close between 2007 – 2017. While the RPS is somewhat dated, the issue identified being that landfills are a finite and limited resource, is still relevant, and a new cleanfill goes someway to extending the life for existing landfills.

On 19 August 2022, GWRC notified Plan Change 1 (PC1) to the RPS , with further submissions closing 19 December 2022. The purpose of PC1 is to implement the NPS-UD and the NPS-FM. It also incorporates changes to address climate change, indigenous biodiversity and high natural character. As discussed in Section 4.3, the application is considered to align with the directives of the NPS-UD. The other matters addressed in PC1 are not considered to be directly relevant to the application.

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4.5 OBJECTIVES AND POLICIES OF THE OPERATIVE DISTRICT PLAN

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

General Rural Activity Area

Open Space, Character and Amenity Values

Objective: 8B 1.1.1

Policies a – c

In relation to policies a and b, the proposal will not have any detrimental effect on the open character and amenity values of the area.

As noted in the section 95A assessment above, the site will retain its open character, with no buildings, structures or permanent activities proposed. The cleanfill activities will appear as a small and minor activity, with the only evidence of cleanfilling activities being the likely presence of a digger, stockpile of material, and new exposed earth, along with trucks on Coast Road.

These activities will mostly be screened from Coast Road but the exiting planting, and even if it were visible, would appear against the backdrop of the wider site which remains unchanged, and predominately open in character.

At completion of the works, the topsoil will be replaced, and capped with hydroseeding such that it will have a visual appearance similar to that currently, with the exception being it will be raised ground with some depressions for preservation of watercourses and wetlands.

In relation to policy c, the natural wetlands, and tributaries to the Wainuiomata River remain untouched. However, at the margins, their characteristics will change as they will no longer be contained within shallow depressions at a similar or slightly lower elevation than the adjacent paddock; but within more defined depressions with the cleanfill rising either side such that they'll have defined banks more akin to a deeper and more defined watercourse, than is currently present.

I therefore consider the proposal to be consistent with objective 8B 1.1.1 and associated policies a and b, but inconsistent with policy c as the natural character of the wetlands, river and in particular, their margins, is not being preserved but their topographical profile will change. However, I do not consider that change to be inappropriate.

It is also noted that the site exhibits very little, if any intrinsic ecological values, largely due to the ongoing operation of the site as a working farm, and any values present are limited to the bed of the streams and wetlands which are being avoided.

Top Soil and Turf Sustainability

Objective 8B 1.1.4

Policies a and b

The proposed topsoil removal is considered temporary, and will remain stockpiled and stored on-site. As noted in the section 95A assessment above regarding rural productivity, Lowe

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Environmental Impact believe that the productive soil can be retained thereby minimising the loss of soil biology that is irreversible.

The site is not steeply sloping, thus there is limited effect on landslips, and the cleanfill and topsoil stockpile will be managed to minimise and avoid effects of erosion, sedimentation, dust, soil spill on roads. There will however be temporary visual impacts, however this will mostly be screened by the landscape planting already carried out alongside Coast Road, and an increase in vehicle movements, but such that they only represent a fraction of the overall traffic volumes per day on Coast Road.

As noted above, the site is intended to be rehabilitated to ensure its long term sustainability and retain the productive capability of the land. In addition, the watercourses on the site are avoided and it is not anticipated that the activities will cause adverse effects on them.

Details of how the site is being managed, and rehabilitated post cleanfill, are contained within **Appendix F**.

I therefore consider the proposal to be consistent with objective 8B 1.1.4 and associated policies a and b.

Other General Rural Activity Area Objectives and Policies

None of the other objectives or policies in the General Rural Activity Area are considered relevant as the site is not considered a coastal environment, the site does not exhibit steep topography, is not a recreational activity, is not for forestry, is not for prospecting, exploration or mining of minerals, and is not intended to be used for any new buildings or structures.

Earthworks

Natural Character

Objective 14I 1.1

Policies a and b

The site is not considered to have any natural features that contribute significantly to the City's landscape, and the view from Coast Road will predominately be maintained as it will remain predominately open, and expansive without obscuring views of the adjacent East Harbour Regional Park or ridgelines, consistent with this objective.

Having regard to policy a, as mentioned in the landscape effects assessment above, the earthworks have been designed to be sympathetic to the natural topography. While this will alter including the slight obscuring of the terrace, and a more defined depression around the existing watercourses, overall it will remain predominately minimal in nature and the site will still appear predominately flat.

Having regard to policy b, the site does not impact on any significant escarpments, steel hillside areas and is not coastal in nature.

I therefore consider the proposal to be consistent with Objective 14I 1.1 and associated policies a and b.

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Amenity, Cultural and Historical Values

Objective 14I 1.2

Policies a - d

The site is not identified in the District Plan has have any specific visual amenity, cultural, historical or specific natural features or values that would result in a potential inconsistency with this objective.

However, as noted in the section 95A assessment above, the site does exhibit characteristics which have scenic and landscape values which are valued and typical of the rural zoning, including expansive open space used as paddocks on a working farm, terraces leading down towards the Wainuiomata River, and its presence as the foreground of the East Harbour Regional Park when viewed from Coast Road and adjacent properties.

Policy a only deals with amenity effects as they relate to a visual backdrop to the city. I consider this to be primarily concerned with the central valley floor, and not Wainuiomata.

Policy b relates to rehabilitation, which is proposed to be carried out such that there should be no exposed earth visible post cleanfill activities, with the site being restored as a grassed paddock, albeit slightly raised and with more defined banks of the watercourses.

Policy c, relates to historical significance which is not relevant here, and policy d with cultural or spiritual importance of value to mana whenua, again which is not identified as being present.

I therefore consider the proposal to be consistent with Objective 14I 1.2 and associated policies a – d.

Other

None of the other objectives or policies relating to earthworks are considered relevant, as the works are not necessary for the management of any stream or river and are not located within primary or secondary river corridors.

Transport

Objectives 14A 3.4 – 3.5

Policies 14A 4.1 – 4.7

Objectives 14A3.1 – 14A 3.3 relate primarily effects associated with construction or expansion of the transport network and therefore are not relevant.

Objective 14A 3.4 and associated policy 14A 4.2 relate to effects on the safety and efficiency or function of the transport network. As noted in the section 95A assessment above, an assessment has been carried out by Ms Fraser and she has concluded that the effects of 36 truck movements per day are easily able to be accommodated within the existing roading environment, although suggested that haulage be restricted on days when the adjacent Remutaka Forest Park is likely to be busiest. Given the volumes of additional traffic are small against the background levels, and advice of Ms. Fraser, it is not likely to adversely effect the safety or function of the existing transport network.

Objective 14A 3.5 and associated policy 14A 4.6 relates to on-site effects from vehicle movements. To that end, the proposal is designed such that haulage trucks will not conflict with existing activities, can easily manoeuvre on-site and enter and exit in a forward direction.

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Policy 14A 4.4 is not applicable as the proposal is not a noise sensitive activity, and 4.5 is not applicable as the activity is not a high trip generator. Policy 14A 4.2 and 4.7 is only applicable insofar as the proposal is designed to accommodate trucks. It would be inappropriate to provide for other forms of transport such as cycling or walking as this would present a safety hazard.

I therefore consider the proposal to be consistent with objectives 14A 3.4 – 3.5 and associated policies 14A 4.2, 4.6 and 4.7.

Other

No other objectives and policies of the District Plan and relevant or relate to cleanfill activities.

4.6 OTHER MATTERS

- The Wellington Region Waste Management and Minimisation Plan 2023 – 2029 sets out the need to try diverting waste from landfill. The proposal aids in achieving those goals.
- The National Party prior to the 2023 election, announced a plan as part of their Going for Housing Growth Plan to remove Land Use Capability 3 from the NPS-HPL definition of highly productive land. While the changes to the NPS-HPL have not been made prior to this application, it remains likely that this will occur at some point in the future.

There are no other matters or non-statutory documents of particular relevance to the consideration of this application.

4.7 PART II OF THE RESOURCE MANAGEMENT ACT

Section 5: Purpose and Principles of the Resource Management

Section 5 identifies the purposes and principles of the Resource Management Act 1991 and states:

"sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and

(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and

(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment."

For the reasons outlined throughout this report, the proposal is considered to be consistent with the sustainable management purpose of the Act.

Section 6: Matters of National Importance

Section 6 of the Act identifies the matters of national importance which are required to be recognised and provided for when assessing this application. It is considered that there are no relevant Section 6 matters that require consideration as part of this proposal.

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Section 7: Other Matters

Section 7 of the Act identifies the other matters which particular regard must be had in relation to the use, development, and protection of natural and physical resources.

Of these matters: s7(b) the efficient use and development of natural and physical resources, s7(c) the maintenance and enhancement of amenity values, and s7(f) the maintenance and enhancement of the quality of the environment have been duly considered and assessed in Section 4.2 of this report.

Section 8: Treaty of Waitangi

Section 8 of the Resource Management Act requires applications to take into account the principles of the Treaty of Waitangi.

The application site is not identified as having any particular cultural or historic significance. To avoid any disturbance of unrecorded historical or wāhi tapu sites, it is proposed to adhere to an accidental discovery protocol for the duration of the earthworks.

SECTION 5

CONCLUSION

Land use consent is sought for cleanfill activities over a 30 year period. The cleanfill is proposed up to approximately 3.5m in height, on top of an existing working farm paddock, avoiding both wetlands and watercourses.

The cleanfill will only accept class 5 landfill material, being inert and non-contaminated materials. The cleanfilling will be carried out in accordance with all technical guidance issued by WasteMINZ Technical Guidelines for Disposal to Land Rev. 3.1 dated September 2023 and manged to avoid potential adverse effects including landscape and visual, loss of productive land capability, erosion, sedimentation, contamination, land stability, dust, noise and traffic to an acceptable level.

A s95A and 95B assessment has been undertaken with respect to the public realm and potentially affected parties and concluded that the application should be processed on a limited notified basis, with the only affected persons being those resident in the properties directly bordering the site to the north at 904C/D Coast Road, Wainuiomata Coast.

A s104 assessment has also been completed focussing on the potential and actual adverse effects, and mitigation has been offered such as limits to hours and days of operation to avoid noise and perceived nuisance as a result of the haulage route, minimising works over the winter period to minimise risks of erosion during the period of higher rainfall, dense planting on boundaries, and offering operational mitigation as detailed in various management plans forming proffered conditions of consent.

The proposal also includes a number of positive effects, which include enabling more affordable housing in the District, reducing haulage of material on suburban streets, reducing carbon emissions, diverting waste away from other types of landfill, potentially extending their life, and rehabilitation of the adjacent streams and wetlands resulting in a net benefit in terms of ecological and biodiversity values.

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This application finds that the proposal is consistent with the relevant Objectives and Policies of the NPD-UD, namely through enabling housing, the NPS-HPL through no long-term loss of productive land, and the RPS, as well as the Operative District Plan and Part II of the RMA.

On balance, while there will be effects on the neighbours to the north that are no more than minor, these effects are able to be managed to an acceptable level without significantly compromising their amenity or enjoyment of their property, namely through the proposed limits to hours and days of operation and screen planting, noting that for part of the year, no cleanfill activities are anticipated. Notwithstanding, it is our view that the adverse effects are more than counterbalanced by the positive outlined above, and the proposal is generally consistency with all relevant planning policies and objectives.

It is therefore considered that the Council can grant consent to the proposal on a limited-notified basis, subject to the imposition of appropriate conditions.

We request that draft conditions be circulated to us prior to the release of the resource consent decision, and confirm upfront that the consent be placed on voluntary suspend under section 91D of the RMA, while we review and respond with any comments (or confirm we have no comments), in relation to draft conditions.

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RIVER EDGE CONSULTING

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8 July 2022

Kris Gough
Cuttriss Consultants Ltd.
kris@cuttriss.co.nz

Dear Kris,

1044 Coast Rd, Wainuiomata - Flood Modelling

1. Background

As requested, I have carried a flood assessment of proposed filling over portions of a site at 1044 Coast Road, Wainuiomata. The proposed fill platforms are as shown on your drawings 30246 SCH, dated April 2022.

Flood maps prepared by Greater Wellington Regional Council (GWRC) show the site being subject to inundation (https://mapping.gw.govt.nz/GW/Floods/). In the Wainuiomata area, I understand that these maps are based on a GWRC model last revised in 2011 (using 1999 river cross-sections) and on LiDAR dating from 2004[1].

The design flood scenario considered is a 1% AEP[2] event, with a climate change allowance as incorporated in the GWRC model.

2. Model revisions

In 2021, GWRC commissioned a new LiDAR survey of the Wainuiomata river corridor and floodplain, and a new river cross-section survey. The data from those surveys have been made available by GWRC.

I have used this new information to prepare a new and more detailed model of the Wainuiomata river and floodplain. The new model covers the reach from the Leonard Wood Park recorder to the coast (Figure 1, attachments).

The new model uses a 2-dimensional (2-D) representation of the river channel and floodplain, whereas the original GWRC model used only a 1-D representation of the river and floodplain. The software used is the DHI product MIKE 21 FM.

[1] GWRC (2011); *Update of Modelling of Wainuiomata Flood Hazard.* 25 October 2011.
Westlake, S. (2014?); *Dissemination of Flood Hazard Information – Lessons Learnt from Mangaroa and Wainuiomata Rivers.* Water NZ Stormwater Conference

[2] Annual Exceedance Probability. 1% AEP also referred to as a 100-year event

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As the LiDAR survey did not capture river bed levels below the water surface, the 2021 river cross-section survey data have been used to interpolate a model bathymetry along the river centreline. This river bathymetry has been incorporated into the LiDAR topography to provide a single combined river-floodplain model topography.

A fine model resolution has been used: a maximum element size of 9 m^2 for the river channel as well as for the floodplain in the vicinity of the proposed fill and a maximum element size of 25 m^2 for the remainder of the floodplain. In total, the model contains over 1 million elements, with an average size of 12.8 m^2 over the entire model area.

The model hydrology is based on the GWRC model. That incorporated a 20% climate change allowance. The inflow to the new model at its upstream end, at Leonard Wood Park, has been taken from the 2011 GWRC model results at that point. This inflow peaks at 231 m^3/s. Additional inflows are applied for Scholl Creek (about 800 m downstream of Leonard Wood Park) and Catchpool Stream (on the downstream boundary of the 1044 Coast Road property); these peak at 23 m^3/s and 57 m^3/s, respectively.

The downstream boundary condition assumed is a tidal cycle with a 1 m sea level rise assumed[3]. The site of interest is sufficiently far upstream of the coast, however, that the tidal boundary conditions are not critical.

The GWRC model was calibrated to the large flood event in February 2004. The river channel roughness values used in the GWRC model have been applied to the river channel in the new 2-D model, after adjustment in recognition of the fact that channel meandering (a component of channel roughness in traditional 1-D models) is effectively represented by the 2-D schematisation. Floodplain areas were assigned a surface roughness based on visual inspection of aerial photographs. However, a sensitivity test was also carried out in which the model roughness was increased by 10%.

3. Results – existing situation

For the design scenario (1% AEP flood plus climate change), the peak flood levels show only a limited portion of footprint of the proposed fill areas would be inundated in the existing situation (Figure 2). The results for the sensitivity test (with roughness increased by 10%) show a small increase in the predicted flood extent (Figure 3).

The new model predictions have been compared to the earlier GWRC results on the river centreline at two cross-section locations (Figure 4). Cross-section 640 is near the site of the proposed filling while cross-section 580 is the nearest where the alignment of the 2021 cross-sections matches most closely that of the 1999 sections (Figure 4). Figures 5 and 6 show the flood level hydrographs predicted by the new model for those two locations, for the design scenario and the sensitivity test, along with results from the 2011 GWRC model.

Differences with the 2011 model are expected, as there has been over 20 years of the river alignment and cross-sectional changes, in addition to the different modelling approaches. Nonetheless, peak water levels at section 640 for the new model are within 100 mm of the 2011 model, while the new model appears more conservative at section 580.

[3] Based on information in https://environment.govt.nz/assets/Publications/Files/coastal-hazards-guide-final.pdf, a sea level rise of 1.06 m could be expected under climate change scenario RCP8.5 to 2120, for example.

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The new model results have next had a 600 mm freeboard applied, the same amount that GWRC applied to its model results at the time. Figure 7 shows a comparison of the new model results with freeboard and the published 1% AEP floodmaps available online. Again, the new model results appear reasonably consistent with the GWRC published maps. This gives further confidence that the new model can be used for assessing the impact of the proposed filling.

4. Results – proposed fill

The new model has also been run with 2 m of fill placed over the footprints identified. This would effectively make the fill platforms flood-free.

Figure 8 shows the predicted impact on peak flood depths of the proposed filling. Significant effects are confined to an area next to the northern fill platform, within the property boundary. Outside the property, the predicted impacts are negligible (less than 1 - 2 mm).

For the sensitivity test (i.e., where the existing and proposed cases are both run with the surface and river roughness increased by 10%), significant impacts are again confined to the property at 1044 Coast Road (Figure 9). The predicted increase in depth over the property to the north is no more than 5 mm, again a trivial amount and, as seen in Figure 3, that is in an area already subject to significant flood depths.

I conclude therefore that the effect of the proposed filling on the flood hazard posed by Wainuiomata River to the neighbouring properties would be negligible.

Yours sincerely,



Philip Wallace
Director
RIVER EDGE CONSULTING LIMITED

Attachments: Figures 1-9

Cc: Mike Friday
Friday Homes

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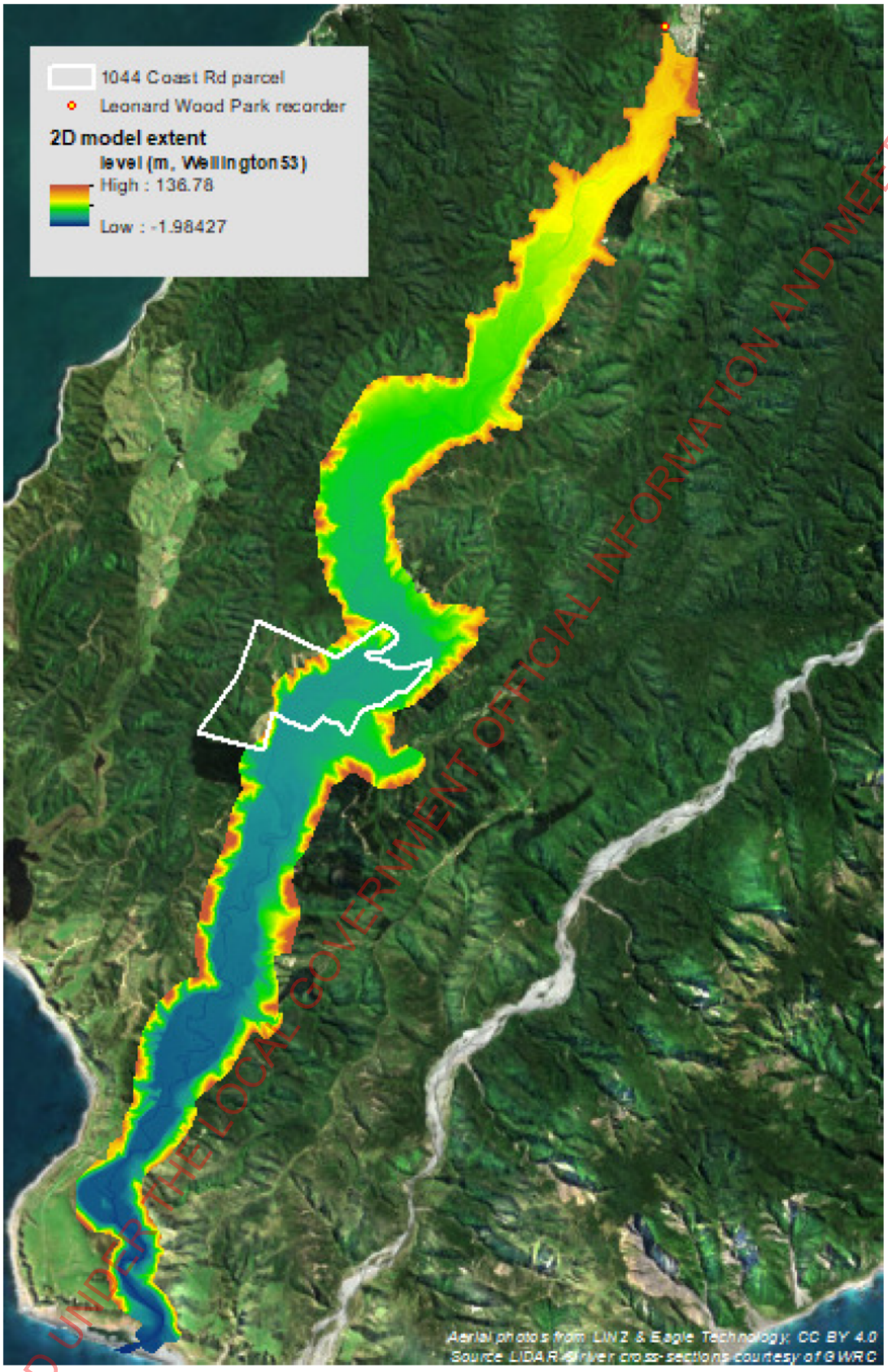


Figure 1 *Extent of refined model*

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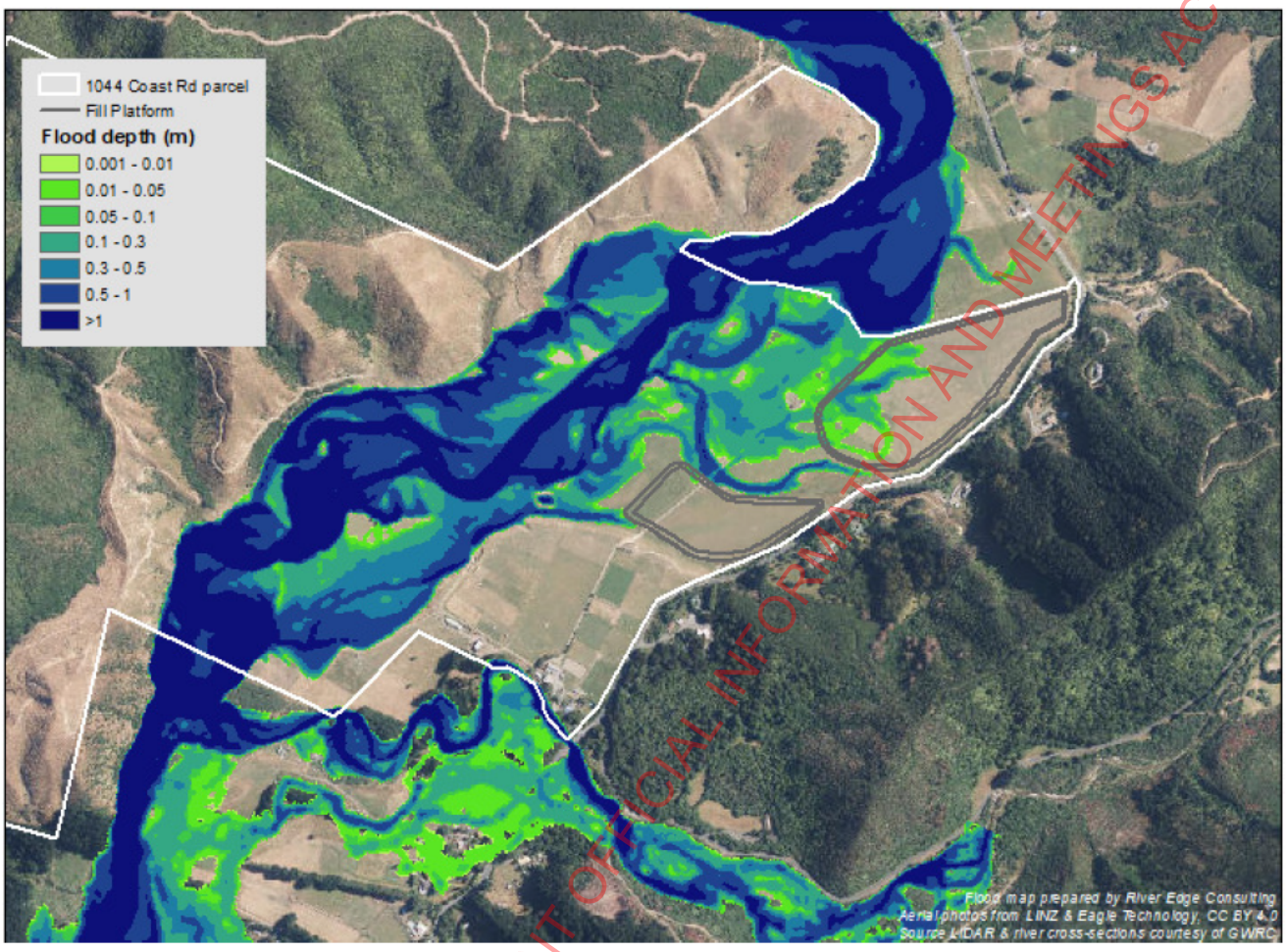


Figure 2 *Site location and predicted peak 1% AEP flood depths (with climate change)*

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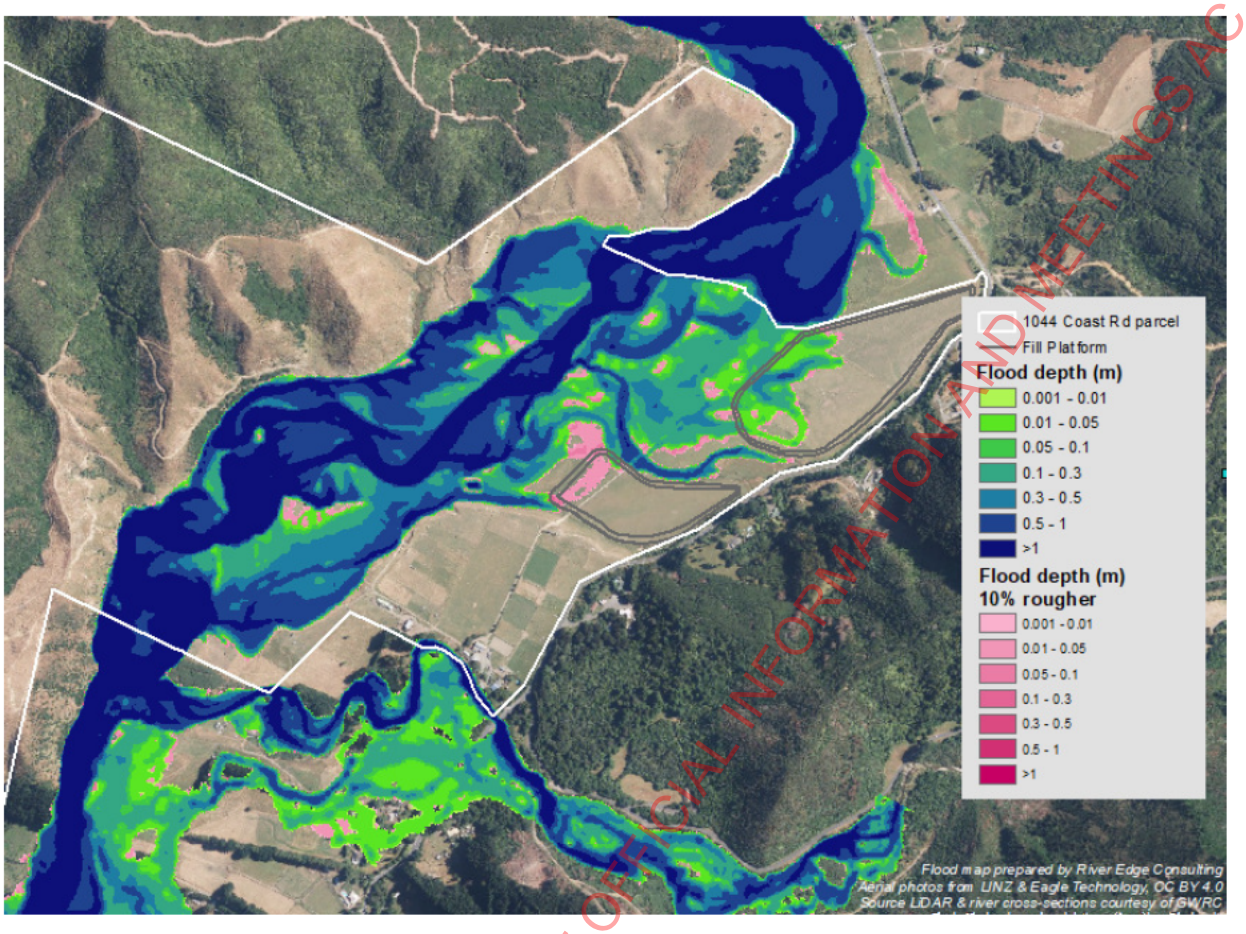


Figure 3 *Model predictions – new model and sensitivity test (10% rougher surface)*

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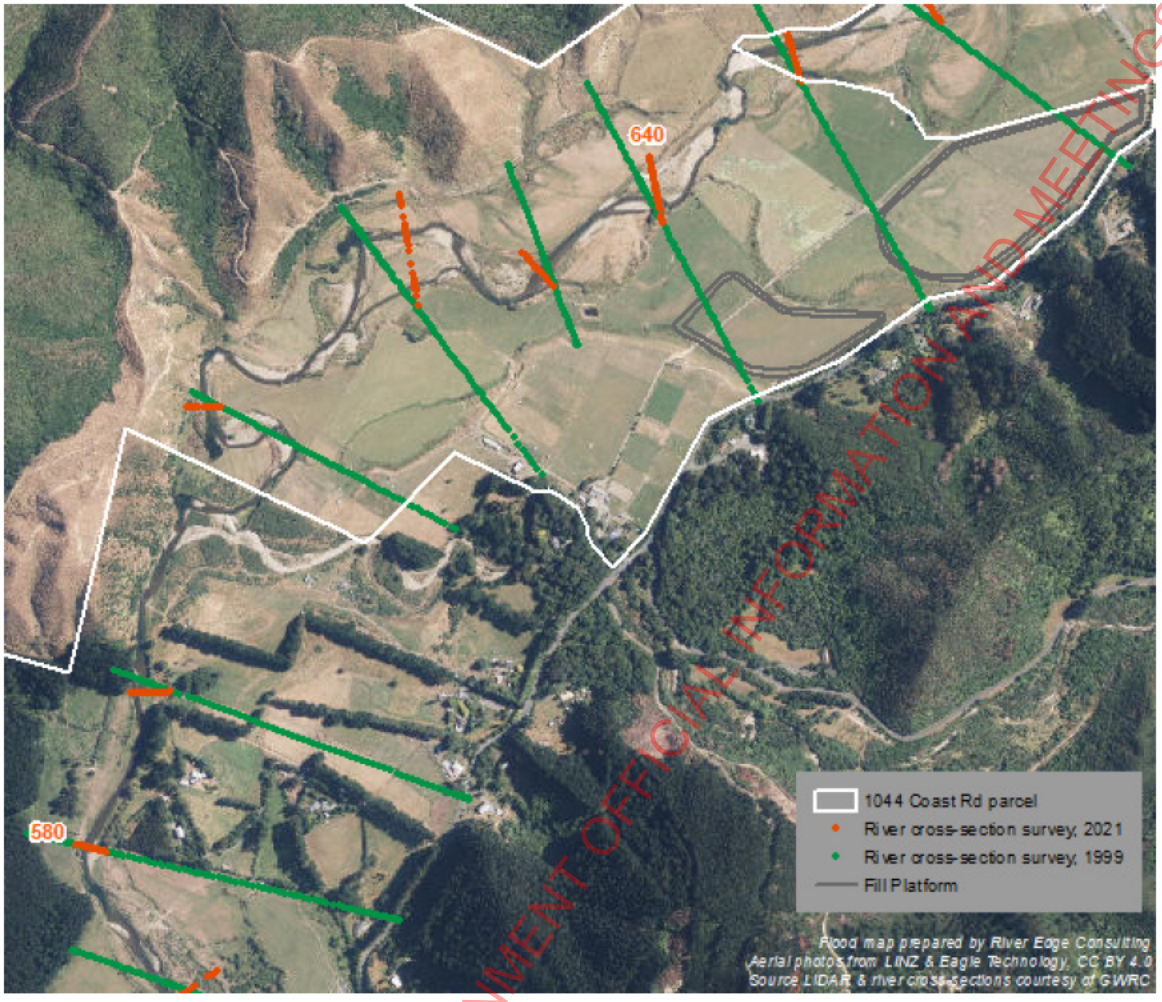


Figure 4 *Cross-section locations in vicinity of 1044 Coast Road*

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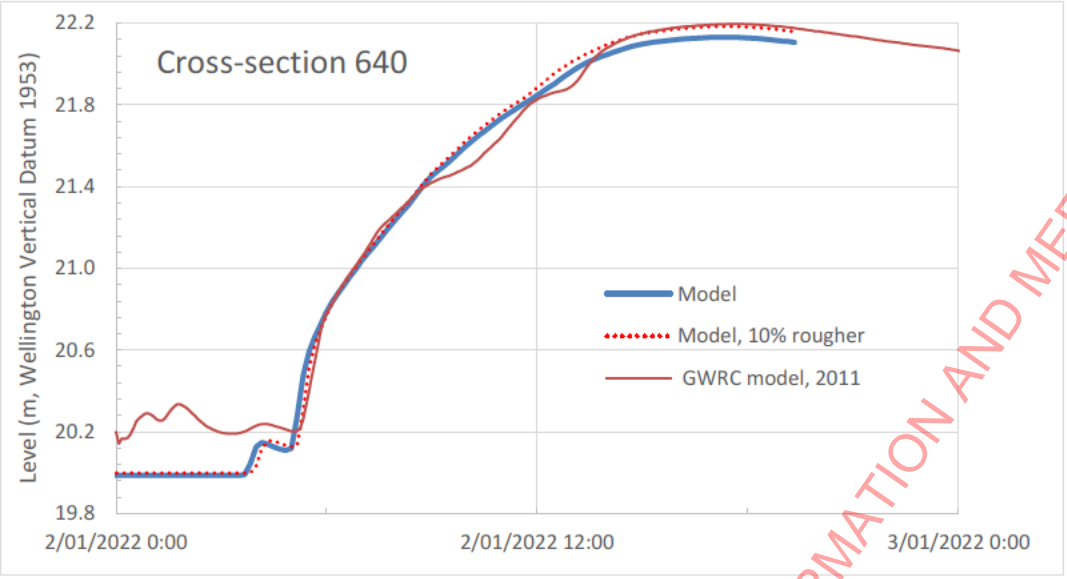


Figure 5 *River centreline level at cross-section 640 – new model (base and 10% rougher sensitivity test) and GWRC 2011 model*

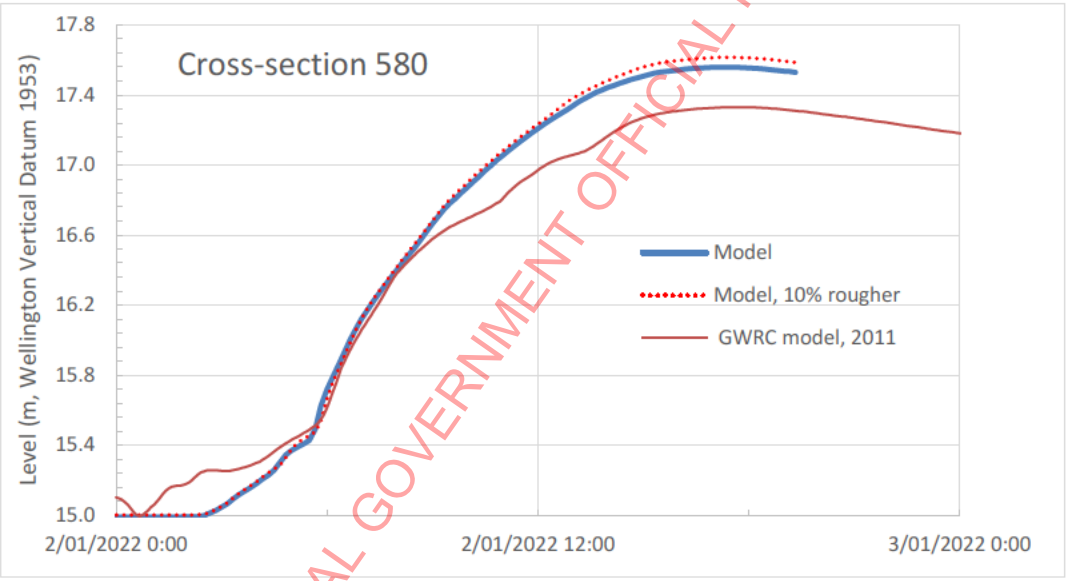


Figure 6 *River centreline level at cross-section 580 – new model (base and 10% rougher sensitivity test) and GWRC 2011 model*

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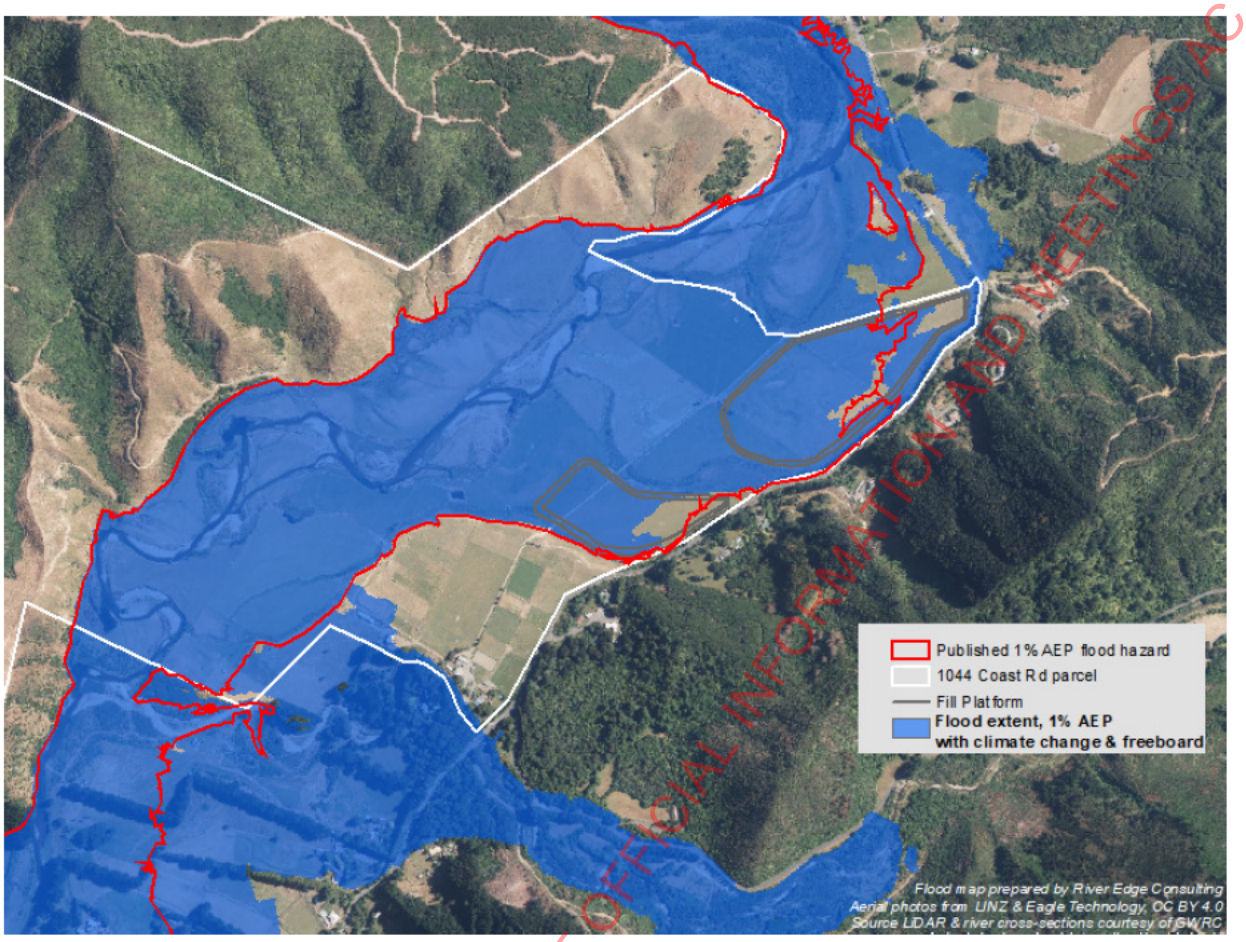


Figure 7 *1% AEP flood, with climate change and with freeboard: new model predictions and published hazard map based on 2011 GWRC model*

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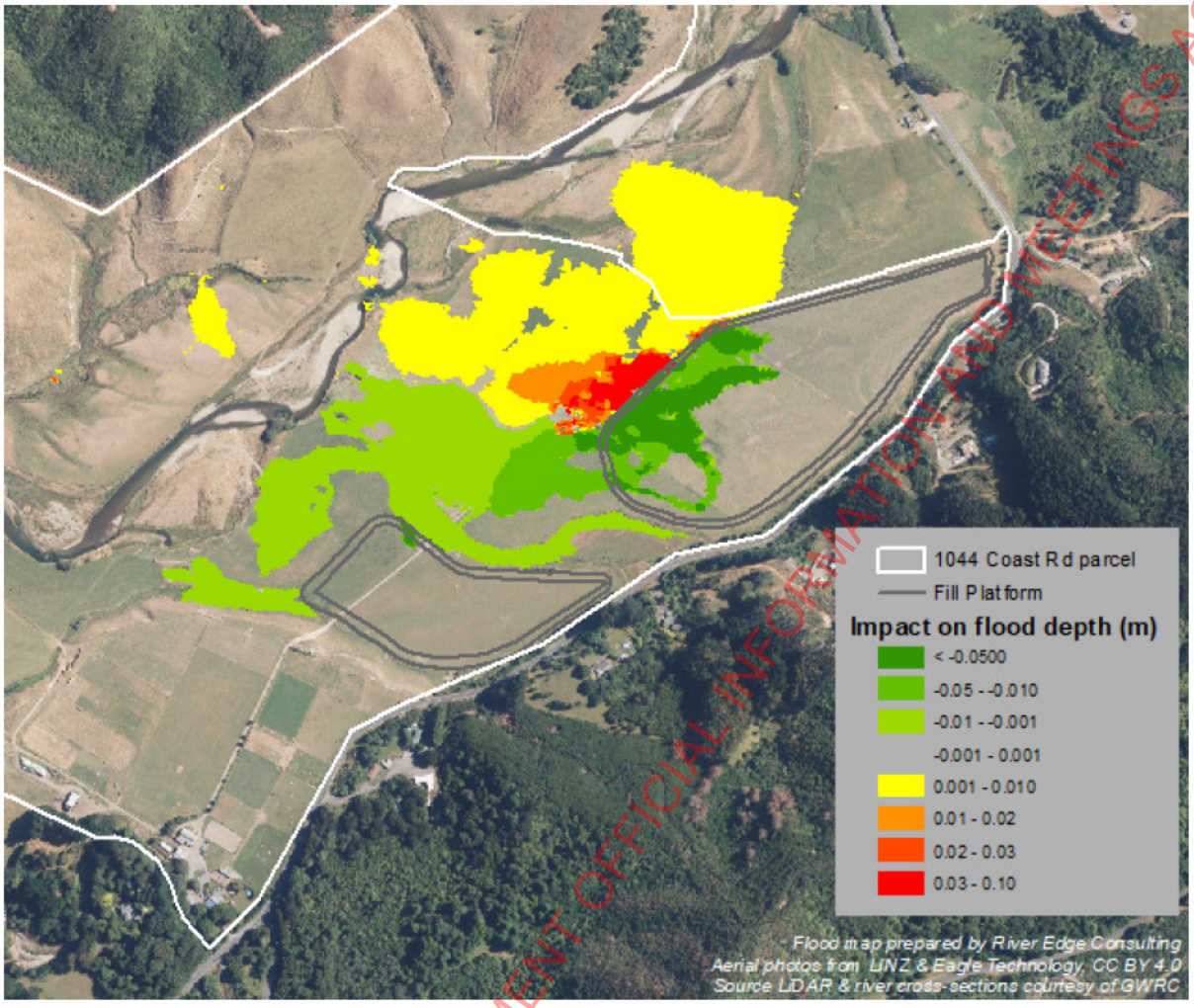


Figure 8 *Predicted impact of proposed fill platforms on 1% AEP flood levels*

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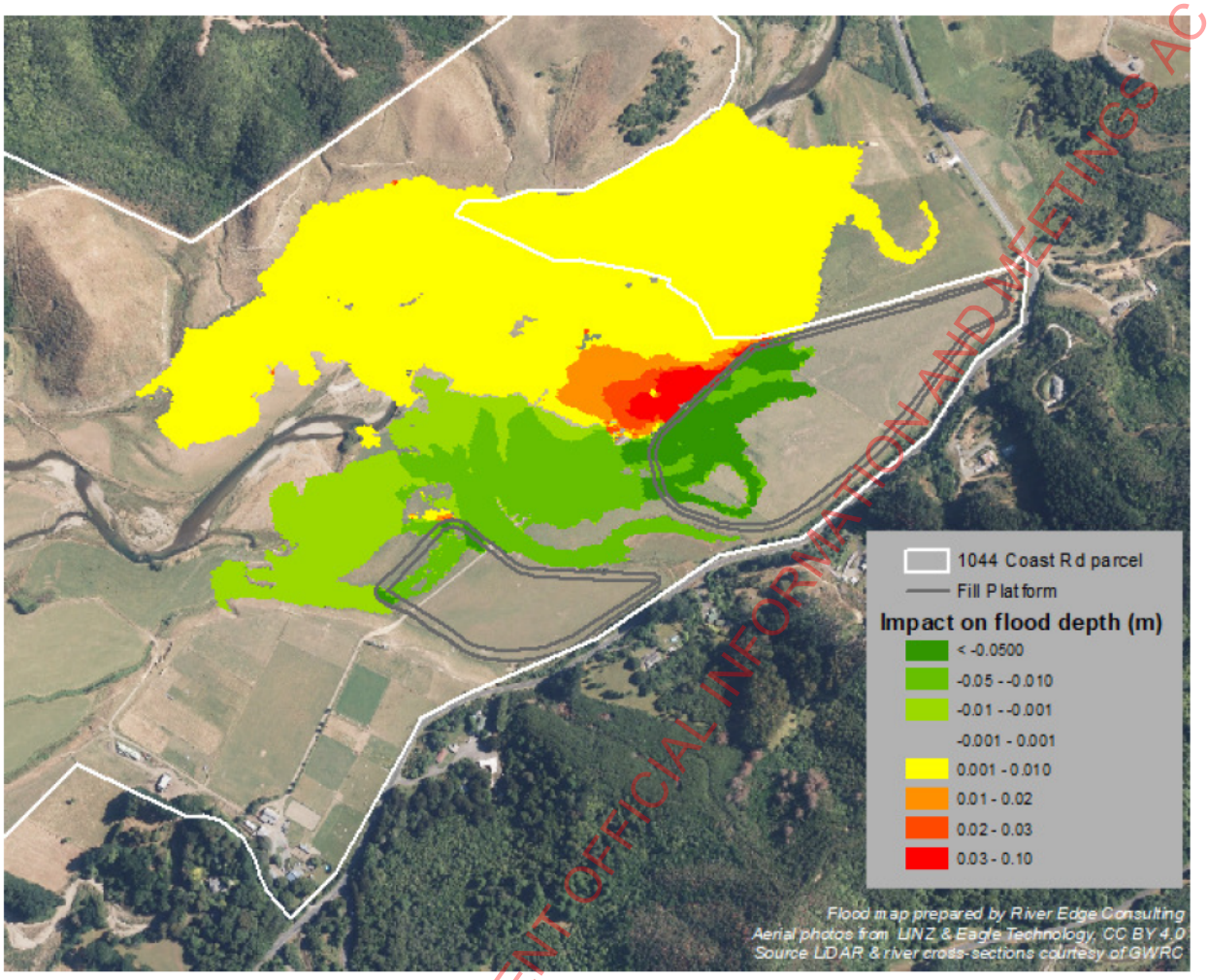


Figure 9 *Predicted impact of proposed fill platforms on 1% AEP flood levels (sensitivity test, 10% rougher surface)*

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Landonline

Toitu te Land whenua Information New Zealand

Title Plan - DP 551868

Survey Number	DP 551868
Surveyor Reference	19-1328 Coast Rd
Surveyor	Ryan Neville Patterson
Survey Firm	Survey Insight Limited (Petone)
Surveyor Declaration	I Ryan Neville Patterson, being a licensed cadastral surveyor, certify that: (a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and (b)the survey was undertaken by me or under my personal direction. Declared on 05 Nov 2020 09:07 AM

Survey Details

Dataset Description	LOTS 1-6 BEING SUBDIVISION OF LOT 2 DP 380969		
Status	Deposited		
Land District	Wellington	**Survey Class**	Class A
Submitted Date	05/11/2020	**Survey Approval Date**	05/11/2020
		Deposit Date	12/10/2020

Territorial Authorities

Hutt City

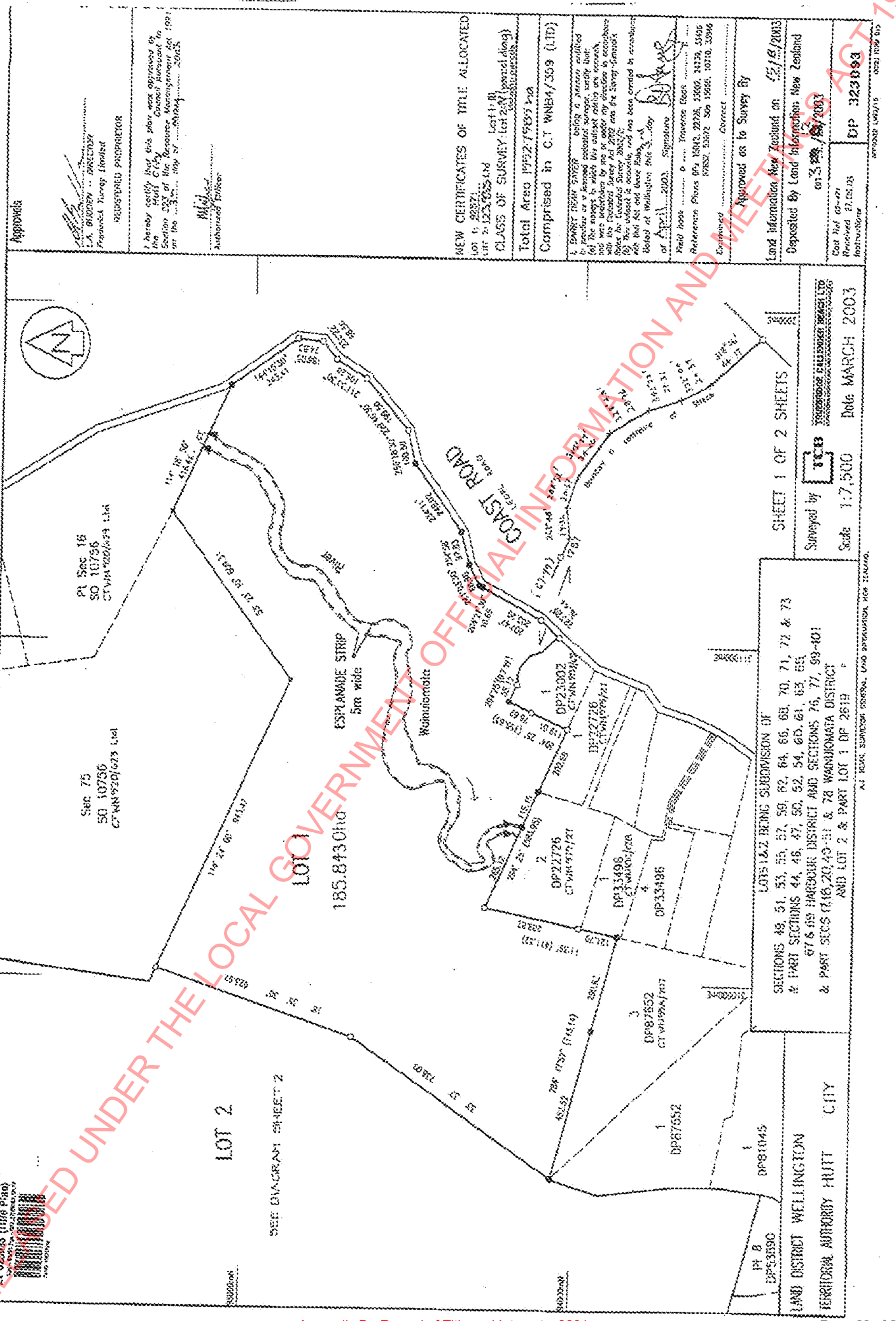
Comprised In

RT 324081

Created Parcels

Parcels	Parcel Intent	Area	RT Reference
Lot 1 Deposited Plan 551868	Fee Simple Title	2.4014 Ha	954737
Lot 2 Deposited Plan 551868	Fee Simple Title	2.5137 Ha	954738
Lot 3 Deposited Plan 551868	Fee Simple Title	4.8875 Ha	954739
Lot 4 Deposited Plan 551868	Fee Simple Title	2.8508 Ha	954740
	Road	0.1251 Ha	
Lot 5 Deposited Plan 551868	Fee Simple Title	170.8411 Ha	954741
Area A Deposited Plan 551868	Easement		
Area B Deposited Plan 551868	Easement		
Esplanade Strip D Deposited Plan 551868	Esplanade Strip		
Esplanade Strip C Deposited Plan 551868	Esplanade Strip		
Esplanade Strip E Deposited Plan 551868	Esplanade Strip		
Esplanade Strip F Deposited Plan 551868	Esplanade Strip		
Esplanade Strip G Deposited Plan 551868	Esplanade Strip		
Esplanade Strip H Deposited Plan 551868	Esplanade Strip		
Esplanade Strip I Deposited Plan 551868	Esplanade Strip		
Esplanade Strip J Deposited Plan 551868	Esplanade Strip		
Total Area		183.6196 Ha	

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Schedule / Memorandum

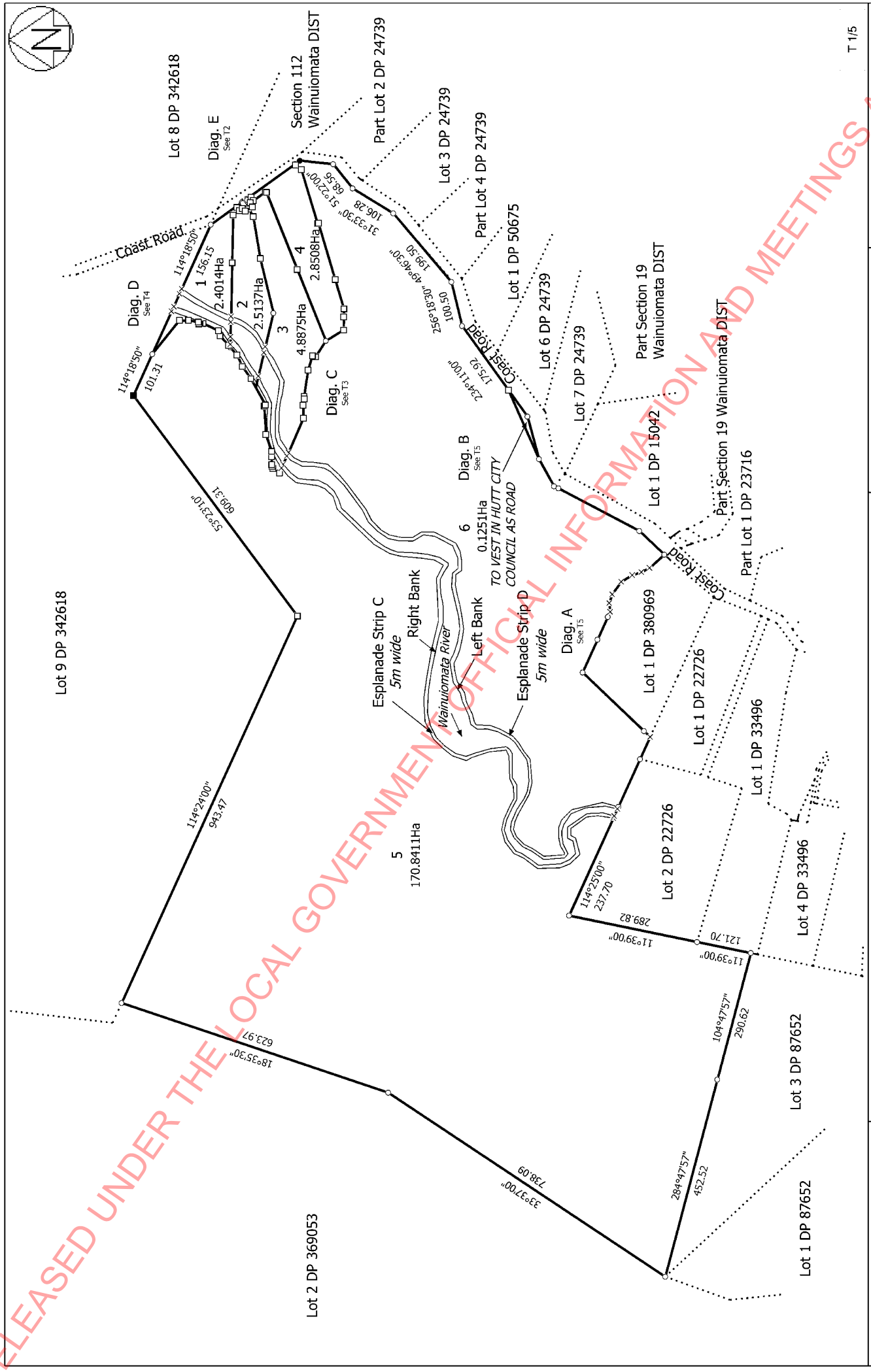
PO Box 33408
Wellington mail centre
LOWER HUTT 5045
Phone: (04) 568 4221
enquiries@surveyinsight.co.nz

Survey Insight Ltd

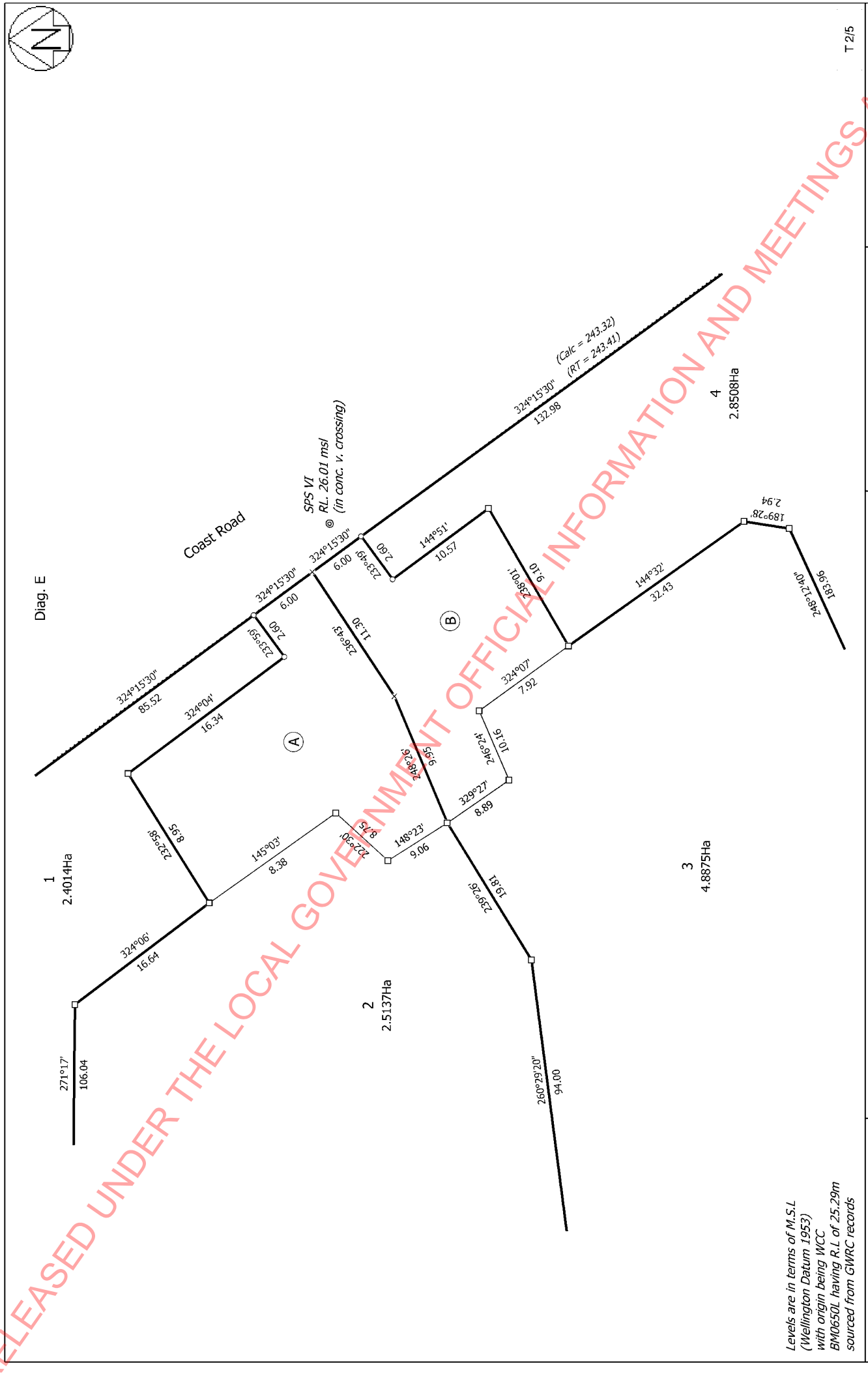
LT 551868
Land District Wellington
Reference 19-1328 Coast Rd

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERV. TENEMENT (Burdened Land)	DOM. TENEMENT (Benefited Land)
Right of way, Right to convey electricity, Right to convey telecommunications, Right to drain stormwater	A	LOT 2	LOTS 1, 3 & 4
	B	LOT 3	LOTS 1, 2 & 4

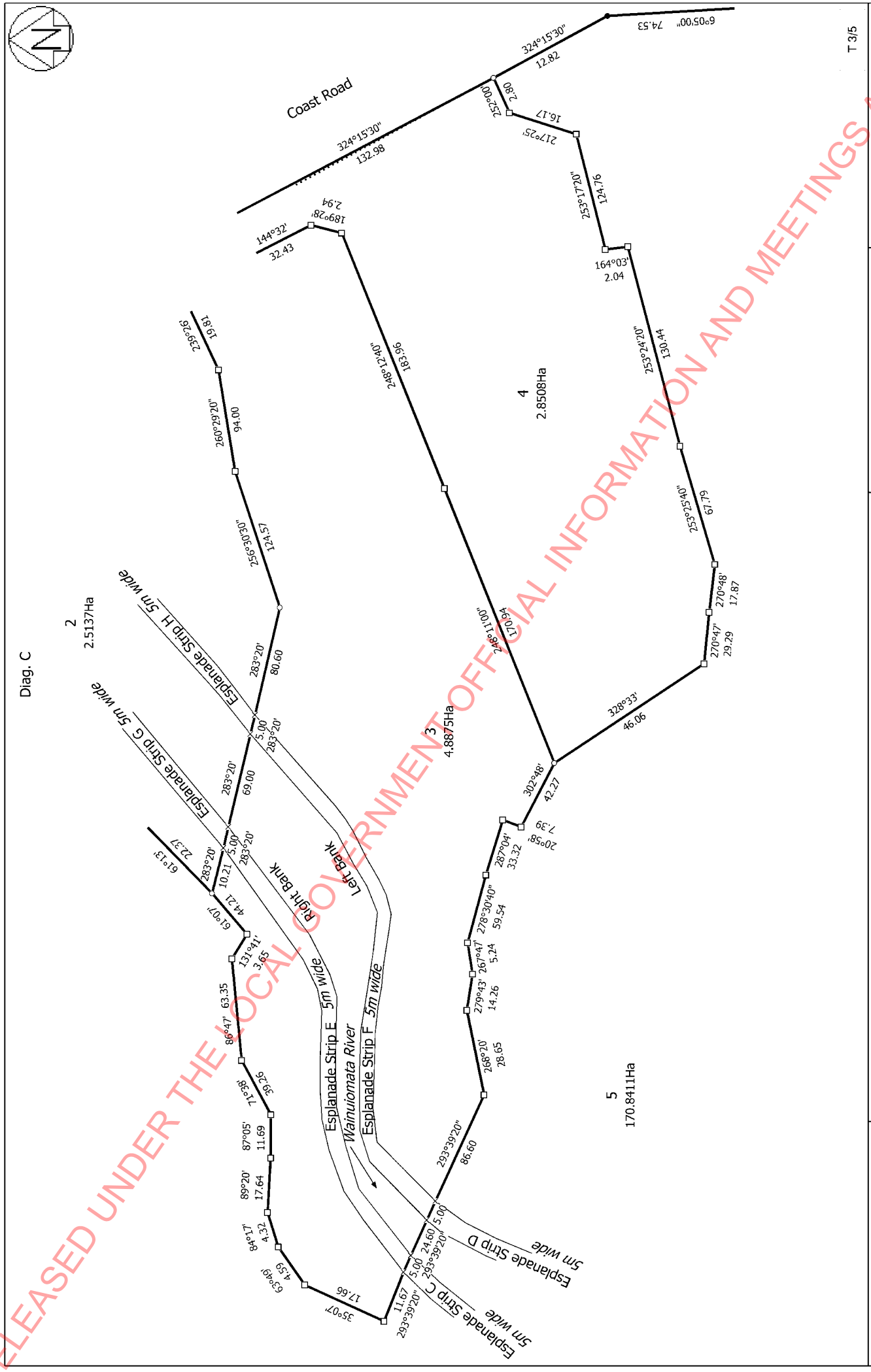
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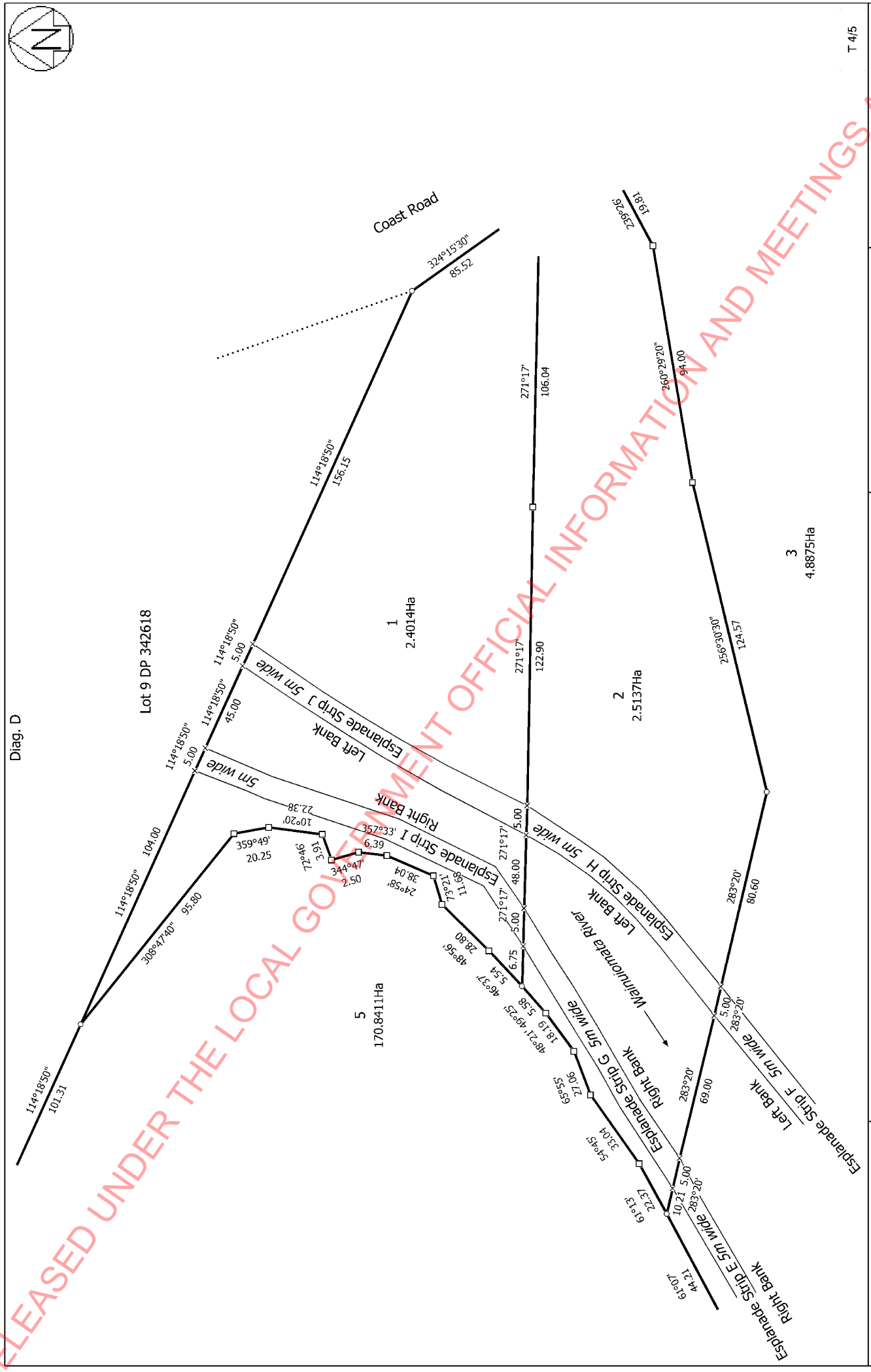
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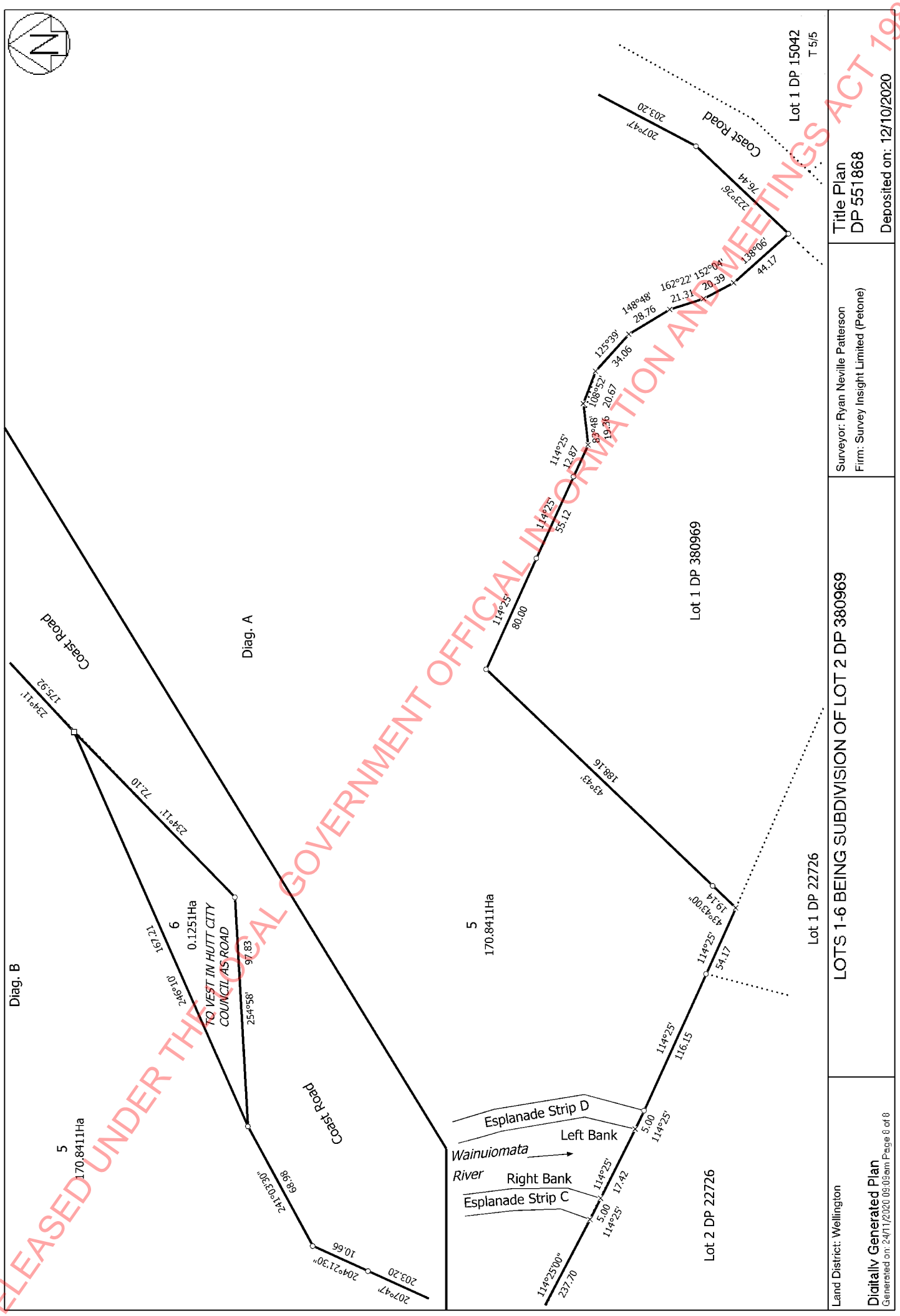
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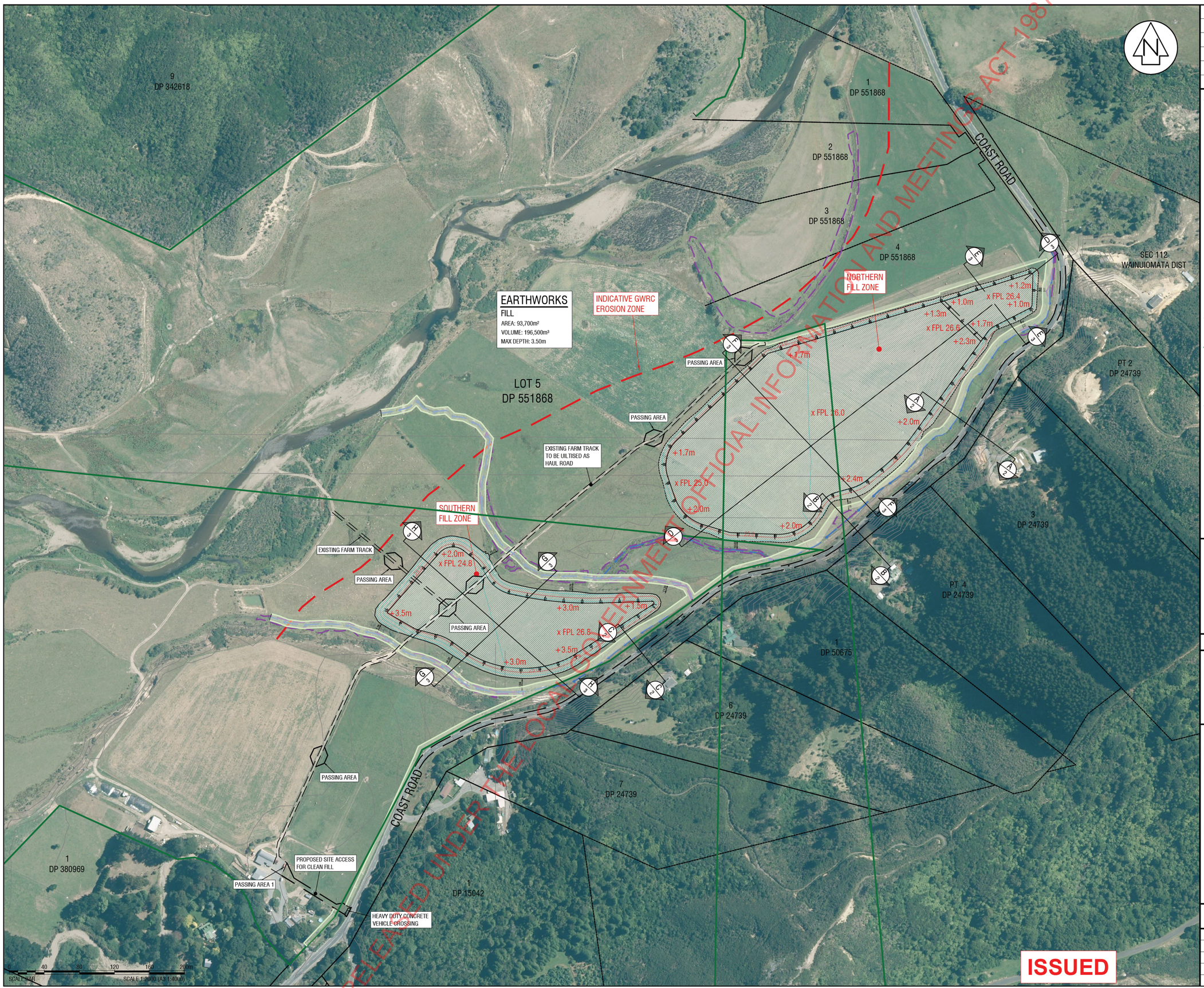
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REVISION DETAILS	NAME	DATE

NOTES:

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2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WELLINGTON CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: STATIC OBSERVATIONS FROM WELLINGTON AIRPORT [WGTN], SOURCED FROM NZVD2016 CONVERSION OCTOBER 2022
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.
6. CONTOURS ARE SHOWN AT 1.0m INTERVALS
7. SURVEYED BY: RYAN MCNIE , 12 OCTOBER 2023. INSTRUMENT USED: TRIMBLE GPS R10 & DJI MATRICE 300 RTK.
8. WETLAND AREAS SHOWN FROM RMA ECOLOGYS PRELIMIANRY RESULTS OF ECOLOGICAL ASSESSMENT DATED 22/11/2023.

LEGEND

- FENCE / GATE
- BOUNDARY
- TOP OF BANK / BOTTOM OF BANK / EXISTING CONTOUR (1m) / DESIGN CONTOUR MAJOR (5m) / DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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PROJECT
PROPOSED SUBDIVISION
LOT 5 DP 551868
1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

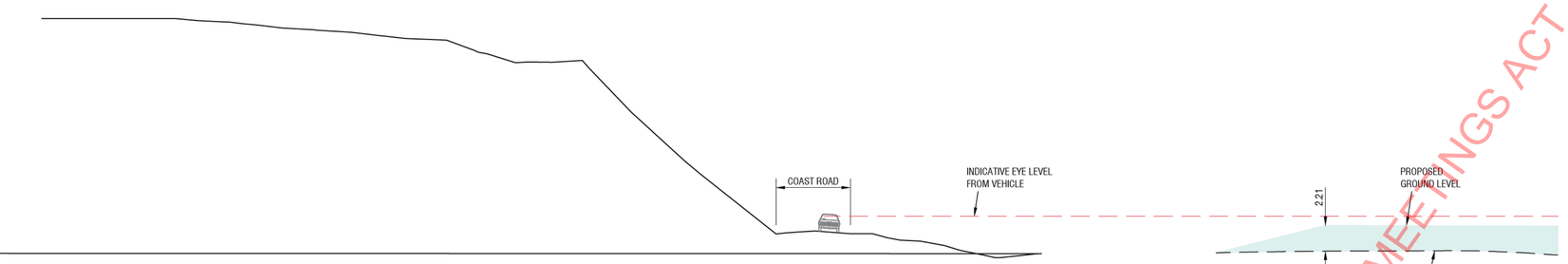
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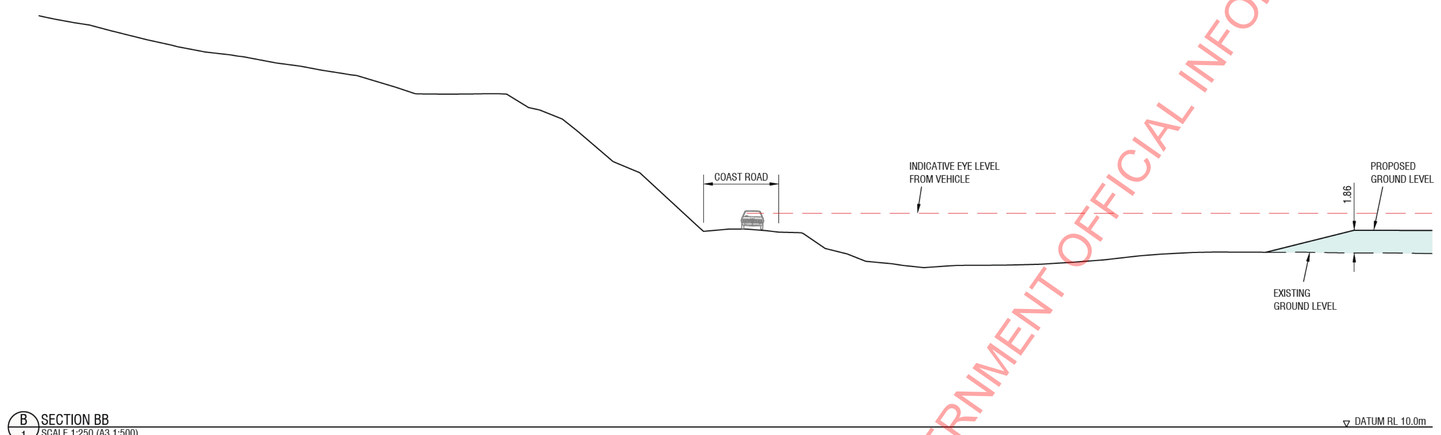
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DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER
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SHEET 1 OF 3 SHEETS
REVISION -

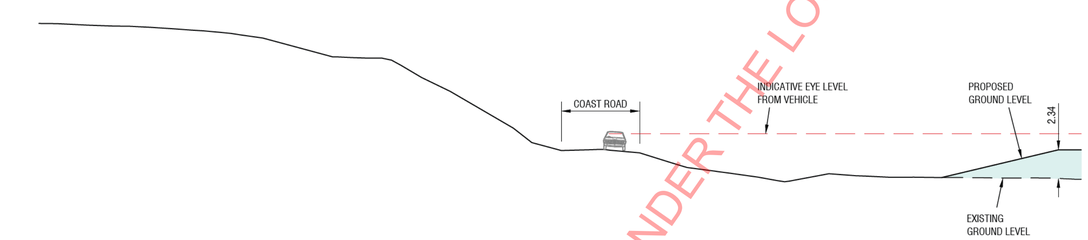
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B 1 SECTION BB
SCALE 1:250 (A3 1:500)



C 1 SECTION CC
SCALE 1:250 (A3 1:500)

0 5 10 15 20 25m
SCALE BAR SCALE 1:250 (A3 1:500)

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LEGEND

- FENCE
- GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
- DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

EARTHWORKS SECTIONS

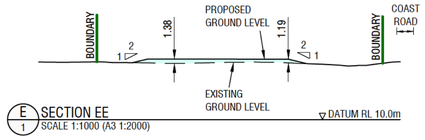
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DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

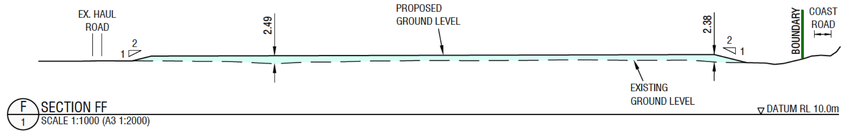
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SHEET 2 OF 3 SHEETS
REVISION -



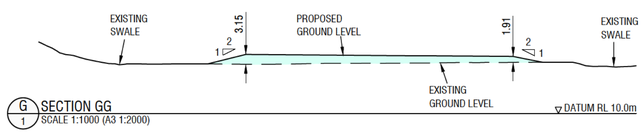
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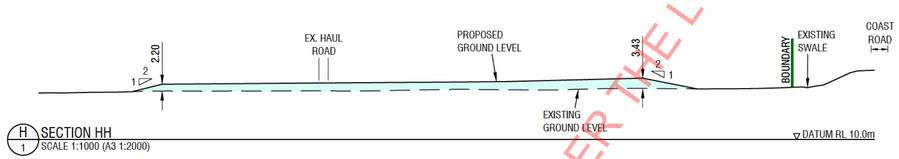
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H 1 SECTION HH
SCALE 1:1000 (A3 1:2000)

0 20 40 60 80 100m
SCALE BAR SCALE 1:1000 (A3 1:2000)

LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016 (NZVD 2016)

ISSUED

REVISION DETAILS	NAME	DATE

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LOT 5 DP 551868
1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

EARTHWORKS SECTIONS

SCALE
A1 - 1:1000

REDUCED SCALE
A3 - (A3 1:2000)

	NAME	DATE
FIELDWORK	RM	10/23
DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER
30246 SCH

SHEET 3 OF 3 SHEETS

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INSET B

LOT 5
DP 551868

5.00

11.15

10.00

12.00

COAST ROAD

HAUL ROAD TO FILL AREA (METALLED)

LOT 5
DP 551868

PASSING AREA 1 (METALLED)

5.00

PROPOSED SITE ACCESS FOR CLEAN FILL (METALLED)

HEAVY DUTY CONCRETE VEHICLE CROSSING

181.00

A

11.15

10.00

A

INDICATIVE VEGETATION CLEARANCE FOR SIGHTLINES

SEE INSET B

6.35

SEC 111
SO 32858

1
30969

COAST ROAD

181.00

181.00

N

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DRAFT

0 10 20 30 40 50m
SCALE BAR SCALE 1:500 (A3 1:1000)

LOT 5
DP 551868

SITE BOUNDARY

EDGE OF SEAL

COAST
ROAD

ROAD CENTRELINE

A
-
SECTION AA
SCALE 1:250 (A3 1:500)

DATUM RL 28.0m

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6. TRACK SHOWN FOR SIGHTLINES IS AN 8.3m DUAL AXLE TRUCK.

LEGEND

FENCE
GATE
EXISTING SITE BOUNDARY
TOP OF BANK
BOTTOM OF BANK
INDICATIVE SIGHTLINE

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PROJECT

PROPOSED SUBDIVISION
LOT 5 DP 551868, 1044 COAST ROAD, WAINUIOMATA - EARTHWORKS CONSENT
ENTRY SIGHTLINES

CLIENT

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SCALE	A1 1:500	REDUCED SCALE A3 - 1:1000

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DRAWN	KML	11/13
CHECKED	KDG	11/13

DRAWING NUMBER 30246 SK03

SHEET 1 OF 1 SHEETS

REVISION -

RMA ECOLOGY LTD

1044 Coast Road, Wainuiomata

Ecological Effects Assessment

Report prepared for

DMAC Homes Ltd

Prepared by

RMA Ecology Ltd

Report number and date

Job 2208

November 2024

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BETTER ECOLOGICAL OUTCOMES

Prepared for:

DMAC Homes Ltd

c/ Cuttriss Consultants Limited

Level 2 Cuttriss House

191 High Street

Lower Hutt

Prepared by:	Emily Roper Senior Ecologist
Reviewed and Authorised by:	Graham Ussher Principal Ecologist

Project No. 2208

Version date: November 2024

Version status: Final

Citation:

RMA Ecology Ltd. November 2024. 1044 Coast Road, Wainuiomata: Ecological Effects Assessment. Report prepared for DMAC Homes Limited. 43 pages + Appendices.

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1.0 Introduction

1.1 Background

This report provides an assessment of the ecological values of part of the property at 1044 Coast Road, Wainuiomata, legal description Lot 5 DP 551868, hereafter 'the site' (**Figure 1**), and an assessment of the ecological effects of a proposal to development the site as a cleanfill facility.

DMAC Homes Ltd proposes to apply for consent to subdivide the site and to use some of the subdivided lots for a cleanfill development. This report identifies the ecological values present in the site, and discusses the design process following the identification of any constraints that these ecological values may impose on the development. The report identifies potential adverse ecological effects, and makes recommendations to address these effects to ensure the overall level of ecological effect is less than minor. **Figure 2** illustrates the development proposal.

1.2 Purpose and scope

DMAC Homes Ltd has engaged RMA Ecology Ltd to undertake an assessment of the values of the site in terms of aquatic and terrestrial ecology to inform the design of a proposed cleanfill development[1].

The approach incudes survey of freshwater and terrestrial values and provides the following:

- Review of databases to identify the likelihood of species of conservation significance being present, with an emphasis on native freshwater fish, lizards, birds, bats, and plants.
- Walkover survey to identify or validate the presence of native vegetation, especially areas that meet the criteria for wetland under the National Policy Statement for Freshwater Management (NPS-FM).
- Walkover and wetland-specific assessments to:
    - Determine wetland values and map the boundaries of wetlands.
- Walkover and stream-specific sampling to:
    - Determine stream categories, assessing streams against the Greater Wellington Natural Resource Plan criteria; and
    - Map the boundaries of stream types (river, ephemeral watercourse, highly modified river or stream, drain).

This report contains the following:

- An overview of the methods used to assess the ecological values of area potentially affected by the development and a description of ecological values within the development footprint; and
- An assessment of effects on the ecological values of the proposed development, and proposals for the management of these effects following application of the effects management hierarchy.

The report has been prepared with regard to the ecological provisions of the Resource Management Act 1991 (RMA), the Greater Wellington Natural Resource Plan (GWNRP), the National Policy Statement for Freshwater Management 2020 (NPS-FM), the National Environmental Standards for Freshwater 2020 (NES-F), and the National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB).

[1] This report has been prepared in accordance with our letter of engagement with DMAC Homes Ltd, dated 23 September 2023.

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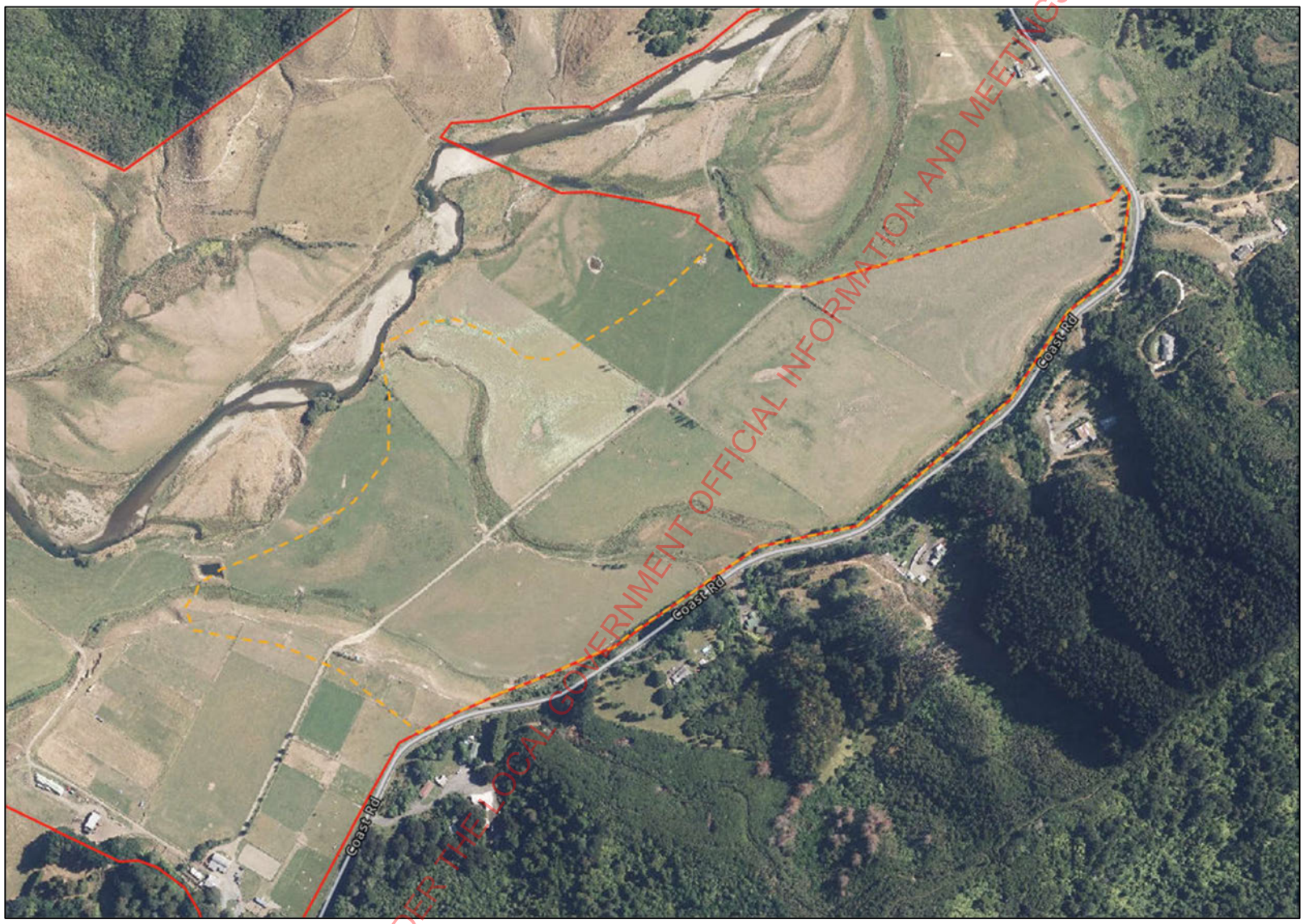


Figure 1. Location of the site at 1044 Coast Road, Lot 5 DP 551868 – dashed orange line. The red line marks the boundary of the whole property.

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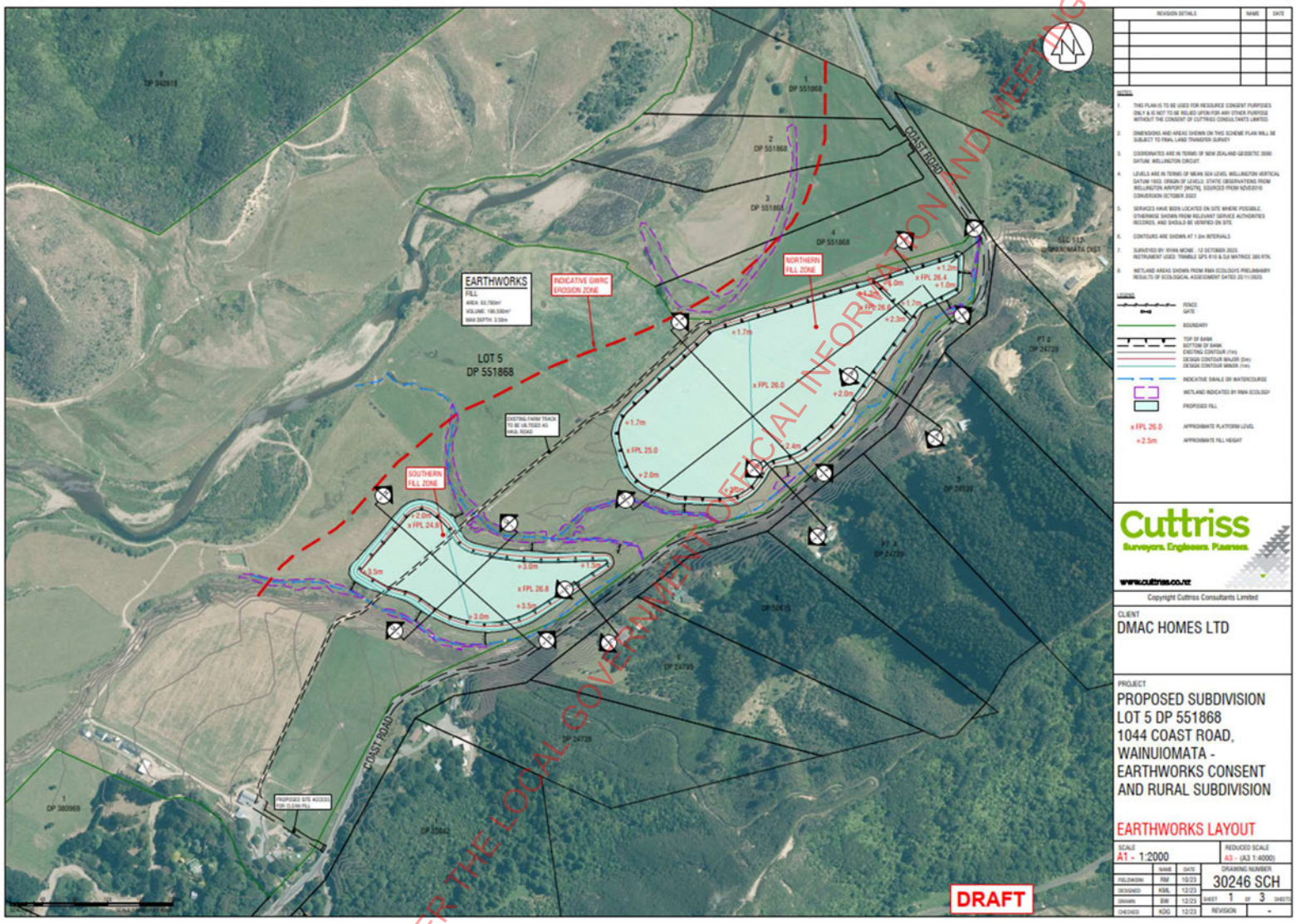


Figure 2. Footprint of the proposed cleanfill areas (light blue polygons), showing the wetlands (dashed purple lines) and streams (dashed blue lines). The property boundary is shown with a green line.

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2.0 Methods

Desktop analyses and site visits were undertaken to assess the ecological values of aquatic and terrestrial areas within and surrounding the development footprint. This section describes the methods used for desktop and field investigations.

2.1 Desktop assessment

A desktop assessment of the development footprint and surrounding area was undertaken to identify areas of the site that had potential for supporting ecological values. The following databases and documents were reviewed:

- Land Environments New Zealand (LENZ) and the Threatened Environment Classification (TEC)
- Historic aerial photographs (Retrolens)
- Greater Wellington Natural Resources Plan – Web Map Viewer
- NIWA New Zealand Freshwater Fish database
- Department of Conservation National Amphibian and Reptile Database
- Department of Conservation bat records database

The GWNRP maps were reviewed to identify existing vegetation and streams present on the site, and to establish an understanding of these features' ecological status. Streams, wetlands, and terrestrial vegetation identified from the maps were then surveyed and assessed on site.

Data from national fauna databases were analysed to assess the likelihood of native fauna being present onsite, or nearby, and their threat status was checked against the relevant national threatened species classification lists (Hitchmough *et al.* 2021, Robertson *et al.* 2021, and Dunn *et al.* 2017).

2.2 Field assessment

Site visits were undertaken on 9 November 2023 and 9 February 2024 to assess the ecological values present within the site. A survey of all wetlands and watercourses on the site was undertaken, as were assessments of fauna at the site, including birds, bats, and lizards. Areas on neighbouring property were assessed from the property boundary as far as possible, as access was not available for a full survey. Wetlands, watercourses, and any areas of terrestrial fauna habitat recorded were mapped using hand held GPS (accurate to +/ - 4 m). Methods for assessing the ecological features present are described in the following sections, and full details of methods used can be found in **Appendix A**.

2.3 Streams

All waterways and flow paths were assessed against the Resource Management Act (RMA) definition for a 'river' and against the GWNRP definitions for a 'highly modified river or stream', an 'ephemeral watercourse', and a 'drain'.

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Under the RMA a **river** is defined as:

> *"a continually or intermittently flowing body of fresh water; and includes a stream and modified watercourse; but does not include any artificial watercourse (including an irrigation canal, water supply race, canal for the supply of water for electricity power generation, and farm drainage canal)"*

If a watercourse meets the definition of a 'river' as defined by the RMA, it must then be determined if it is an 'ephemeral watercourse' or a 'highly modified river or stream', according to the definitions in the GWNRP. This will determine which rules in the GWNRP apply.

Under the GWNRP an **ephemeral watercourse** means a watercourse that:

a. *Has a bed that is predominantly vegetated, and*

b. *Only conveys or temporarily retains water during or immediately following rainfall events, and*

c. *Does not convey or retain water at other times, and*

d. *Is not a wetland.*

Under the GWNRP a **highly modified river or stream** means:

> *"a river or stream that has been modified and channelled for the purpose of land drainage of surface or sub-surface water and has the following characteristics:*
>
> a. *It has been channelled into a single flow, and*
>
> b. *The channel has been straightened, and*
>
> c. *The channel is mechanically formed with straight or steeply angled banks, and*
>
> d. *It exhibits these characteristics for at least its entire length through the property in which the activity is being carried out.*

Under the GWNRP a **drain** means:

> *"any artificial watercourse, designed, constructed, or used for the drainage of surface or subsurface water, but excludes artificial watercourses used for the conveyance of water for electricity generation, irrigation, or water supply purposes"*

2.4 Wetlands

Wetlands were assessed using the definition within the GWNRP and the RMA:

- ***Wetland**: permanently or intermittently wet areas, shallow water, and land/water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions, including within the coastal marine area.*

Wetlands on site were also assessed using the definition within the National Policy Statement for Freshwater Management 2020 (NPS-FM):

- ***Natural inland wetland** means a wetland (as defined in the Act) that is not:*

a) *in the coastal marine area; or*

b) *a deliberately constructed wetland, other than a wetland constructed to offset impacts on, or to restore, an existing or former natural inland wetland; or*

c) *a wetland that has developed in or around a deliberately constructed water body, since the construction of the water body; or*

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d) *a geothermal wetland; or*

e) *a wetland that:*

   i. *is within an area of pasture used for grazing; and*

   ii. *has vegetation cover comprising more than 50% exotic pasture species (as identified in the National List of Exotic Pasture Species using the Pasture Exclusion Assessment Methodology (see clause 1.8)); unless*

   iii. *the wetland is a location of a habitat of a threatened species identified under clause 3.8 of this National Policy Statement, in which case the exclusion in (e) does not apply*

The GWNRP's definition for a natural wetland is similar to that in the NPS-FM:

- ***Natural wetland:*** *Is a permanently or intermittently wet area, shallow water and land margin that supports a natural ecosystem of plants and animals that are adapted to wet conditions.*

  Natural wetlands do not include:

  (a) A wetland constructed by artificial means (unless it was constructed to offset impacts on, or restore, an existing former natural wetland); or

  (b) A geothermal wetland; or

  (c) Any area of improved pasture that, at 3 September 2020, is dominated by (that is more than 50 % of) exotic pasture species and is subject to temporary rain derived water pooling.

- ***Natural inland wetland****: Means a natural wetland that is not in the coastal marine area.*

The NPS-FM technical support documents updated by MfE in January 2023 regarding wetland classification and delineation require that a step-wise assessment is undertaken based on vegetation, soils, and hydrology.

Exclusions are then applied based on factors that include the percentage abundance of pasture species, whether the wetland has developed in or around a deliberately constructed water body, an assessment of threatened species habitat use, and then application of three separate vegetation tests (Rapid Test, Dominance Test, and Prevalence Index). Wetland soils and hydrology information can be applied if the results of vegetation community and exotic pasture grass exclusion are inconclusive. Key for the identification of natural inland wetlands at this site is whether any wet areas have developed in or around a deliberately constructed water body, or are dominated by pasture grasses.

We understand that the National Environmental Standards for Freshwater 2020 (NES-F) and NPS-FM require Councils to ensure that the loss of values and extent of 'natural inland wetlands' is avoided in most instances (excluding some activities, including urban development). The NPS-FM/ NES-F also restricts activities within a 10 m buffer around 'natural inland wetlands', and places controls on the level of potential adverse effects (from, for example, discharge of water or diversion of water) within 100 m from a 'natural inland wetland'.

The complete methodology applied for the identification of wetlands at this site is set out in **Appendix A**.

2.5 Terrestrial ecology

Vegetation was assessed across the site with a focus on the presence of indigenous species.

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Birds identified visually and audibly were recorded across the site, including native and introduced species. Potential food sources and nesting habitat were noted for the purpose of estimating the potential loss of resources associated with the planned development.

The field survey included identification of habitats potentially occupied by native lizards.

The ecological investigation used the National Policy Statement for Indigenous Biodiversity (NPS-IB) criteria for Significant Natural Areas to assess the significance of terrestrial ecology values recorded from the site.

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3.0 Results

3.1 Ecological context

The site is located within the valley of the Wainuiomata River. The original natural ecology has been heavily modified or removed through past and current farming activities, however, the site still supports freshwater ecosystems which are of ecological value. Historic photographs indicate that the land has been cleared of native vegetation for many decades for farming activities (**Plate 1**). The site is currently used for livestock grazing.

The site is situated within the Tararua Ecological District, which is characterised by the steep, high hills and mountains of the Tararua and Rimutaka Ranges, dropping into the narrow river flats of the Wainuiomata and Orongorongo Rivers. The district would have been originally forested throughout, apart from the river flats which would have been dynamic environments supporting wetlands and shifting gravel beds. Rata/ kamahi forest would have been present on the foothills, grading into hardwood forest (silver beech, red beech, hard beech) with some podocarps (Hall's totara, rimu, miro) with increasing altitude.

Large areas of the northern Riumtaka Range are now covered with gorse following fires which spread from land clearing. Lowland grassland and small areas of exotic forest are also the result of land clearance and wildfires. The river flats of the Wainuiomata River valley are highly modified, having been cleared and farmed for many decades.

The Threatened Environments Classification (Walker *et al.* 2015) shows how much native (indigenous) vegetation remains within land environments, and how past vegetation loss and legal protection are distributed across New Zealand's landscape. The site lies within the Threatened Environment class categorised by having over 30 % indigenous cover left but what does remain has little protection (less than 10 % of the area is legally protected). The remaining indigenous vegetation is poorly represented in private or public conservation areas.

Land Environments of New Zealand (LENZ) is a quantitatively-based classification of New Zealand's terrestrial environment developed by Landcare Research[2], which has resulted in a number of datasets including the Land Cover Database (LCDB). LCDB v5.0 provides an indication of current land use, and land use change since its inception in 1996. The LCDB confirms that the land has been under 'high producing exotic grassland' since at least 1996. Historic aerial photographs indicate that the land has been cleared and farmed for far longer than this (**Plate 1**).

[2] https://www.landcareresearch.co.nz/tools-and-resources/mapping/lenz/

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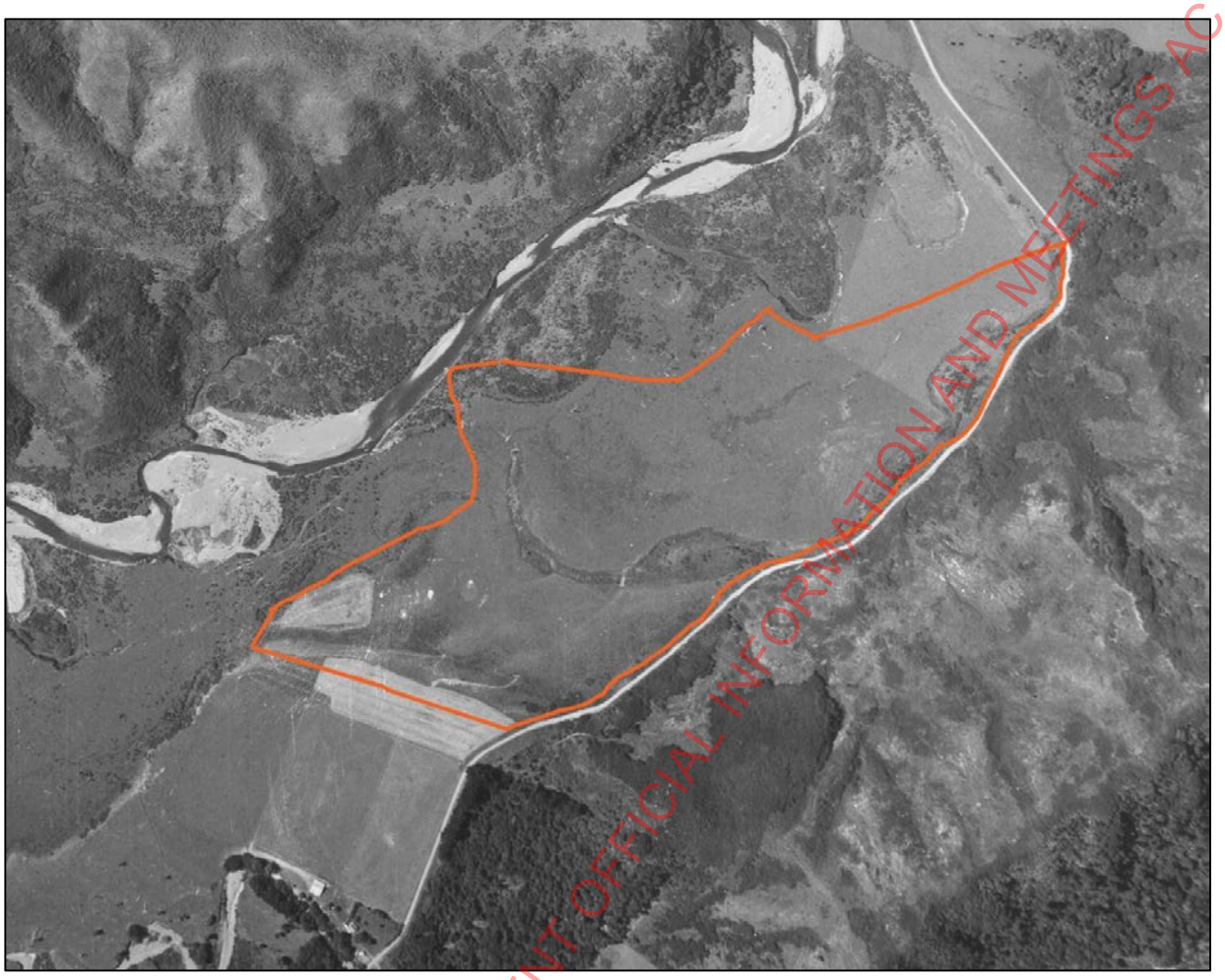


Plate 1. Historic aerial photograph from 1941 showing the site (approximate boundary in orange) cleared of native vegetation and presumably being used for the grazing of stock. Former meanders of the Wainuiomata River, and the location of tributary streams are visible. Wetland vegetation is visible along the channels of the tributaries. (Source: Retrolens).

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3.2 Streams

The site visit and assessment identified five watercourses on the site that meet the definition of 'river' in the RMA, and one watercourse that meets the definition of 'ephemeral watercourse' in the GWNRP.

Table 1 provides a summary of the characteristics and condition of the streams within the site. See footnotes for an explanation of the qualitative assessments.

Maps of the stream and wetland network across the site are presented in **Figure 3**.

All the streams are in poor condition as a result of past and present land uses for farming, including grazing of livestock. Some of the streams (Streams I1, I4, and E1) within the site have been recently fully fenced from livestock. Streams P1, I2, and I3 within the site are partially fenced, and stock can still access some sections of these streams. Historic and recent trampling of the stream beds and grazing of riparian vegetation is in evidence throughout the site. Despite their degraded condition, the streams are part of a network of watercourse and wetland habitat that will contribute towards ecosystem services such as a stormwater attenuation.

Water quality was not tested, although it is very likely that stock access to the wetlands and watercourses has resulted in elevated suspended sediments, elevated faecal coliform counts, and degraded water quality overall within the site, and will be a contributor to degraded quality in downstream catchment areas as well.

3.2.1 Stream P1

Stream P1 is the short downstream end of Stream I2 where the stream becomes permanent i.e. it flows continuously throughout the year, and flows into the Wainuiomata River. It flows thorough grazed paddock, and is fringed by a narrow band of *Carex* sedges and scatted small gorse plants (**Plate 2**). Its channel is incised and in places supports clumps of wetland vegetation, including *Persicaria hydropiper* and *Apium nodiflorum*. In-stream habitat for fish and aquatic invertebrates is limited to in-channel vegetation and root mats, with occasional overhanging banks. There is limited shade, provided by overhanging sedge and gorse plants.

3.2.2 Stream I1

Stream I1 is an intermittent stream that flows roughly east to west, and is located at the southern end of the site. It flows in a wide, shallow channel through grazed paddock, and a band of wetland vegetation (**Plate 3**). See **Section 3.3.1** for a full description of the wetland vegetation (Wetlands 1 and 1a). This stream is fully fenced from livestock, but there is evidence of recent pugging along its length. In-stream habitat for fish and aquatic invertebrates is limited to in-channel vegetation and root mats, and there is very limited shade.

3.2.3 Stream 12

Stream I2 is an intermittent stream that flows from the north east corner of the site towards the south and then west to its downstream end where it joins Stream P1 and flows into the Wainuiomata River. It flows in a wide, shallow channel through grazed paddock, and a band of wetland vegetation (**Plate 4**). See **Section 3.3.1** for a full description of the wetland vegetation (Wetlands 5, 5a, 7, 8, 9, and 10). This stream is fully fenced in some sections and partially fenced in others. Riparian vegetation is denser in the fully fenced sections, but restricted to grazed pasture and clumps of *Juncus* rush where livestock have access. In-stream

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habitat for fish and aquatic invertebrates is limited to in-channel vegetation and root mats, and there is very limited shade.

3.2.4 Stream I3

Stream I3 is an intermittent stream that emerges onto the site from a culvert under Coast Road and flows west, before joining Stream I2 (**Plate 5**). It flows in a narrow channel fringed by wetland vegetation, beyond which the vegetation comprises of pasture species. See **Section 3.3.1** for a full description of the wetland vegetation (Wetland 6). The stream is fenced and therefore protected from regular grazing by cattle, although the true right bank may be grazed occasionally by horses. In-stream habitat for fish and aquatic invertebrates is restricted to in-channel vegetation and root mats, and there is limited shade.

3.2.5 Stream I4

Stream I4 is a short section of intermittent stream that emerges onto the site from a culvert under Coast Road, and flows east before joining Stream I2 (**Plate 6**). It flows in a narrow, shallow channel fringed by *Apium nodiflorum*, *Cotula coronopifolia, Isolepis prolifera* and *Myriophyllum aquaticum*, and pasture species. The stream is fenced from cattle although may be occasionally grazed by horses. In-stream habitat for fish and aquatic invertebrates is restricted to in-channel vegetation and root mats, and there is limited shade.

3.2.6 Stream E1

Stream E1 is the upper reaches of Stream I1, where the flow of water becomes ephemeral. Stream E1 meets the criteria for an ephemeral watercourse as defined in the GWNRP. The line of the stream is marked by *Juncus* rushes (**Plate 7**); surrounding vegetation comprises of pasture species on the true right bank, and gorse, native shrubs and willow trees on the true left bank. The stream is fenced from livestock, and is moderately shaded by the shrubs on the true left bank. The stream is unlikely to support fish or many aquatic invertebrates as it will only flow during, or immediately following, rainfall events.

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Plate 2: Stream P1 – view downstream towards the Wainuiomata River. The channel is narrow and incised with riparian vegetation limited to pasture species, scattered *Juncus* sp., gorse, and *Carex virgata*. Photograph date: 9 February 2024.



Plate 3: Stream I1 – view downstream, north of culvert under farm track. The stream flows through a band of wetland vegetation (Wetlands 1a and 2). Photograph date: 9 February 2024.

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Plate 4: Stream I2 – view downstream towards the farm track. The stream flows through a band of wetland vegetation (Wetlands 5, 5a, and 7) in a wide, shallow channel. Photograph date: 9 November 2023.



Plate 5: Stream I3 – view downstream towards the farm track. The stream flows in a narrow channel through wetland vegetation (Wetland 6), before its confluence with Stream I2. Photograph date: 9 November 2023.

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Plate 6: Stream I4 – view upstream towards Coast Road. The stream flows in a narrow channel through pasture and a narrow fringe of wetland species. Photograph date: 9 November 2023.



Plate 7: Stream E1 – view downstream. This ephemeral watercourse is marked by the line of *Juncus* rushes. Date of photograph: 9 November 2023.

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Table 1. List of streams, including tributaries, their lengths and a summary of their characteristics and condition.

Stream	Type	Watercourse classification[1]	Length (m)	Riparian diversity[2]	Channel shade[3]	In stream habitat[4]	Bed characteristics[5]	Overall condition[6]
P1	Permanent	River/ stream	186.5	Poor	Very poor	Poor	Poor	Poor
I1	Intermittent	River/ stream	361.7	Poor	Very poor	Poor	Very poor	Poor
I2	Intermittent	River/ stream	1022.5	Poor	Very poor	Poor	Poor	Poor
I3	Intermittent	River/ stream	111.2	Poor	Very poor	Poor	Poor	Poor
I4	Intermittent	River/ stream	53.5	Moderate	Poor	Poor	Poor	Poor
E1	Ephemeral	Ephemeral watercourse	132.8	Moderate	Moderate	Poor	Very poor	Poor

Notes:

1. As defined by the RMA and/ or GWNRP
2. Riparian diversity assessed as: no vegetation (very poor), pasture or grass or monoculture of low weeds (poor), several woody plant species either native or exotic (moderate), many woody plant species; mixed exotic/ native/ successional species (good); highly diverse range of native plant species forming a mature or maturing canopy with understorey and ground tiers (very good).
3. Channel shade assessed as: fully open; lack of canopy cover (very poor); <20 % water surface shaded (poor); 20 – 60 % water surface shaded; mostly open with shaded patches (moderate); 60 – 80 % water surface shaded; mostly shaded with some open patches (good); > 80 % water surface shaded; full canopy (very good).
4. In stream habitat assessed as: favourable habitats (woody debris, rooted aquatic vegetation, leaf packs, undercut banks, root mats, stable habitat) limited and coverage <10 % channel (very poor); favourable habitat diversity limited to 1-2 types; woody debris rare, coverage 10 – 30 % of channel (poor); moderate variety of habitat types (3-4 types) covering 30 – 50 % channel (moderate); most habitat types present, covering 50 – 75 % channel (good); all habitat types present covering >75 % of channel (very good).
5. Bed characteristics assessed as: Very high loading of un-natural silt and uniform hydrologic conditions (very poor); un-natural siltation with limited variety of hydrological conditions (poor); mostly natural bed substrates with moderate variety of hydrologic conditions (moderate); natural bed substrates with a good variety of pools, runs, riffles (good); natural bed substrates with the full range of hydrologic conditions present (deep and shallow pools, chutes, runs, riffles) (very good).
6. Overall condition assessed as a combination of the four key characteristics with scores all or predominately of 'poor' returning an overall poor condition or very poor, scores predominantly or mostly of 'moderate' returning an overall moderate condition, and scores all or predominately of 'good' returning an overall good condition.

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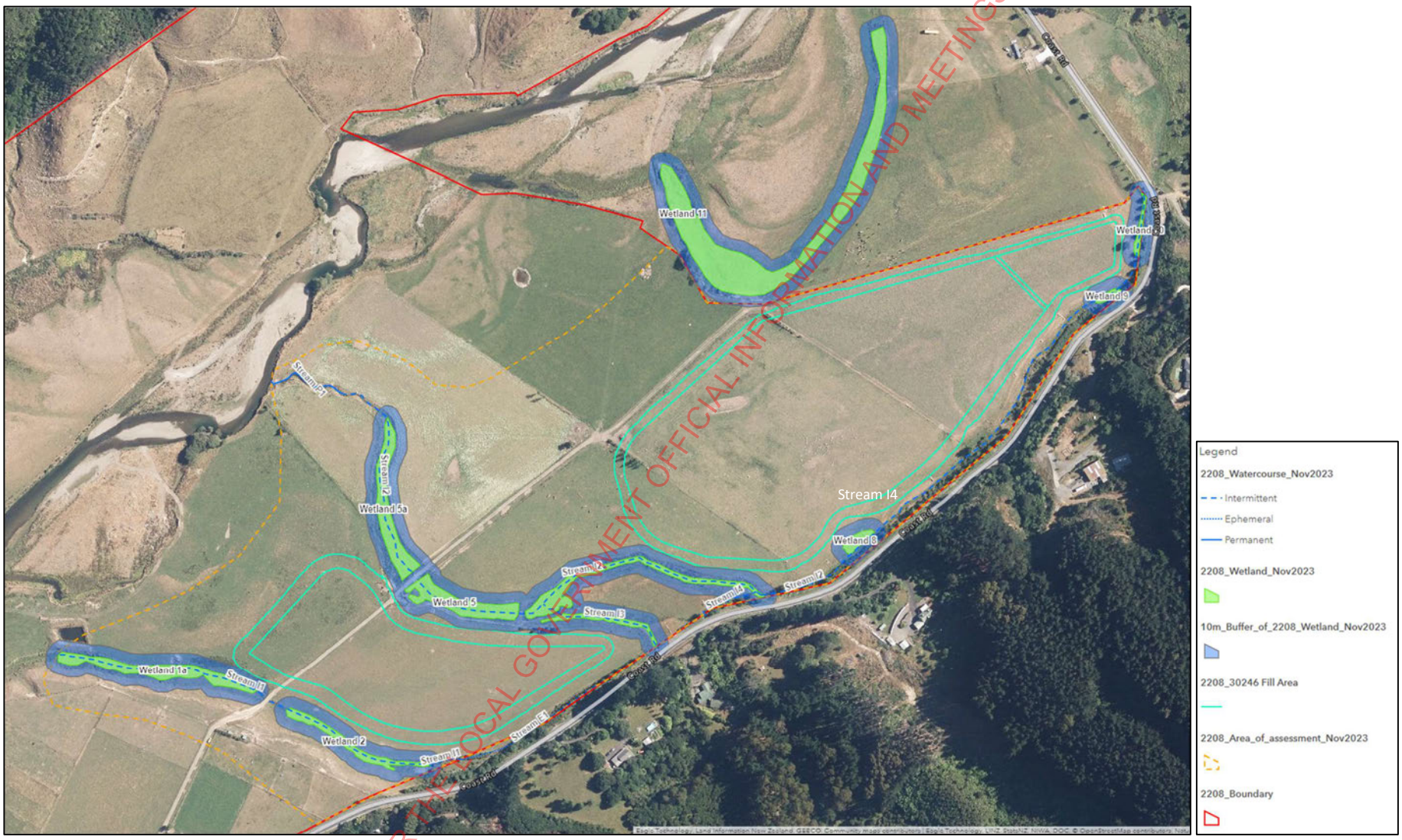


Figure 3. Overview map of the site showing the stream (blue lines) and wetland (green polygons) network, with 10 m buffers around wetlands (blue polygons). The site boundary is marked by dashed orange lines. The red line marks the property boundary.

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3.3 Wetlands

Nine natural inland wetlands have been identified on the site from the field survey data and subsequent assessment according to the Wetland Delineation and Pasture Exclusion Methodology protocols (see **Appendix A** for details of the methods used). These wetlands meet the criteria of a 'natural inland wetland' as defined in the NPS-FM.

The wetlands are all riparian margin wetlands, following the line of the intermittent streams on the site (**Figure 3**); they are likely to be at least partly induced by livestock pugging.

All of the wetlands are degraded as a result of decades of previous and current land uses, including livestock grazing. They are of poor ecological quality, supporting only a low diversity of common wetland plant species, both native and exotic. The wetlands are hydrologically connected to the streams they are located along, and may provide additional habitat for native fish and aquatic invertebrate species.

Common native bird species such as pukeko and paradise shelduck have been observed in the wetlands and are likely to use them for foraging, and possibly nesting.

Despite their degraded state, the wetlands will still provide important ecosystem services including stormwater and sediment filtering and retention.

There is one wetland, Wetland 11, on the neighbouring property to the north of the site that lies within approximately 15 m of the proposed clean fill footprint, at its closest point. Access to the neighbouring property to survey this wetland was not available, so information was collected by viewing the wetland from the property boundary.

A description of the wetland vegetation follows in **Section 3.3.1** and representative photographs are presented in **Plates 8 – 12**.

3.3.1 Description of wetland vegetation

The wetlands on the site have all formed along intermittent streams and all support a similar assemblage of wetland plant species, some more diverse than others. The wetlands all met the Rapid Test for a natural inland wetland i.e. all the dominant species observed in the wetland areas were Obligate (OBL) or Facultative Wetland (FACW) species[3].

Wetland 1a: *Isolepis prolifera* (OBL) is dominant at the stream edge, with *Myriophyllum aquaticum* (OBL) in patches, and grading away from the stream edge into a mix of *Cotula coronopifolia* (FACW), *Isolepis cernua* (OBL), *Galium palustre* (OBL), *Juncus planifolius* (FACW), *Myosotis laxa subsp. caespitosa* (OBL), *Erythranthe guttata* (OBL), *Persicaria hydropiper* (FACW), and *Juncus articulatus* (FACW), with *Juncus effusus* (FACW), *Lotus pedunculatus* (FAC), *Agrostis stolonifera* (FACW), and *Juncus sarophorus* (FACW) at the outer edges.

Wetland 2: *Isolepis prolifera* (OBL) is the dominant species, with *Isolepis cernua* (OBL), *Apium nodiflorum* (OBL), *Paspalum distichum* (FACW), *Juncus effusus* (FACW), *Juncus sarophorus* (FACW), *Eleocharis acuta* (OBL) scattered throughout the wetland. *Agrostis stolonifera* (FACW) and *Ranunculus repens* (Facultative – FAC) become more dominant towards the edges.

Wetland 5: Less diverse than 1a, with an assemblage of species similar to that in Wetland 2, along with *Alopecurus geniculatus* (FACW), which is common.

Wetland 5a: More diverse than Wetland 5. *Isolepis prolifera* (OBL), *Apium nodiflorum* (OBL), *Myriophyllum aquaticum* (OBL), and *Myosotis laxa subsp. caespitosa* (OBL) are dominant in the wettest part of the

[3] Ministry for the Environment. 2022.

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wetland, with *Carex virgata* (FACW), *Juncus sarophorus* (FACW), *Persicaria hydropiper* (FACW), *Cotula coronopifolia* (FACW), and *Lotus pedunculatus* (FAC) common in the slightly drier edges.

Wetland 6: *Apium nodiflorum* (OBL) is the dominant species along stream edge, along with *Isolepis prolifera* (OBL), grading to *Juncus planifolius* (FACW), *Juncus australis* (FACW), and *Juncus edgariae* (FACW) at the outer edges of the wetland.

Wetland 7: A very similar assemblage as Wetland 6.

Wetland 8: The dominant species are *Juncus sarophorus* (FACW) and *Juncus australis* (FACW), with *Cotula coronopifolia* (FACW), *Alopecurus geniculatus* (FACW), and *Ranunculus repens* (FAC) scattered throughout.

Wetland 9: A very similar assemblage to Wetland 6.

Wetland 10: *Apium nodiflorum* (OBL) and *Isolepis prolifera* (OBL) are the dominant species in the wettest parts of the wetland, with *Juncus australis* (FACW), *Cotula coronopifolia* (FACW), and *Agrostis stolonifera* (FACW) dominating the slightly drier areas.

The wetland (**Wetland 11**) on the adjacent property to the north of the site was viewed from the property boundary. It has developed in a former channel of the Wainuomata River (an oxbow) and appears to no longer support any form of flowing water. This wetland, as far as could be seen, met the Rapid Test for a natural inland wetland i.e. all the species observed in the wetland areas were OBL or FACW species.

Wetland 11: Dominated by *Juncus sarophorus* (FACW) with occasional *Carex virgata* (FACW), other *Juncus* species and patches of *Persicaria hydropiper* (FACW). A few dead willow trees *Salix* sp. (FACW) are present along the western edge, close to the property boundary (bore holes observed in the trunks of the trees indicate that the trees have been poisoned).



Plate 8: Wetland 1a – vegetation includes the obligate and facultative wetland species *Isolepis prolifera, Cotula coronopifolia, Myriophyllum aquaticum*, and *Juncus* rushes. Date of photograph: 9 February 2024.

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Plate 9: Wetland 5a – the vegetation community in this part of the wetland comprises of the facultative wetland species *Carex virgata*, *Persicaria hydropiper,* and *Juncus* rushes. Date of photograph: 9 February 2024.

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Plate 10: Wetland 7 – vegetation includes the obligate and facultative wetland species *Apium nodiflorum*, *Juncus* species, and *Persicaria hydropiper*, with the facultative species *Ranunculus repens* on the drier edges. Date of photograph: 9 November 2023.



Plate 11: Wetland 9 – the effects of trampling and grazing by livestock are visible in the foreground. Date of photograph: 9 November 2023.

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Plate 12: Wetland 11, located on the neighbouring property and viewed from the property boundary – supporting facultative wetland species *Juncus sarophorus* and *Carex virgata*. Date of photograph: 9 February 2024.

3.4 Fish

Fish habitat in the streams and wetlands on the site is limited to in-stream/ wetland vegetation and some reaches which have undercut banks. There is very limited riparian vegetation to provide shade, which is required to maintain water temperatures at a level that is suitable for fish and aquatic invertebrates. The streams flow with very limited hydrologic variation (in the form of pools, riffles, chutes and runs). As most of the stream reaches are intermittent, much of the stream network on the site would only be used by fish during times of regular flow.

The New Zealand Freshwater Fish Database, administered by NIWA, has a number of records of fish for the wider catchment, which are an indication of the species which could potentially use the streams on the site. The full list of species can be found in **Table 2**.

Given the degraded nature of the streams on the site, of the species recorded in the wider catchment, the shortfin eel *Anguilla australis* is the most likely species to be present. Shortfin eel are the most tolerant native fish species[4], able to survive in conditions that other native fish species cannot tolerate, including high water temperatures or low dissolved oxygen concentrations.

[4] https://niwa.co.nz/freshwater/nzffd/NIWA-fish-atlas/fish-species/shortfin_eel

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Table 2. Fish species recorded in the Wainuiomata catchment. Source: NIWA New Zealand Freshwater Fish Database (NZFFD).

Species	Common name	Threat Status[5]	Waterbody name	Date
Anguilla australis	Shortfin eel	Not Threatened	Blackwater Stream tributary	2019
			Duck Creek tributary	2022
			Wainuiomata River tributary	2023
Anguilla dieffenbachia	Longfin eel	At Risk - Declining	Wainuiomata River	2017
Galaxias brevipinnis	Koaro	At Risk – Declining	Wainuiomata River	2019
Galaxias divergens	Dwarf galaxias	At Risk - Declining	Catchpool Stream	2018
			Wainuiomata River	2019
Galaxias fasciatus	Banded kōkopu	Not Threatened	Wainuiomata River	2019
Galaxias maculatus	Inanga	At Risk – Declining	Blackwater Stream tributary	2019
Oncorhynchus mykiss	Rainbow trout	Introduced and Naturalised	Wainuiomata River	2013
Salmo trutta	Brown trout	Introduced and Naturalised	Wainuiomata River	2023

3.5 Terrestrial vegetation

The site has been, and continues to be, used for farming. It comprises a series of paddocks that are managed as grazing pasture (**Plate 13**). One paddock at the time of the site visits had areas of ponded rain water. These areas were assessed under the wetland delineation method and were classified not to be natural inland wetland as they support over 50 % pasture species and no wetland vegetation (**Plate 14**). In addition, they meet the definition in the GWNRP for an area that is **not** an inland wetland:

> *Any area of improved pasture that, at 3 September 2020, is dominated by (that is more than 50 % of) exotic pasture species and is subject to temporary rain derived water pooling.*

Where vegetation was present beyond the open water or bare ground, it consisted of pasture grasses and scattered *Ranunculus repens*.

There is a narrow line of mixed native and exotic shrubs and trees outside of the property boundary along Coast Road, including *Salix* sp., *Ulex europaeus, Leptospermum scoparium* and *Geniostoma rupestre*. This vegetation lies outside of the development footprint.

No plant species that are listed as 'At Risk' or 'Threatened' were detected, or are expected to be present, on the site.

There are no areas of the site that meet the classification of 'significant' under the NPS-IB criteria.

[5] Dunn *et al.* 2018.

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Plate 13: View north-east over the proposed development area showing current use of the land as grazing pasture. The near paddock has recently been re-sown. Date of photograph: April 2024.



Plate 14: Grazed pasture grasses and *Ranunculus repens* around temporary pools of rainwater. Date of photograph: 9 November 2023.

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3.6 Native lizards

The line of trees and shrubs along the eastern boundary of the site and Coast Road may provide habitat for skinks e.g. northern grass skink, (*Oligosoma polychroma*), however, this area is outside of the footprint of the proposed development, and the densest area of trees are outside of the site's boundary. The remainder of the site, including that within the footprint of the development, does not support any habitat that is suitable for lizards. It is very unlikely that native lizards are present within the development footprint.

3.7 Birds

Bird species observed and heard during the course of the two site visits were noted. Five native bird species, and one exotic species were noted at the site. **Table 4** provides a summary of the bird species observed.

The species present are all common and 'Not Threatened' and are typical of the open, rural land uses of the area. Paradise shelduck and pukeko will utilise the network of streams and wetlands on the site for foraging and potentially nesting.

There are no species of birds listed as 'At Risk' or 'Threatened' that are expected to utilise the site.

Table 4: Birds recorded at the site during the site surveys in November 2023 and February 2024.

Scientific name	Common name	Threat Status (Robertson *et al.* 2016)
Tadorna variegata	Paradise shelduck	Endemic – Not Threatened
Circus approximans	Australasian harrier	Native – Not Threatened
Porphyrio melanotus	Pukeko	Native – Not Threatened
Hirundo neoxena	Welcome swallow	Native – Not Threatened
Vanellus miles	Spur-winged plover	Native – Not Threatened
Alauda arvensis	Skylark	Exotic

3.7.1 Bats

There are no records of bats at the site, or in the local area, according to the national bat database held by DOC. The nearest records of bats include one record of the lesser short-tailed bat *Mystacina tuberculata rhyacobia* 23 km to the north east of the site, and records of the long-tailed bat *Chalinolobus tuberculatus* 30 km to the east. Surveys for bats have been undertaken in potential areas of habitat by the Rimutaka Forest Park Trust within 1 km of the site, but no signs of bats were recorded.

There is no suitable roosting habitat for bats on the site. The wetlands and streams may potentially provide some foraging habitat, as well as linear features to aid transit across the landscape; however, the distance of bat records to the site suggest that it is highly unlikely that bats use the site for foraging or for transiting across.

3.8 Summary of ecological values

- There are five watercourses on the site that meet the definition of 'river' in the RMA, and one watercourse that meets the definition of 'ephemeral watercourse' in the GWNRP.
- The watercourses are all in poor ecological condition as a result of past and current land uses for farming i.e. they lack tree/ shrub-lined riparian margins and therefore shade, they have been

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trampled and grazed by livestock, and they are likely to have poor water quality due to high nutrient inputs from the surrounding land.

- There are nine areas of wetland on the site that meet the definition of a 'natural inland wetland' as defined in the NPS-FM.
- The wetlands are all degraded as a result of past and current land uses for farming, and are of poor ecological quality. Despite their degraded state, the wetlands will still provide important ecosystem services including stormwater and sediment filtering and retention, albeit at a diminished level.
- The stream and wetland network provide only limited habitat for native freshwater fish. A number of native fish species have been recorded in the wider catchment, so it is possible that one or more fish species will occasionally use the streams and wetlands on the site, in times of regular water flow. Shortfin eel is the most likely species to be present.
- Native terrestrial vegetation is limited to the line of trees and shrubs along the eastern boundary of the site and Coast Road. This provides the only potential habitat for native lizards. This habitat lies outside of the development footprint.
- Five common native bird species, and one exotic bird species were observed at the time of the site visits. There are no species of birds listed as 'At Risk' or 'Threatened' that are expected to utilise the site.
- Bats are very unlikely to be present on the site, or to use the site for foraging or transiting across.

4.0 Development proposal

4.1 Design process

The design process has involved the identification of ecological constraints and the refinement of the proposals so that developable areas were identified outside of those constraints. With respect to ecological values, the constraints identified were the streams and wetlands, and the cleanfill footprint was adjusted in order to avoid adverse effects on these values.

4.2 Earthworks

The proposed development is for the establishment and operation of a cleanfill facility. The development will include:

- Upgrade of the existing site entrance off Coast Road and the existing farm track to allow access for trucks;
- Install erosion and sediment control measures;
- Construction of a site office and parking hardstand area;
- Removal of existing topsoil over the extent of the footprint of the cleanfill, and stockpile of topsoil for later re-spreading;
- Fill over extent of cleanfill footprint to proposed earthworks platform levels; and

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- On completion of the fill, spread and compact stockpiled topsoil, and hydroseed to stabilise earthworked areas.

4.3 Erosion and sediment control

The project's Erosion and Sediment Control Plan[6] details the measures proposed to mitigate sedimentation and erosion from the bulk earthworks. In summary, the following measures are proposed:

- Use of silt fences around the toe of the fill batters and elsewhere around the site, as required;
- Construction of Sediment Retention Ponds (SRP) to retain and filter dirty water discharging from disturbed areas;
- Dirty water cut off drains to divert dirty water from the fill sites to the SRPs;
- Clean water cut off drains to divert clean water away from disturbed areas;
- Use of armouring at discharge points of SRPs to prevent erosion;
- Metalling of the entrance way and access road;
- Staging of the cleanfill to keep the area of disturbance to a minimum at any one time, including staged restoration of the area once the fill stage is complete.
- Stabilisation of each completed stage by seeding with pasture species.

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[6] Cuttriss. *Earthworks: 1044 Coast Road, Wainuiomata, Lower Hutt: Erosion and Sediment Control Plan* prepared for DMAC Homes Ltd. March 2024.

5.0 Actual and potential adverse effects on ecology values

Actual and potential adverse effects on the ecological values of the site are summarised in the table below (**Table 3**).

A description of the construction methods, magnitude of potential ecological loss, and overall level of effects is provided in **Section 6.0** along with proposals for the management of these effects.

5.1 Wetlands

There are a number of potential adverse effects that may affect the wetlands on the site. These are:

- Direct impact of earthworks within a wetland or within 10 m of a wetland.
- Inputs of sediment into wetlands during construction.
- Complete or partial drainage of a wetland, or excess increases in water levels in wetlands as a result of the changes to local surface or ground water flows.
- Discharge of water from Sediment Retention Ponds into wetlands causing changes to water level regimes.

5.2 Streams

The potential adverse effects of the development on the stream network are similar to that for the wetlands:

- Direct impact of earthworks and development within a stream or within 10 m of a stream.
- Inputs of sediment into streams during construction.
- Complete or partial drainage of a stream, or excess increases in water levels as a result of the changes to local surface or ground water flows.
- Discharge of water from Sediment Retention Ponds into streams causing changes to water level regimes.

5.3 Fish

The potential adverse effects of the development on native freshwater fish are:

- Loss of habitat through direct impacts of earthworks within a stream or wetland.
- Loss or degradation of habitat through inputs of sediment into the stream and wetland network.
- Loss or degradation of habitat through complete or partial drainage of a stream or wetland as a result of potential changes to local surface or groundwater flows.

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5.4 Lizards

It is highly unlikely that native lizards are present within the proposed development footprint. The proposed development will not have an adverse effect on the line of trees and shrubs along the eastern boundary of the site, which is the only likely area that lizards may inhabit.

The actual or potential level of effect on native lizards is considered to be nil.

5.5 Birds

The potential adverse effects of the proposed development on native birds are:

- Loss of open pasture foraging habitat.
- Disturbance of roosting and nesting habitat through the increase in noise created by the increase in heavy vehicle movements.

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Table 3. Summary of actual and potential adverse effects of the proposed development on the ecological values of the site.

Ecology value	Development impact	Adverse effect
Wetlands	Earthworks within a wetland, or within a 10 m setback of a wetland	Potential effect: Direct damage to wetland or discharge of sediment into wetland
	Earthworks outside a 10 m, but within a 100 m, setback of a wetland	Potential effect: Discharge of sediment into wetland
	Diversion of surface water from fill area to SRPs	Potential effect: Reduction in water levels in surrounding wetlands
	Discharge of water from SRPs	Potential effect: Increase in water levels in wetlands downstream of SRPs
Streams	Earthworks within a stream, or within 10 m of a stream	Potential effect: Direct damage to stream or discharge of sediment into stream
	Diversion of surface water from fill area to SRPs	Potential effect: Reduction in water levels in surrounding streams
	Discharge of water from SRPs	Potential effect: Increase in water levels in stream downstream of SRPs
Fish	Diversion of surface water from fill area to SRPs	Potential effect: Reduction in water levels in streams affecting suitability of stream habitat for native fish
Birds	Removal of open pasture habitat within the earthworks footprint	Actual effect: Temporary loss of foraging habitat for a small number of common native and exotic bird species.
	Increased noise levels created by an increase in heavy vehicle movements	Potential effect: Increase in noise levels resulting in disturbance of roosting, and possibly nesting, habitat in the wetland areas.

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6.0 Management of adverse effects

A number of actual and potential adverse effects on the ecological values of the site have been identified. These have been analysed following the EIANZ methods[7] to determine the magnitude and overall level of the effects. **Table 4** summarises the results of the EIANZ effects matrix analysis both before and after proposed mitigation. Mitigation proposals follow the Effects Management Hierarchy[8] of mitigation (avoid, minimise, remedy), biodiversity offset, and biodiversity compensation.

Full details of the analysis follow **Table 4** in **Sections 6.1** – **6.5**.

The values considered in the significance assessment are those that are indigenous in nature, or which provide habitat and resources to support indigenous species.

In relation to the **Table 4** scoring:

- The wetlands have been scored as having a moderate value as natural wetlands are an ecosystem that has been greatly reduced regionally (and nationally). All of the wetlands support mostly exotic species and have been highly impacted by previous and current land uses, including livestock grazing, but still provide ecosystem services such as flood water attenuation and filtering.
    - There will be no earthworks or other development taking place directly within wetlands or within a 10 m setback of wetlands, therefore, these are not potential effects and are not brought into Table 4.
- The streams have been scored as having low value as they are heavily degraded as a result of stock trampling, and grazing of riparian vegetation. There is a lack of woody riparian vegetation along the stream network. However, the streams are part of a network of aquatic habitat and will provide other ecosystem services such as stormwater attenuation
    - There will be no earthworks or other development taking place directly within streams or within a 10 m setback of streams, therefore, these are not potential effects and are not brought into Table 4.

[7] As contained within the EIANZ EcIA guidelines. Roper-Lindsay *et al*. 2018.

[8] As contained within Greater Wellington Council's guidelines. May 2022.

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Table 4. Assessment of level of ecological effects using the EIANZ matrix method.

Factor	Value of resource[a]	Magnitude of effect[b]	Level of effect[c] (without mitigation)	Mitigation that will be applied	Level of effect[c] (after mitigation)
Discharge of sediment into **wetland**	Moderate	Moderate	Moderate	Erosion and Sediment Control Plan to be implemented	Negligible
Reduction in water levels in **wetland**	Moderate	Low	Low	Staging of cleanfill operation	Negligible
Increase in water levels in **wetland** downstream of SRPs	Moderate	Low	Low	Staging of cleanfill operation	Negligible
Discharge of sediment into **stream**	Low	Moderate	Low	Erosion and Sediment Control Plan to be implemented	Negligible
Reduction in water levels in **stream**	Low	Moderate	Low	Staging of cleanfill operation	Negligible
Increase in water levels in **stream** downstream of SRPs	Low	Low	Very low	Staging of cleanfill operation	Negligible
Reduction in water levels in streams affecting **fish**	Low	Moderate	Low	Staging of cleanfill operation	Negligible
Loss of open pasture habitat for **birds**	Low	Low	Very low	Staging of cleanfill operation Restoration of pasture habitat on completion of each stage	Negligible

[a] *EIANZ matrix tables 5 and 6.*

[b] *EIANZ matrix table 8; measured in the context of the catchment (streams) or District (terrestrial values).*

[c] *EIANZ matrix table10.*

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6.1 Wetlands

The proposed footprint of the development lies outside of the wetlands, and outside of a 10 m setback from wetlands. There will be no earthworks within wetlands.

The project's Erosion and Sediment Control Plan (ESCP) discusses the range of measures that are proposed to mitigate stormwater runoff and sedimentation arising from the earthworks. Provided these measures are implemented and monitored, as specified in the ESCP, there will be a minimal risk of sediment discharge into the wetlands.

The wetlands are currently subject to varying degrees (depending on the existence of fencing) of trampling, pugging, browse, smothering by sediments mobilised by the movement of stock, and inputs of faecal and urinary contamination from stock. The plant communities within the wetlands are likely to be very resilient to any of the potential adverse effects that could arise from the proposed cleanfill activity.

As part of the control of erosion and sedimentation, two Sediment Retention Ponds will be constructed, one for each fill area. One fill area will be earthworked, completed, and decommissioned before the second area is started, therefore only one SRP will be in operation at a time. Dirty water (water originating from disturbed areas) will be directed from the surface of the fill areas to the SRPS via cut-off drains. This diversion of surface water to the SRPs has the potential to reduce the volume of water reaching wetlands adjacent to the fill area, thus reducing overall water levels in the wetlands and adversely affecting the wetland vegetation. However, the cleanfill will be staged over multiple summer earthwork seasons, so that a maximum area of 2.5 ha will be disturbed at any one time, which represents only a small part of the overall catchment for the wetlands. The wetlands will continue to receive surface and ground water flow from the remainder of the catchment, as well as any water that infiltrates the fill area and enters the ground water system.

The SRPs will discharge the treated water into the stream and wetland network, potentially increasing water levels in the sections of wetland downstream of the discharge point. The level of increase is likely to be relatively small, as the area to be drained is small, as discussed above. A small increase in water levels is unlikely to have a detrimental effect on the wetlands on the site as they are currently part of an intermittent stream network; any increase in water input is likely to improve the health of the wetlands, particularly in periods of low rainfall or drought.

Any changes that do occur in water levels in wetlands will be temporary, lasting for the duration of the operation of the cleanfill. On completion of the fill, the area will be fully stabilised and planted as pasture, and the ESC measures will be decommissioned. Surface and ground water flows to the wetlands will return to levels comparable to that pre-development.

Best practice for the ecological management of wetlands includes fencing wetlands from livestock and planting a 10 m buffer of native species around the wetland. A buffer of native trees and shrubs around the edge of a wetland provides multiple ecological benefits, including creating habitat, providing shade, and filtering sediments and contaminants. As stock are to be removed from the site during the operation of the cleanfill, the ecological condition of the wetlands is likely to improve. Completing and maintaining fencing around the wetlands, and planting a buffer with native species will ensure this improvement in ecological condition is maintained and enhanced.

Fencing the wetlands from livestock, and planting a 10 m buffer with native species will contribute towards Policy P30 in the Greater Wellington NRP:

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Policy P30: Manage the adverse effects of use and development on biodiversity, aquatic ecosystem health and mahinga kai to:

…

(b) maintain or improve water quality…

(c) maintain or where practicable restore aquatic habitat diversity and quality

…

(g) maintain or where practicable restore riparian habitats

The overall level of effect on the wetlands of the proposed earthworks and associated diversion and discharge of stormwater is considered to be low, and temporary. Fencing and planting the wetlands with a 10 m buffer of native species would result in a net gain for biodiversity, and this is something that we strongly encourage the Applicant to include in its closure plan for the cleanfill facility.

6.2 Streams

The proposed footprint of the development lies outside of the streams; there will be no earthworks within streams.

The project's Erosion and Sediment Control Plan (ESCP) discusses the range of measures that are proposed to mitigate stormwater runoff and sedimentation arising from the earthworks. Provided these measures are implemented and monitored, as specified in the ESCP, there will be a minimal risk of sediment discharge into the streams.

As part of the control of erosion and sedimentation, two Sediment Retention Ponds will be constructed, one for each fill area. One fill area will be earthworked at a time, therefore only one SRP will be operational at any one time. Dirty water will be directed from the surface of the fill areas to the SRPS via cut-off drains. This diversion of surface water to the SRPs has the potential to reduce the volume of water reaching streams adjacent to the fill area, thus reducing overall water levels in the streams, and potentially stream health. However, the cleanfill will be staged over multiple summer earthworks seasons, so that a maximum area of 2.5 ha will be disturbed at any one time, which represents only a small part of the overall catchment for the streams. The streams will continue to receive surface and ground water flow from the remainder of the catchment, as well as any water that infiltrates the fill area and enters the ground water system.

The SRPs will discharge the treated water into the stream and wetland network, potentially increasing water levels in the sections of stream downstream of the discharge point. The level of increase is likely to be relatively small, as the area to be drained is small, as discussed above. A small increase in water levels is unlikely to have a detrimental effect on the streams on the site as they are currently intermittent in nature; any increase in water input is likely to improve the health of the streams, particularly during periods of low rainfall or drought.

Any changes that do occur in water levels in streams will be temporary, lasting for the duration of the operation of the cleanfill. On completion of the fill, the area will be fully stabilised and planted as pasture, and the ESC measures will be decommissioned. Surface and ground water flows to streams will return to levels comparable to that pre-development.

As for wetlands, best practice for the ecological management of streams includes fencing streams from livestock and planting a 10 m buffer of native species on both banks. A buffer of native trees and shrubs

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along the margins of a streams provides multiple ecological benefits, including creating habitat, providing shade, and filtering sediments and contaminants. Fencing and planting, as discussed above in **Section 6.1**, will contribute towards Policy P30 in the Greater Wellington NRP.

The overall level of effect of the proposed earthworks, and associated diversion and discharge of stormwater, on the streams is considered to be negligible, and temporary. Planting the riparian margins with native species to a distance of 10 m on both banks would result in a net gain for biodiversity, and this is something that we strongly encourage the Applicant to include in its closure plan for the cleanfill facility.

6.3 Fish

It is possible that fish are present in the streams on the site, at least in times of regular flow (the streams are intermittent, in that they do not flow all year round, typically experiencing low to no flow during dry seasons). The streams are degraded and support only limited fish habitat, therefore the species of fish most likely to be present in the stream is the shortfin eel *Anguilla australis*.

Whilst there will be no development works directly within streams or wetlands, there is the potential for water levels in streams and wetlands to be altered as a result of the diversion of water away from the operational fill areas into Stormwater Retention Ponds, and the subsequent discharge of that water into streams/ wetlands downstream.

However, the cleanfill operation will be staged so that a maximum area of 2.5 ha is disturbed at any one time, and therefore only a small area of the catchment will be affected. Only the surface water over the active fill area (maximum 2.5 ha) will be collected and diverted to the SRPs. Surface water throughout the rest of the catchment will continue to enter the stream and wetland system. Water will continue to infiltrate the fill area, contributing to ground water, which will continue to feed the streams and wetlands. Water is expected to continue to flow during the operation of the cleanfill at similar levels as pre-development levels.

On completion of the fill operation, all ESC measures will be decommissioned and stormwater will revert back to similar patterns of drainage as pre-construction, either flowing as surface water or as groundwater after filtering through the cleanfill area.

Minor increases in water levels in the streams are unlikely to have a detrimental effect on fish. Decreases in water levels in small, intermittent streams could potentially reduce stream health or result in a complete lack of flow, both of which could be detrimental to fish. However, the streams are intermittent and support only very limited fish habitat; fish will only use the streams in times of regular flow. If surface water inputs to the streams decrease as a result of diversion to SRPs, this may result in a reduced length time over which the streams flow. This effect will be temporary, lasting for the duration of the cleanfill operation only. On completion of the cleanfill, surface and ground water flows to streams will return to levels comparable to that pre-development.

The overall level of effect of the proposed diversion and discharge of stormwater on fish is considered to be negligible.

6.4 Birds

The proposed development will remove small areas of foraging habitat for a small number of common native bird species. The cleanfill will be staged, so not all areas under the proposed footprint will be disturbed at the same time. Habitat provided by the wetland and stream network will not be directly

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affected by the development, other than potentially by noise. However, the species that utilise these habitats e.g. pukeko and paradise shelduck, currently use the area despite the movement of, and thus noise created by, farm vehicles, and are species that tolerate a degree of human disturbance. All the bird species that are likely to use the site will move around the site to avoid disturbed areas as the cleanfill operation progresses.

The removal of habitat will be temporary – as each stage is completed, it will be stabilised and reinstated as pasture.

The level of effect on native bird species is considered to be negligible.

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7.0 Application of national policy for freshwater

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (NES-F) and the National Policy Statement for Freshwater Management 2020 (NPS-FM) apply to the wetlands and streams on the site. An assessment and the application of the relevant sections of these policies is presented below in **Table 5** (NES-F) and **Table 6** (NPS-FM).

Table 5. Assessment and application of the National Environmental Standards for Freshwater.

Part 3: Standards for other activities that relate to freshwater	
Subpart 1 – Natural inland wetlands	
Landfills and cleanfill areas	
Clause	**Development proposal and comment**
45B (1) Vegetation clearance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing or operating a landfill or cleanfill area.	No vegetation clearance is proposed for the enabling works or operational works of the proposed cleanfill.
45B (2) Earthworks or land disturbance within, or within a 10 m setback from, a natural inland wetland is a discretionary activity if it is for the purpose of constructing or operating a landfill or cleanfill area.	No earthworks are proposed to take place within, or within a 10 m setback from, a natural inland wetland.
45B (3) Earthworks or land disturbance outside a 10m, but within a 100 m, setback from natural inland wetland is a discretionary activity if it – (a) is for the purpose of constructing or operating a landfill or cleanfill area; and (b) results, or is likely to result, in the complete or partial drainage of all or part of the wetland.	Earthworks will take place within a 100 m setback from wetlands but are unlikely to result in the complete or partial drainage of a wetland. Earthworks will not involve excavation or trenching to a depth that will affect water table levels.
45B (4) The taking, use, damming, or diversion of water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if – (a) the activity is for the purpose of constructing or operating a landfill or cleanfill area; and (b) there is a hydrological connection between the taking, use, damming, or diversion and the wetland; and (c) the taking, use, damming, or diversion will change, or is likely to change, the water	Diversion of surface water arising on the operational cleanfill area is proposed, to divert dirty water into a SRP for treatment. Diversion will take place within a 100 m setback of wetlands. It is likely that under pre-development conditions, surface water in the area of the proposed cleanfill has a hydrological connection to the nearby wetlands. The diversion of surface water from each stage of the operational cleanfill area will constitute a small proportion of the overall catchment of the wetland, therefore the hydrological function of the wetland is unlikely to be significantly changed. The diversion of water will be temporary. On completion of the cleanfill, the SRP and diverting drains will be decommissioned,

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level range or hydrological function of the wetland.	allowing surface water flows to return to pre-development levels.
45B (5) The discharge of water into water within, or within a 100 m setback from, a natural inland wetland is a discretionary activity if – (a) the discharge is for the purpose of constructing or operating a landfill or cleanfill area; and (b) there is a hydrological connection between the discharge and the wetland; and (c) the discharge will enter the wetland; and (d) the discharge will change, or is likely to change, the water level range or hydrological function of the wetland.	Treated water from the SRPs is proposed to be discharged within a 100 m setback from wetlands. There will be a hydrological connection between the discharge and the wetlands, and the discharge will enter the wetlands. The discharge may result in a slight increase in water levels in wetlands downstream of the SRPs for the duration of the operation of the cleanfill. The wetlands are riparian wetlands, having formed at the edges of intermittent streams. The intermittent nature of the streams means that during dry seasons, there is a significant reduction in water levels. A slight increase in water levels in wetlands as a result of the SRP discharge is likely to be beneficial for the health of the wetland rather than detrimental. Any increase in water levels as a result of the discharge from SRPs will be temporary; on completion of the cleanfill, the SRP and associated drains will be decommissioned.

Table 6. Assessment and application of the National Policy Statement for Freshwater Management.

2.2 Policies
Policy 5
Freshwater is managed… to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.
The streams and wetlands on the site are all degraded and have been assessed as being in poor condition. This report recommends, as best practice, that the streams and wetlands are fenced from livestock (where fencing does not already exist) and planted with native species to a distance of 10 m either side of streams, and 10 m from wetland edges, creating a 'buffer' to the development. Planting buffers with appropriate native species will result in a significant improvement to the health and wellbeing of the streams and wetlands.
Policy 6
There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.
The proposed development will result in a nil loss of extent of natural inland wetland. No earthworks or other development is proposed to take place within, or within a 10 m setback, to an inland natural wetland. An ESCP has been prepared to mitigate for the effects of erosion and sedimentation. This report's recommendation to fence wetlands from livestock, and to plant a native buffer around all wetlands on the site, will help restore the native biodiversity of the wetlands.
Policy 7
The loss of river extent and values is avoided to the extent practicable.
The proposed development will result in a nil loss of river extent, and a negligible loss of river value, provided the ESCP is implemented.

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This report's recommendation to fence streams from livestock, and to plant a 10 m buffer on both banks of each stream, will enhance the ecological value of the streams.
Policy 8
The significant values of outstanding water bodies are protected.
There are no outstanding water bodies present on the site.
Policy 9
The habitats of indigenous freshwater species are protected.
The wetlands and streams on the site provide limited, poor-quality habitat for a low number of common native bird species such as pukeko and paradise shelduck, and are likely to support low densities of common aquatic invertebrates. It is possible that the streams provide habitat for the native shortfin eel during times of regular flow. The streams and wetlands on the site will not be directly affected by the development proposals. The implementation of the ESCP should ensure that are no significant indirect effects on the streams and wetlands. This report's recommendation to plant a 10 m buffer of native species around the streams and wetlands will help protect these freshwater habitats in the long-term from sedimentation and erosion, as well as providing native riparian habitat.
Policy 13
The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.
The condition of the water bodies on the site is not considered to be at risk of degradation as a result of the proposed development. Planting of a native buffer around streams and wetlands will create a positive net gain for biodiversity. A site-specific monitoring programme for the water bodies on this site is not considered to be necessary.

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8.0 Residual adverse effects

The assessment of adverse effects concludes that the overall level of effects of the proposed development will be negligible or nil. There are, therefore, no residual adverse effects.

9.0 Conclusion and recommendations

This report provides an assessment of the ecological values of the site at 1044 Coast Road, and an assessment of the actual and potential adverse effects on these ecological values of the proposed development of a cleanfill facility at the site, along with associated works including an access way and site office.

The site is currently used for the grazing of livestock, and comprises of a number of paddocks located on flat terraces between the Wainuiomata River and Coast Road. An existing farm track runs through the centre of the site.

The site supports a network of intermittent streams and associated riparian wetlands. The streams and wetlands are all highly degraded and of poor ecological quality. They do, however, still provide some ecosystem services such as flood attenuation and sediment filtering.

The streams and wetlands provide limited habitat for aquatic invertebrates, and may provide some habitat for native fish such as shortfin eel. The site supports low numbers of common native bird species.

The proposed development includes the construction of a cleanfill facility and associated site office, and an upgrade of the site entrance and the existing farm track, to allow access for the vehicles required for the enabling works and operation of the cleanfill.

All earthworks and the footprint of the cleanfill lie outside of the stream and wetland network, and allow for a 10 m setback from all streams and wetlands. There will be no direct adverse effect on the streams and wetlands. Implementation of the project's Erosion and Sediment Control Plan should ensure that there is a negligible effect of erosion and sedimentation on the streams and wetlands, and therefore on any native fish and aquatic invertebrates that may be present.

The cleanfill operation will be staged, so that a maximum area of 2.5 ha will be disturbed at any one time. On completion of each stage, the cleanfill will be stabilised and restored to pasture. This will reduce the risk of erosion and sedimentation, and will restore the open pasture habitat for native bird such as pukeko and paradise shelduck.

The staging will also ensure that the levels of surface water diverted to the Sediment Retention Ponds are low, resulting in limited change to the levels of water in streams and wetlands upstream of the SRPs, and limited change to the levels of water in streams and wetlands downstream of the SRP discharge points. The level of effect on streams and wetlands is considered to be negligible.

On completion of the final stage, the ESC measures will be decommissioned, and surface and ground water flows will return to similar levels to that pre-construction.

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The overall level of effect of the proposed development on the ecological values of the site is considered to be negligible or nil.

Fencing and planting the wetlands and streams with a 10 m buffer of native species would result in a net gain for biodiversity. This is something that we strongly encourage the Applicant to include in its closure plan for the cleanfill facility.

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Report prepared by:





……. …….

Emily Roper **Graham Ussher**

Senior Ecologist Principal Ecologist

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Appendix A: Wetland assessment methods

Areas of a site that are considered to be a potential wetland, based on an initial, visual assessment of vegetation and hydrological conditions, are then further assessed, following the steps detailed below:

- Visual assessment as to whether the potential wetland area could support a threatened species;
- Visual assessment as to whether the potential wetland and surrounding area is clearly dominated by pasture grass species (the Rapid Pasture Test) or whether the potential wetland is clearly dominated by wetland species (the Rapid Wetland Test);
- Visual assessment of areas where the vegetation composition includes species that are scored as wetland obligate, facultative wetland, or facultative (e.g., rushes, wet pasture or 'wetland-type' vegetation) as assessed by Clarkson *et al.*[9] (following the Pasture Exclusion Test, and Wetland Delineation Protocols as laid out in the Pasture Exclusion Assessment Methodology[10]);
- Where these compositions exist, an assessment of vegetation, soils, and hydrology is required according to the Pasture Exclusion Assessment Methodology:
    - Vegetation is assessed through plant identification and percentage cover estimates (as per the method described by Clarkson[11]) of 2 m x 2 m plot areas within each potential wetland area;
    - Soils are assessed by applying the criteria outlined in Fraser[12] for identifying hydric (wetland) soils – which involves excavation and examination for gleyed, mottled, peaty, or wet soils; and
    - Hydrology is assessed by applying the criteria outlined in the Ministry for the Environment tool[13].
- The boundaries of potential wetland areas are delineated by carrying out assessments of the various vegetation communities and through professional judgement.

Figure A1 below outlines the steps taken to determine the presence of a wetland.

[9] Clarkson B. R., Fitzgerald N. B., Champion P. D., Forester L., Rance B. D. (2021). *New Zealand wetland plant indicator status ratings 2021: Data associated with Manaaki Whenua - Landcare Research contract report LC3975* for Hawke's Bay Regional Council.

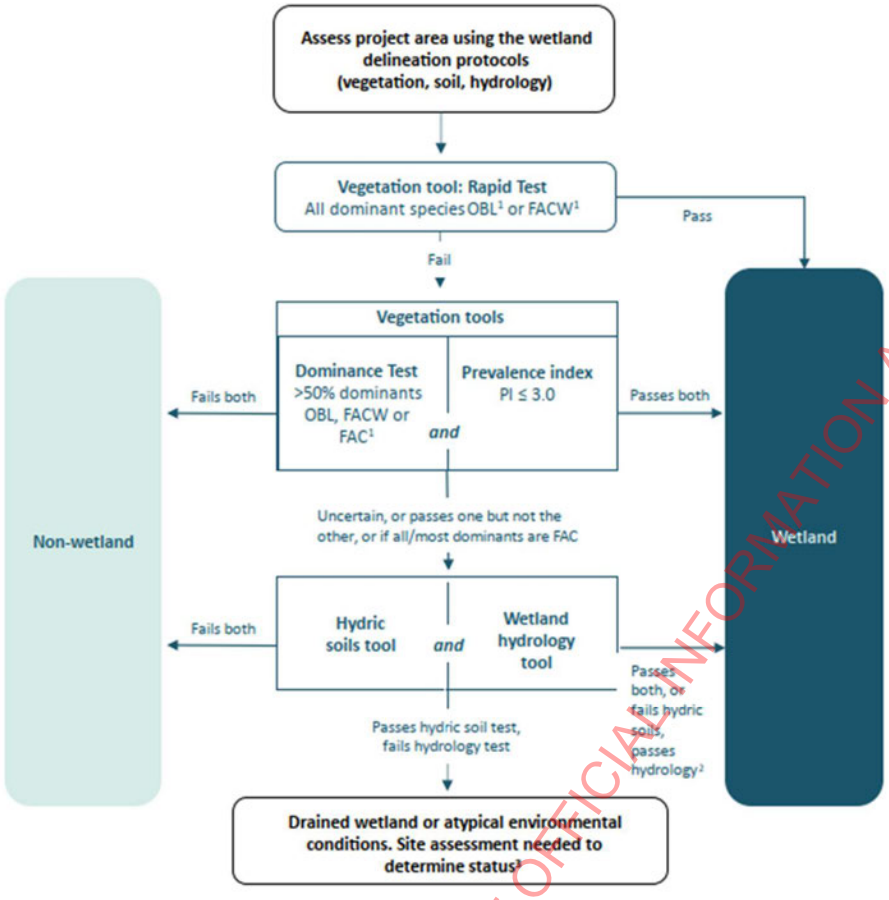
[10] Ministry for the Environment. 2022. *Pasture exclusion assessment methodology*. Wellington: Ministry for the Environment.

[11] Clarkson, B. (2013). *A vegetation tool for wetland delineation in New Zealand*. Report prepared for Meridian Energy Limited by Landcare Research.

[12] Fraser S., Singleton P., Clarkson B. (2018). *Hydric soils – field identification guide*. Envirolink Tools Contract C09X1702. Manaaki Whenua – Landcare Research Contract Report LC3233 for Tasman District Council.

[13] Ministry for the Environment. (2022). *Wetland delineation hydrology tool for Aotearoa New Zealand*. Wellington: Ministry for the Environment.

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Footnotes:
[1] Wetland indicator status abbreviations: FAC = facultative, FACW = facultative wetland, OBL = obligate wetland.
[2] For example, recent wetland.
[3] The US procedures for atypical or problematic situations are recommended.

Figure A1. Flow chart of steps for wetland vegetation determination. Wetland indicator status abbreviations: FAC = facultative (equally likely to occur in wetlands or non-wetlands – estimated probability 34-66%); FACW = facultative wetland (occurs usually in wetlands – 67-99%); OBL = obligate wetland (occurs almost always in wetlands >99).

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27 November 2023

Kris Gough
Cuttriss Consultants Ltd

Via email: **kris.gough@cuttriss.co.nz**

Dear Kris

Proposed Cleanfill Operation, 1044 Coast Road, Wainuiomata, Lower Hutt
Transportation Assessment

Further to your request, I am pleased to provide below a transportation assessment for the proposed cleanfill operation on a rural property at 1044 Coast Road in Wainuiomata. The proposal is for a private cleanfill for the exclusive use DMAC Ltd. The fill will be coming from sites being subdivided and developed for residential purposes in the Wainuiomata area by DMAC Ltd. The assessment that follows includes a review of the existing local transportation characteristics and a summary of the potential traffic effects associated with the cleanfill operation.

1. Existing Traffic Environment

The location of the cleanfill along with the proposed access point from Coast Road are shown in Figure 1.



Figure 1: Site and Access Location

The view along Coast Road in each direction from the approximate access location are shown in Figure 2.

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Figure 2: View Towards North and South Along Coast Road (source: Google Streetview)

An October 2020 traffic count for Coast Road within the urban area, between Hine Road and Herbert Street, has an average daily traffic flow of 3,180 vehicle movements per day with 7.5% heavy vehicles. Traffic flows on the rural section of Coast Road will be significantly lower and will be subject to seasonal variation associated with recreational activities accessed from Catchpool Road.

A search of the NZTA crash database for the rural section of Coast Road, between Catchpool Road to the south and Wainuiomata to the north, shown in Figure 3 for the most recent five years, shows ten reported crashes. Key features of these crashes are:

- No trucks involved;
- The southern most crash was on Catchpool Road and not on Coast Road;
- Eight of the nine crashes on Coast Road were single vehicle incidents with six occurring during the hours of darkness; and
- One non-injury crash on Coast Road involving two vehicles.

This final crash occurred in the vicinity of 565 Coast Road to the north of the Arapito Bridge. It occurred at 8.53am on a Sunday morning with one of the drivers having alcohol above the limit or refusing to be tested. The crash involved a northbound vehicle hitting a vehicle turning right. As such, there is no historic crash pattern of concern involving trucks or multiple vehicles.

-

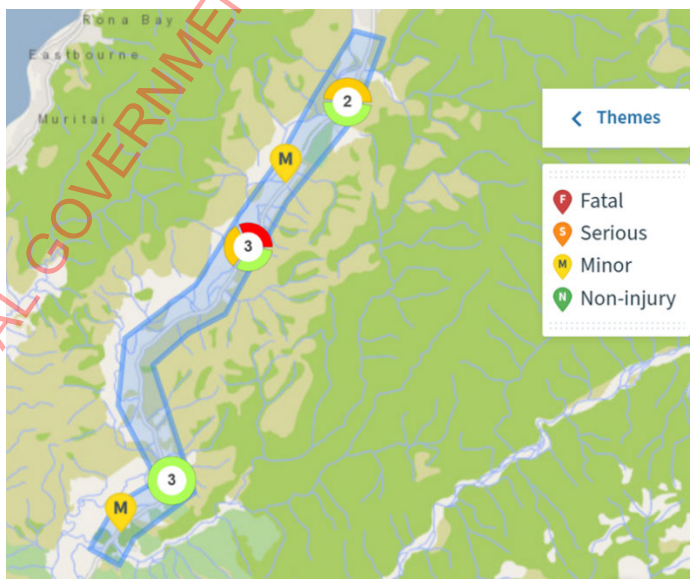


Figure 3: Search of NZTA Crash Database

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2. Proposed Cleanfill Operation

As shown in the application drawings, it is proposed to create a cleanfill site on the property at 1044 Coast Road, Wainuiomata. The site access location has been selected on the basis of being able to achieve optimal sightlines to and from vehicles travelling along Coast Road. Characteristics of the design and intended use of the access can be summarised as follows:

- The cleanfill will be for private use only and will operate 7.30am to 5.30pm Monday to Friday and 7.30am to 1pm on Saturdays;
- Only single unit trucks will deliver fill to the site with a maximum of 18 loads per day;
- Maximum of 36 truck movements per day with typically 4 truck movements per hour;
- Where the access connects with Coast Road, it will be 6.0m wide, stabilised access and have a level grade for a length of at least 10m from the edge of the carriageway on Coast Road;
- The width at the entry allows for two trucks to pass;
- Within the site, the access have a metal surface and be 3m wide with passing bays as required;
- Vegetation will be cleared and maintained to ensure the following sightlines are available:
    - From exiting truck along Coast Road towards north, at least 181m;
    - From exiting truck along Coast Road towards south, at least 181m; and
    - From entering truck along Coast Road towards south, at least 181m.
- The Catchpool Road access is around 15m to the south along Coast Road. There will be clear lines of sight between the two accesses; and
- The access is more than 50m away from the existing access to 1044 Coast Road.

The availability of sight lines of at least 181m is in line with the Austroads guidance for Safe Intersection Sight Distances (SISD) within an 80km/h speed environment.

The degree of compliance with the District Plan transportation provisions is discussed below.

3. District Plan Transportation Provisions

The site for the cleanfill is zoned Rural. The degree of compliance or non-compliance with any of the Permitted Activity Conditions in the District Plan transport requirements included in the 14A Transport Rules are summarised in the following tables.

Rule	Description	Level of Compliance
14A 5.1	(a) Any activity is permitted if it: i. Complies with the standards listed in Appendix Transport 1; and ii. Does not exceed the high trip generator thresholds specified in Appendix Transport 2.	Compliance with Appendix Transport 1 discussed below. Activity does not exceed the High trip generator threshold.
	(b) Any activity that does not comply with the standards listed in Appendix Transport 1 is a Restricted Discretionary Activity. Discretion is restricted to: i. The effects generated by the standard(s) not being met.	Compliance with Appendix Transport 1 discussed below.
	(c) Any activity that exceeds the high trip generator thresholds specified in Appendix Transport 2 is a Restricted Discretionary Activity. Discretion is restricted to: i. The effects of the activity on the transport network	Does not apply.

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Rule	Description	Level of Compliance
	including impacts on on-street parking.	

Compliance with the District Plan **Appendix Transport 1 Standards** which are relevant to this proposal are summarised in the following table.

Standard	Description	Level of Compliance
Standard 1	Standards for New Roads	
	(c) Service Lanes, Private Ways, Pedestrian Accessways and Walkways	Partial compliance. A bespoke design is needed given the truck-only use in a rural context.
	Service lanes, private ways, pedestrian accessways and walkways must be designed and constructed in accordance with Section 3 of NZS4404:2010 Land Development and Subdivision Infrastructure….	
Standard 2	Site Access and Manoeuvring Area	
	(a) No more than two separate crossings for any front site. The total width of such crossings must not exceed 50% of the road frontage.	Complies. The additional access will result in a total of two accesses to 1044 Coast Road. The total width of the crossings is less than 50% of the road frontage.
	There must be a separation distance of at least 1m between crossings measured at the kerb/carriageway edge.	Complies.
	Site access must be designed and constructed in accordance with Section 3 of AS/NZS 2890.1:2004.	Partial compliance. A bespoke design is needed given the truck-only use in a rural context.
	Where a vehicle access serves three or more dwellings, it must have a minimum width of 4m to allow for fire service vehicles.	Does not apply.
	(b) Separation distance of 15m between the access and an intersection with a Secondary Collector.	Complies.
	(c) Sufficient area must be provided for vehicles to stand, queue and make all necessary manoeuvres without using the public road reserve, and without using the area provided for parking, servicing, loading or storage purposes.	Complies.
	Sufficient area must be provided to allow vehicles to enter and exit the site in a forward direction….	Complies.

In summary, the proposed access to the cleanfill site complies with the District Plan transport standards with the exception of the need for a bespoke design where it connects with Coast Road.

4. Traffic Effects

4.1 Traffic Generation

The cleanfill will be for private use only and will operate 7.30am to 5.30pm Monday to Friday and 7.30am to 1pm on Saturdays. Up to 18 loads of fill will be delivered to the site per day. There will be a maximum of 36 truck movements per day with typically 4 truck movements per hour. The activity will be seasonal and dependent on works being undertaken by the developer. As such, there can be expected to be many days when there will be no truck activity associated with the cleanfill.

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The historic crash records do not include any crashes involving trucks and there is no existing crash pattern that will be exacerbated by the traffic associated with the cleanfill activity.

4.2 Connection with Coast Road

The proposed access arrangement allows for trucks to pass at the entry to the site, minimising any disruption to traffic flows on Coast Road. The section of the access between the existing carriageway and the property boundary, at least 10m in length, will be sealed and level. Vegetation will be cleared and maintained within the road reserve to provide for the sight lines. With these measures in place the entry to the site can be expected to operate safely.

4.3 Interaction with Catchpool Road

The access to the Remutaka Forest Park is just to the south of the proposed access. This Park is accessed for recreational purposes throughout the year and is especially busy during the summer months. There will be a clear line of sight between the two accesses. The proposed days and hours of operation for the cleanfill exclude Saturday afternoons and Sundays. It is also recommended that the cleanfill does not operate on public holidays, a time when recreational use of the Park can be expected to be busy.

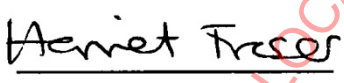
5. Summary and Conclusion

The findings of this transportation assessment can be summarised as follows:

- The historic crash records do not include any crashes involving trucks over the most recent five year period and there is no crash pattern that will be exacerbated by the cleanfill operation;
- The truck activity associated with the cleanfill will be modest and associated with a single private business;
- The design of the access and the connection with Coast Road will safely provide for truck movements to and from the cleanfill site;
- The available sight lines at the connection with Coast Road will meet the Austroads guidance and there will be clear lines of sight between the site access and the nearby access to the Remutaka Forest Park; and
- It is recommended that the cleanfill does not operate on public holidays, a time when recreational use of the Park can be expected to be busy.

Please do not hesitate to be in touch should you require clarification of any of the above.

Yours faithfully



Harriet Fraser

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DMAC HOMES LTD

EARTHWORKS

1044 COAST ROAD, WAINUIOMATA
LOWER HUTT

EROSION AND SEDIMENT CONTROL PLAN

November 2024

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Cuttriss
Surveyors. Engineers. Planners.

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SECTION 1: Introduction

This Erosion and Sediment Control Plan has been prepared to mitigate sedimentation and erosion from bulk earthworks for the purpose of a clean fill at 1044 Coast Road, Wainuiomata Lower Hutt. This ESCP was prepared after meeting with the clients earthworks contractor to discuss practical ESCP measures and construction methodology. The earthworks are to be completed in one operation, but will be progressively constructed and stabilised in approximately 5 stages. The order of the staging of the works may vary from that shown on the plans to suit the contractor's construction methodology. Care will be taken to ensure runoff from stabilised areas does not discharge over areas under construction.

The primary objective of the ESCP is to avoid causing or accelerating erosion during both the bulk earthworks construction, and as a result of the finished earthworks. Where this primary objective is not possible, the secondary objective is the effective and efficient treatment of sediment discharges and limiting the extent and duration of any erosion or sediment generation.

This document is a "living" document and during construction the proposed ESCP measures are to be monitored for their effectiveness. If construction methodology or soil conditions dictate they are to be upgraded or modified as required to provide the required level of treatment or additional measures installed.

The extent of earthworks is shown on drawings 30246SCH Sheets 1 to 3 These drawings also show cross sections of cut and fill and include the earthworks volumes. The earthworks are being undertaken for the purpose of a clean fill, and involve imported clean in-situ cut to fill material from various sites within the Wellington Region. They are to be undertaken upon a lower terrace of the existing valley plain. The valley plain generally falls gently from the North Easte to South West. There are two main filling area, referred to the "Northern Fill" and "Southern Fill" within these plans and documentation. The larger of the two fills, being the "Northern Fill" is to be undertaken in approximately 3 stages of 2.5Ha each. The Southern Fill is to be constructed in 2 stages up to 2.5Ha. Both fills will be uncertified fills as the use of the land prohibits future development. It is expected that by constructing and stabilising the works in small stages of around 2.5Ha the risk of sedimentation will be minimal.

SECTION 2: Construction Methodology

The earthworks consist of stripping topsoil and temporarily stockpiling, imported clean fill earthworks, and stabilising with either topsoil and hydroseed grass or hydromulch.

Enabling Works
The initial setup works will involve the installation of site access and ESCP measures including

- Stabilised site entrance
- Metalled access
- Site office
- Silt fences

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- Clean water cut off drains

Once these measures are in place and checked by the Engineer, the first stage of works will commence.

Staged Construction

Typically each stage of the earthworks will be undertaken as follows.

- Progressively form stabilised haul road to works area
- Install additional ESCP measures
- Obtain approval of ESCP measures
- Temporarily remove topsoil and stockpile on immediately following earthworks stage (location to be determined on site by contractor to suit operations).
- clean fill to proposed earthworks platform levels
- Spread and compact stockpiled topsoil and hydroseed to stabilise earthworked areas and reinstate to LUC Class 3.

Fill Batters/Areas

The fill batters/Areas will be constructed and stabilised progressively. Toe protection in the form of Silt Fences with optional vegetation slash will be installed. The fill will be brought up in layers with the surface falling to the rear of the fill to avoid any surface runoff discharging over the fill batter.

Dirty water cut off drains will be construct to divert water discharge from the fill sites to a SRP to be treated prior to discharging to the natural environment.

We believe that the risk of sedimentation will be minimal for the following reasons;

- constructing and stabilising the works in small stages
- each stage is protected by clean water cut off drains

Topsoil will be temporarily stockpiled prior to being respread. Stockpiles will be located by the contractor to best suit their construction methodology but will generally be located on the site immediately following the current stage of earthworks. Silt fences will be placed downhill of the stockpiles which will be sealed off to minimise silt runoff.

SECTION 3: Principles to Minimise Effects

The key principles in this plan for minimising sediment discharges are ensuring treatment measures are in place prior to commencing work, completing the works in stages of nominally up to 25,000m², and progressively stabilising completed works to minimise the area of exposed earthworks at any one time.

The principles will be as follows:

- Completing the earthworks and stabilising in stages
- Keeping the area of disturbance to the minimum area required to effectively and efficiently construct the earthworks
- Metalling of construction access tracks
- Progressive stabilisation as earthworks areas are completed

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- Use of best practice erosion and sediment control measures and techniques in accordance with GWRC guidelines
- Diversion of clean water away from disturbed areas
- Regular inspections, audits, and monitoring of ESCP measures
- Regular meetings to discuss effectiveness of ESCP measures
- Modifying the ESCP in response to experience gained on site

SECTION 4: Control Measures

The measures outlined below, where applicable, will be built in accordance the details in GWRC "Erosion and Sediment Control Guidelines for the Wellington Area". Not all the measures outlined below will necessarily be implemented for this project but give a guide to the types of measures that me be used if deemed necessary.

4.1 Clean Water Cut Off Drains

Where required, clean water cut off drains/bunds will be constructed around earthwork areas to channel clean water away from disturbed areas. The discharge point will be armoured if necessary, to avoid scouring. The drains will be lined with filter cloth to mitigate sedimentation occurring. The drain size has been calculated and will include a 300mm freeboard.

4.2 Silt Fences

Silt fences will be installed as required around the works area. These will remain in place until the area is fully stabilised. The toe of the silt fences will be buried and compacted in 100mm wide and 200mm deep trenches. The fence will have stakes and wires at spacings required to maintain its structure and integrity. Returns will be installed as required.

4.3 Sediment Retention Ponds (SRPs)

Sediment Retention Ponds will be used to capture runoff from the two Fill Areas at critical points. The SRPs will be sized to 2% of the catchment area and will have two T-bar decants each. A sample of the sizing calculations are attached. Final SRP sizing to suit application will be confirmed prior to installing.

4.4 Filter Sox or Metal Bunds

Filter sox or metal bunds will be used for stormwater runoff control across the access road if required, and in cut off drains to slow water velocity. If sox are used, they will be removed during truck movement times to avoid damage.

4.5 Metalled Entrance and Haul Road

All truck movement areas will be metalled to provide all weather access. The condition of the metal access tracks will be monitored for condition and maintained as required. Any dirt tracked onto Coast Road will be swept up, and not washed into open drains and sumps.

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4.6 Progressive Stabilisation

As stages of work are completed, they are to be stabilised by respreading of topsoil and hydroseeding of hydromulching where immediate stabilisation is required. This will keep the area of disturbed ground to the minimum amount possible.

4.7 Fill Batter Stabilisation

As the fill batters are constructed it will be topsoiled, hydroseeded or hydromulched.

4.8 Wet Weather plan

A check of all ESCP measures will be undertaken to ensure they are fully operational in advance of forecast wet weather including but not limited to the following:

- Sealing off of fill surface– this is standard practice for earthworks construction
- Cut off channels to ensure their capacity or integrity is not compromised
- SRP's to ensure they have sufficient capacity
- Silt fences to ensure they have not collapsed or are undermined

4.9 Dust control

Dust control will be undertaken to ensure there is no nuisance. This will be achieved with the use of water spray, stabilising surfaces as soon as practically possible, and controlling vehicle speed

4.10 Decommissioning

Decommissioning of any ESC measure will only occur after satisfactory stabilisation of the catchment area above the measure has been achieved, and GWRC has given their approval.

SECTION 5: Stabilisation

Topsoiling

The earthworked areas will be progressively topsoiled and hydroseeded or hydromulched as the design clean fill levels are achieved to return the land to its existing LUC class 3 status. This methodology will minimise the extent of exposed earthworks at any one time thus reducing the risk of sedimentation and erosion. The finished clean fill levels are effectively flat so this will minimise runoff velocities.

SECTION 6: Management and Monitoring

6.1 Maintenance

The following table identifies the maintenance requirements for ESCP structures. Maintenance is based on daily inspections, prediction of wet weather or as a response to effects of wet weather.

Structure	Trigger	Maintenance Action
Haul Road	Dirt on haul road	Clean off and add new metal

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		Monitor truck movements and ensure trucks stay on metal
	Become rutted	Clean off, regrade, add extra metal
Pipes	Debris build up at inlet	Remove debris
	Scour at inlet	Place rock armour at inlet
	Scour at outlet	Place rock armour at outlet
Silt Fence	Fence flapping in wind	Reattach, increase number of fabric locks, install additional waratahs and wires if necessary
	Sediment build up straining structure	Remove sediment
	Bottom of fence not anchored correctly	Reconstruct fence bottom as required to standard detail.
	Under cutting of fence	Identify options to avoid concentrated flow
SRP	Silt build up > 20%	Remove sediment
	Scour at exit point	Armour outlet
	Insufficient capacity	Enlarge or construct additional SRP
Clean/Dirty Water Drains	Silt build up	Remove silt
	Washed out	Reform bund to correct profile
Metalled access	Dirt on Access and Coast Road	Clean access and add additional metal. Monitor truck movements and ensure trucks stay on metal. Sweep Coast Road if dirt is tracked down the road.

6.2 Inspections and audits

The contractor shall inspect the sediment control structures on a daily basis and the general measures on a weekly basis. Where any diversion drains or other measures have been temporarily removed to allow construction works to be carried out, they will be reinstated prior to leaving site at the end of the day. The contractor will also inspect the measures immediately prior to and after any predicted wet weather event. Cuttriss Consultants Ltd will complete an audit of all ESCP measures on a weekly basis in accordance with the GWRC conditions.

6.3 Fortnightly ESCP meetings

Cuttriss Consultants Ltd will hold a fortnightly meeting on site with the Contractor after the audit to discuss ESCP issues and progress. Any matters arising from the audit will be discussed and remedial actions required will be confirmed and actioned. Site inspections and checking of erosion and sediment control measures will carried out between meetings.

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SECTION 7: Heavy Weather Response and Contingencies

7.1 Predicted wet weather

The contractor will be required to monitor the weather, and in advance of any wet weather ensure that all ESCP measures are in place and fully operational. If site works are to cease for a period of greater than 24 hours the contractor will ensure the measures identified in the wet weather plan section of this document are followed. Heavy weather is defined as 7mm in 1 hour or 20mm over 24 hours.

7.2 Contingencies

In the event of natural hazards, extreme climatic events the following contingency actions may need to be undertaken:

Cause	Effect	Contingency Action
Earthquake	Failure of SRP	Determine extent of loss of sediment, direct water away temporarily, repair and then redirect water back to SRP
Extreme rainfall event	Failure of SRP	Determine extent of loss of sediment, direct water away temporarily, repair and then, redirect water back to SRP
	Scour of drains	Repair and amour if required
	Failure of silt fence	Clean out and repair or replace

SECTION 8: Review

As the construction of the earthworks progresses, additional or modified ESCP measures may be required to respond to ground conditions or construction methodologies. GWRC will be advised of, and the reasons for, these measures. GWRC approval will be obtained before implementing any amendments to the approved ESCP.

SECTION 9: Site Responsibilities

The following table sets out site responsibilities:

Name/Company	Position	Responsibilities	Contact Details
Kieran Liddicoat *Cuttriss Consultants Ltd*	Engineer	Regular inspections of site to ensure work being undertaken in accordance with design. Fortnightly audit and meeting with contractor. Resolution of any issues. Reporting to GWRC	04 902 5929 027 3442544 kieran@cuttriss.co.nz

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Mike Friday *Dmac Homes Ltd*	Clean Fill Operator	Installation and maintenance of ESCP measures. Daily inspection of structures. Weekly inspection of all measures. Weekly meeting with engineer. Implementation of any actions or remedial works as a result of audit	021 965 699 mike@fhgroup.co.nz

SECTION 10: Construction Timeline

The earthworks are scheduled to commence upon receipt of consent. It is anticipated that the works will be completed across multiple summer earthworks seasons subject to suitable weather conditions. Earthworks fill areas are to be stabilised and decommissioned for winter period. The construction methodology of stabilising the earthworks progressively means that the area of exposed earthworks is kept to a minimum thus minimising the risk of sedimentation.

SECTION 11: Temporary Reinstatement

Some measures, such as filter sox and cut off drains across haul roads will be removed during the day while trucks and machinery are accessing the site. They will be put back in position at the end of the day as part of the site close up procedure.

SECTION 12: Decommissioning

No decommissioning of the ESCP measures will be undertaken until approval to do so is received from GWRC and/or the Engineer. This will only be after the site, or parts of the site, is fully stabilised and that there is no evidence of sediment leaving the area concerned.

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EROSION AND SEDIMENT CONTROL

STAGING FOR NORTHERN FILL

1. CONSTRUCT STABILISED SITE ENTRANCE
2. METAL EXISTING FARM TRACK FOR HAUL ROAD (MAINTAIN AS REQUIRED)
3. INSTALL SILT FENCE FOR AREAS 1-3.
4. CONSTRUCT SRP1.
5. CONSTRUCT DIRTY WATER DIVERSIONS.
6. STRIP AND STOCKPILE TOPSOIL WITHIN FILL AREA 1.
7. IMPORT CLEAN FILL
8. TOPSOIL AND STABILISE FILL AREA WITH HYDROMULCH
9. REPEAT STEPS 5-8 FOR FILL AREA 2 AND 3.

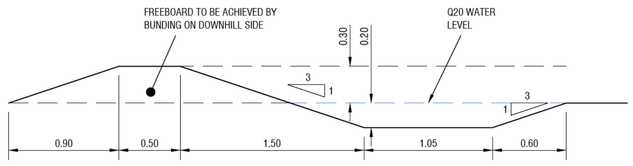
STAGING FOR SOUTHERN FILL

1. METAL EXISTING FARM TRACK FOR HAUL ROAD (MAINTAIN AS REQUIRED)
2. INSTALL SILT FENCE FOR AREAS 4-5.
3. CONSTRUCT SRP2.
4. CONSTRUCT DIRTY WATER DIVERSIONS.
5. STRIP AND STOCKPILE TOPSOIL WITHIN FILL AREA 2.
6. IMPORT CLEAN FILL
7. TOPSOIL AND STABILISE FILL AREA WITH HYDROMULCH
8. REPEAT STEPS 4-7 FOR FILL AREA 5.

9 DP 342618
1 DP 551868
2 DP 551868
3 DP 551868
COAST ROAD
INDICATIVE GWRC EROSION ZONE
PASSING AREA
INDICATIVE TOPSOIL STOCKPILE EXTENT FOR STAGE 1
EXISTING FARM TRACK TO BE UTILISED AS HAUL ROAD
SRP1
MAIN POND 38x12m
MAXIMUM
CATCHMENT 25,000m²
EXISTING FARM TRACK
SRP2
MAIN POND 30x10m
MAXIMUM
CATCHMENT 17,000m²
DIRTY WATER DIVERSION PIPES 2x Ø300mm
PROPOSED SITE ACCESS AND STABILISED SITE ENTRY FOR CLEAN FILL
PASS NG AREA 1
HEAVY DUTY CONCRETE VEHICLE CROSSING
3 DP 24739
PT 4 DP 24739
1 DP 50675
6 DP 24739
7 DP 24739
1 DP 380969
1 DP 15042

0 40 80 120 160 200m
SCALE BAR 1 SCALE 1:2000 (A3 1:4000)

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DIRTY WATER DIVERSION
SCALE 1:25 (A3 1:50)

REVISION DETAILS	NAME	DATE

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WELLINGTON CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953.
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.

LEGEND

- FENCE
- GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
- DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- PROPOSED SILT FENCE
- PROPOSED STORMWATER PIPE
- PROPOSED DIRTY WATER CUT OFF
- INDICATIVE DIRTY WATER FLOW

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CLIENT
DMAC HOMES LTD

PROJECT
PROPOSED CLEAN FILL
LOT 5 DP 551868,
1044 COAST ROAD,
WAINUIOMATA

ISSUED

EROSION AND SEDIMENT CONTROL PLAN

SCALE	REDUCED SCALE
A1 - 1:2000	A3 - (A3 1:4000)

	NAME	DATE
FIELDWORK	-	-
DESIGNED	KML	12/23
DRAWN	KML	12/23
CHECKED	SG	12/23

DRAWING NUMBER 30246 ESCP
SHEET 1 OF 1 SHEETS
REVISION -

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Proffered Conditions

Landfill Classification (Waste Acceptance Criteria)

1. The proposed landfill is to be used for class 5 clean fill only as defined in the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 and only accept the following waste:
   - Virgin Excavated Natural Material (VENM) such as clay, gravel, sand, soil or rock fines that:
     - Has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and
     - Does not contain any sulfidic ores or soil or any other waste.
   - Maximum incidental inert manufactured materials (eg concrete, brick, tiles) to be no more than 5% by volume per load; and
   - Maximum incidental or attached biodegradable materials (eg vegetation) to be no more than 2% by volume per load; and
   - After the above allowances for inert manufactured materials and biodegradable materials, maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

2. At least 20 working days prior to operation, carry out soils test to determine the background chemical contaminant levels of the site. The soil test is to be carried out by a suitably qualified and experienced practitioner who specialises in contaminated land investigations and the result submitted to Council.

3. Every load deposited must be visually inspected to ensure it meets the cleanfill acceptance criteria under condition (1) above.

4. Laboratory testing is to be carried out by a suitably qualified and experienced practitioner who specialised in contaminated land investigations to at least a frequency of 1 per 50 loads, or 1 per 500m³ whichever is lesser. The testing is to confirm compliance with condition (1) above.

5. Any load that does not meet condition (1) must be rejected and disposed of at an alternative approved landfill suitable for the class of material.

6. No cleanfill material shall be deposited at the site which has been sourced from a site defined as ‘potentially contaminated’.

   Note: A potentially contaminated site includes any site that is listed on the Greater Wellington Regional Council’s Selected Land Use Register, or where there is reasonable cause to believe that activities listed on the Ministry for the Environment’s Hazardous Activities and Industries List have previously occurred, unless a Detailed Site Investigation has been completed confirming the source of the material is not contaminated.

7. No cleanfill material shall be deposited within 10m of any watercourse or wetland.

Survey

8. At least 10 days prior to commencement of cleanfilling, a survey of the cleanfill area as shown on the approved plans and documents is to be carried out by or under supervision of a licenced surveyor, and the boundaries of the cleanfill are to be clearly marked so that areas outside are clearly visible and identifiable as out-of-bounds for dumping. No dumping or movement of earth or soil is to be carried out outside the cleanfill areas including any temporary or stockpiling.

   Confirmation is to be provided from a licenced surveyor to Council 5 days prior to commencement of cleanfilling that the setout is at least 10m from any identified wetland or watercourse, and in accordance with the approved plans.

Record Keeping

9. An electronic record of all cleanfill material deposited at the site shall be maintained for the duration of the resource consent. The record shall include:
   a. The name of the company delivering the material;
   b. The date of delivery;
   c. The physical address of the land the material was sourced from;
   d. A description of the material as per the inspection required by condition (3) above;
   e. Any laboratory reports pertaining to the composition of the material as per condition (4) above;
   f. The weight and volume of the delivered material;
   g. The approximate location on-site where the material will be dumped.

10. The consent holder shall prepare an annual monitoring report for the period of 1 July to 30th June to the Council, by 30 September each year for the duration of this resource consent. The annual monitoring report shall include but not be limited to:
   h. The electronic record of cleanfill accepted at the site as per condition (9).
   i. A record of any material rejected at the site as per condition (5)
   j. A record of any spills on-site and remedial actions carried out.
   k. A record of any discovered contamination and any measures to address the contamination such as remediation and validation.
   l. Confirmation from a licenced surveyor con firming that the cleanfill remains within the boundaries specified by condition (8) above, at least 10m from any identified watercourse or natural inland wetlands, and does not exceed the Finished Platform Level's shown on the approved Earthworks Layout prepared by Cuttriss Drawing No. 30246 SCH Sheet 1 of 3 dated 10/10/2024.

Duration

11. The duration of the cleanfill activity must not exceed 30 years unless lapsed, been surrendered or been cancelled at an earlier date.

Landscaping

12. Prior to the commencement of cleanfilling activities, the consent holder shall submit a landscape plan to Council for certification showing:

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a. Full details of screen planting along the northern boundary. Unless otherwise agreed to in writing with the adjacent owners and occupants, the screen planting is to be capable of screening the cleanfill platform as viewed from the neighbouring residential properties to the north within 5 years of operations commencing.
b. Full details of planting along the Coast Road frontage. The planting should provide screening of the cleanfill platform as viewed from Coast Road within 5 years of operations commencing.
c. The species, location and size (at the time of planting). The plan should include both faster growing exotic plants (such as Leighton Green) able to provide a suitable screen between the cleanfill operations and the neighbouring properties, and a mix of indigenous plants including a suitable balance of canopy trees and other species, designed to enhance the habitat in the longer term.
d. Full details of the landscaping works to be undertaken following the completion of the activity including:
    i. Works to enhance, replant and fence the watercourses and wetlands with indigenous species, depth and profile that is commensurate with what would have naturally occurred within these areas prior to European settlement;
    ii. Works to enhance, replant the batter faces such that they provide for slope stability. The planting on the batter face must also be with indigenous species that naturally occurred within the areas prior to European settlement.

Note: The purpose of the landscaping is to screen cleanfilling activities from view of the northern properties which contain residential houses and enhance the ecological values of the adjacent watercourses and wetlands at the completion of the activities.

13. Landscaping is to be carried out in accordance with the certified plans under condition (12) above. All works required by condition (12)(a) are to be completed prior to cleanfilling activities commencing, and all works required by condition (12)(b) within 6 months of operations commencing.

    Enhancement of adjacent watercourses and wetlands can occur at any time prior to completion, provided it is maintained and still meets the above objection at completion.

14. Within 6 months of operations ceasing, certification is to be submitted to Council from a suitably qualified ecologist that works have been carried out in accordance with condition (12)(d)(i).

15. Landscaping (except for the enhancement work at 12(d)) is to be maintained at the consent holders cost for the duration of the consent, and the enhancement work at condition 12(d) is to be maintained for a period of 12 months post cleanfill operations.

<u>Rehabilitation</u>

16. The consent holder shall progressively rehabilitate the site as each section or cleanfill stage is completed (at a maximum of 2.5ha). Within 6 months of that section or stage

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being finished, rehabilitation of that area shall be completed. The rehabilitation is to include but not limited to:

a. A state compatible with a Land Use Capability 3 (LUC3) which existed prior to the cleanfilling activities, which as a minimum would include pasture, but may also include alternatives for cropping, orcharding or similar unless the NPS-HPL is amended to exclude LUC3 from the definition of highly productive land; or
b. Final cover in accordance with section 5.9 of the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 as applicable to a class 5 landfill (cleanfill) if the NPS-HPL is amended to exclude LUC3 as highly productive land; and
c. Spreading a minimum depth of 300mm topsoil over the site; and
d. Top soil is not to be compacted during the spreading; rather top soil is to be tilled or ripped to improve drainage; and
e. The development of a free-draining and stable landform; and
f. Re-grassed and re-planted all exposed areas as soon as practicable to prevent erosion losses; and
g. Monitoring and maintaining rehabilitated areas to ensure they are functioning appropriately post-closure; and
h. At completion of the rehabilitation, remove all mobile machinery and plant from the site (or stage).

17. Certification is required within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the land as highly productive land.

Vehicle Crossing and Passing Bays

18. Prior to commencement of cleanfill activities, an extra heavy vehicle crossing is to be constructed as shown on the approved plans to Coast Road, and the concrete extended to the site boundary with sufficient length of 1 truck length, and width to enable 2 trucks to pass.

19. Prior to commencement of cleanfill activities in a particular area, passing bays are to be constructed that enable 2 trucks to pass, generally in the areas shown on the approved plans up to the point of that area.

Pre-start Meeting

20. Prior to the commencement of the cleanfill, the consent holder shall hold a pre-start meeting that:
    a. Is located on the subject site.
    b. Is scheduled not less than 5 days before the anticipated commencement.
    c. Includes Hutt City Council and Greater Wellington Regional Council officers.
    d. Includes representatives from the contractors who will undertake the works and any relevant suitably qualified professionals involved in the compliance, monitoring or site rehabilitation. The meeting will discuss erosion and sediment control measures, the cleanfill methodology, and familiarity with the necessary conditions of any consent.

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Operating Hours

21. The operation of the cleanfill and associated haulage on Coast Road is restricted to operating between 7:30am and 5:30pm Monday to Friday, and 7:30am to 1pm Saturdays and is not to operate on the following dates:
    - 20th December – 10th January inclusive;
    - 1st June to 30th September inclusive;
    - Any long weekend (i.e. where a public holiday as defined under the Holidays Act 2003 falls on a Friday or Monday);
    - Any public holiday.

    These restrictions do not apply to any measures necessary for stormwater / surface water management or dust mitigation measures.

    Note:

    The purpose of this condition is minimise nuisance to nearby residents located adjacent to Coast Road, minimise conflicts between trucks and recreational users of Catchpool Valley, and restrict activities during high rainfall to minimise risk of sedimentation into nearby streams and Wainuiomata River.

Noise

22. Tonal reverse alarms shall be prohibited on all machinery located permanently on the site. Broadband reverse alarms may be fitted if reverse alarms are required.

Tracking detritus

23. The consent holder shall avoid as far as practicable the conveyance, tracking or carrying of earthworked materials onto Coast Road. The consent holder shall inspect the vehicle crossing and road access area at the material disposal site daily during cleanfill operations when material is transported to the site. In the event material is tracked onto the Coast Road, where safe to do so, the consent holder shall clear the earthworked materials from the road(s) and clean the road so it is restored to its original condition in such a way that avoids the material being washed into nearby watercourses.

    Note:

    Earthworked materials include all detritus, soil, wood chip or rock. This may require the installation of a wheel wash facility.

Complaints

24. The consent holder shall distribute written communication (letters) to all property owners and occupiers along Coast Road (from No.'s 115B and 122 in the north, south to 1044 Coast Road) no later than 20 working days prior to the commencement of works onsite. The letter shall identify the procedures for making inquiries for information and/or complaints/concerns regarding the works. This shall include at a minimum:

    a) The consent holders name and key contact details

    b) The main site manager, name and contact details;

    c) A 24-hour contact telephone number for the consent holder or appointed agent;

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d) A clear explanation that the contact telephone number is for the purpose of receiving complaints and information from the public about noise or dust nuisance or any other problem resulting from the exercise of this consent.

No later than 10 working days prior to the commencement of activities associated with this consent, the consent holder shall submit a copy of the letter and a list of properties served with this letter to the Council's Compliance and Monitoring Team as proof of compliance.

25. The consent holder must maintain a complains register. The complaints register must include details of when a complaint was received, the steps taken by the consent holder to investigate the complain, and any steps taken to address the issue raised. The complaints register must be provided to Council annually, and available on request.

Signage

26. The consent holder must erect signage at the cleanfill entrance, visible to haulage trucks, clearly identifying the northern entrance for cleanfill activities, and include the name and contact information of the cleanfill operator.

    The signage must be maintained as legible until the completion of the cleanfill activities, and removed should activities cease for a period exceeding 12 months.

    Note:

    This condition is to manage complaints and also to ensure that the cleanfill entrance is clearly identified separately to the residential or farming entrance.

Environmental Management Plans

27. No later than 20 working days before the commencement of any earthworks, the consent holder shall ensure that the contractor submits the following for certification:
    - An Environmental Management Plan prepared by suitably qualified person(s) and detail how all the conditions of this consent shall be complied with.
    - Erosion, Dust and Sediment Control Plan demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated
    - Stormwater Management Plan
    - Inspection, maintenance, monitoring and control Plan
    - Hazardous Substances Management and Spill Prevention and Management Plan
    - Identification of appropriate auditing requirements to ensure performance of all components of the site's Environmental Management Plan
    - Ongoing maintenance plan (including maintenance of drainage systems to ensure the ongoing effectiveness of the consented design)
    - Noise Management Plan
    - Traffic Management Plan (including site access design)
    - Site closure plan

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All management plans must be prepared by a suitably qualified professionals and all works must be carried out in accordance with the certified management plans.

Top Soil Management Plan

28. No later than 20 working days prior to commencement of any earthworks, the consent holder shall prepare and lodge a topsoil management plan for certification of Council.. The purpose of the plan is to outline a framework that ensures that the topsoil is managed and replaced in such a way that the land use capability is re-established at completion of the cleanfill activities, and that minimises the potential soil loss to water. The plan is to outline the method to which soil is extracted, temporarily stockpiled, managed and then reestablished on the site.

Note: If the National Policy Statement for Highly Productive Land is amended to exclude LUC3 from the definition of highly productive land, compliance with this condition is no longer required.

Review

29. The Council (or Greater Wellington Regional Council) may annually, on any of the last five days of May or November, serve notice of it's intention to review the conditions of this resource consent for the purposes of:
    i. Dealing with an adverse effect on the environment occurring as a result of the exercise of this resource consent;
    ii. Requiring best practice options to be adopted by the consent holder to remove or reduce any adverse effect on the environment as a result of the exercise of this resource consent;
    iii. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the resource consent; or
    iv. Requiring the consent holder to comply with a relevant rule in an operative District or Regional Plan (or proposed Plan that has immediate legal effect).

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8 November 2024

Kris Gough
Associate – Licensed Cadastral Surveyor
Cuttriss Consultants Limited
Lower Hutt
WELLINGTON 5026

Kia ora Kris,

1044 COAST ROAD, WAINUIOMATA – WETLAND EFFECTS ASSESSMENT

1.0 Introduction

DMAC Homes Limited (the Client) are planning to develop two cleanfill zones from earthworks for residential development at 1044 Coast Road, Wainuiomata. An ecological assessment has been completed across the proposed cleanfill zones and their immediate surrounds. The assessment identified 13 areas of wetland that meet the NPS-FM definition of a 'natural inland wetland' (RMA Ecology, 2023).

Pattle Delamore Partners Limited (PDP) have been engaged by Cuttriss Consultants Limited on behalf of the Client to assess the potential impacts of the proposed development on the hydrology of these wetland areas. The results of the assessment are presented in this letter report which includes:

- A high level, desk-based review of the available data;
- Conceptual model for the hydrological flows sustaining the wetland areas; and
- An assessment of the potential effects of the proposed development on the wetlands.

This assessment focuses solely on the hydrological aspects of the wetlands and does not include an ecological impact assessment.

2.0 Site Context

2.1 Site description

The Client is planning to develop two cleanfill zones at 1044 Coast Road, Wainuiomata (legally described as Lot 5 DP 551868). The overall property covers an area of approximately 170.8 ha (Lowe Environmental Impact, 2023); however, this assessment focuses on an approximately 18 ha area which includes the two cleanfill zones and immediate surrounds (the site), see attached plan.

The site is predominantly flat and is covered in pasture. It is located on an alluvial terrace of the Wainuiomata River. Land use at the site and its surroundings is predominantly pasture farmland with some residential plots on the hills to the east of the site (lower Remutaka Ranges). Coast Road runs along the eastern boundary of the site. The Wainuiomata River flows southward approximately 150 m northwest of the site and the southern section of the Remutaka Ranges begin on the eastern side of Coast Road.

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2.2 Geology

The site and its immediate vicinity are underlain by Holocene alluvial deposits comprising well sorted floodplain gravels (Begg & Johnston, 2000). Rakaia Terrane sandstone-mudstone sequences bound the floodplain (which the site sits on) to the east, and west of the Wainuiomata River. The ranges comprise grey sandstone-mudstone sequences with poorly bedded sandstone, commonly referred to as greywacke. The greywacke bedrock likely extends under the alluvial gravels below floodplain.

For the purposes of this assessment, the floodplain gravels (alluvium) are the key unit of interest and form a shallow unconfined aquifer below the site and immediate surroundings.

2.3 Soils

Soils across the site were mapped and accessed from S-Map (Manaaki Whenua, 2024). The soils are predominantly recent fluvial and gley soils under the NZSC. The predominant soils are light textured, well drained loamy soils over gravels. It was noted that the subordinate soils, occurring in low points, are silty-sandy loam with drainage limitations due to soil texture and shallow groundwater (Lowe Environmental Impact, 2023).

Under the northern site and wetlands (Wetlands 5-8), the soils are all mapped as deep recent soils which are moderately to well drained.

2.4 Hydrogeology

There is little data available on the groundwater within the Wainuiomata River valley, but much of the groundwater used in the area is thought to be restricted to shallow unconfined aquifers within the alluvial gravel and sand deposits associated with the Wainuiomata River and its tributaries (Greater Wellington Regional Council (GWRC), 2005). Shallow groundwater across the site is likely to be recharged by the infiltration of direct rainfall and runoff from the Remutaka Ranges, as well as discharge from the Wainuiomata River and its tributaries.

While groundwater may locally flow in varying directions, the groundwater flow direction below the site is likely to be westward, towards the Wainuiomata River. Regionally, groundwater will flow down the valley to the south.

There are no nearby bores to assess local geology and groundwater levels. Based on low flow levels in the Wainuiomata River and contour data, groundwater is likely to be near surface across most of the site. At low points in the site, groundwater may reach the surface, especially during periods of high water table, such as during the wet winter months.

2.1 Hydrology

The Wainuiomata River is located approximately 150 m northwest of the cleanfill areas, at its closest point. The river flows southward and drains into the Pacific Ocean, approximately 6.8 km southwest of the site.

A small tributary (perennial stream) of the Wainuiomata River flows south along the eastern boundary of the site, then flows west across the site into the river. There is an intermittent stream flowing west which discharges into the tributary (Wetland 6 is located along the margin of this intermittent stream). South of these streams, and immediately south of the Southern Fill Zone (see attached scheme plan), there is another intermittent stream flowing west across the site (Wetland 1a and 2 are located along the margins of this stream). An ephemeral stream also runs along the eastern boundary of the site (RMA Ecology, 2023).

Wetland areas have been identified along stream margins and in depressions in the pasture. These are discussed in detail below.

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2.2 Wetland areas

RMA Ecology completed an assessment of wetlands across the site on 9 November 2023 and 9 February 2024 and delineated 13 wetland areas that meet the NPS-FM criteria of a 'natural inland wetland' (RMA Ecology, 2023, 2024). Table 1 below summarises the key characteristics of the wetland areas and Figure 1 (attached) shows the wetlands across the site.

Table 1: Summary of on-site wetlands

Wetland number	Area (m^2)	RMA Ecology description
1	65	Depression/low point in pasture supporting exotic wetland plant species. Degraded by grazing and pugging. Low ecological value.
1a	1299	Narrow linear wetland along southern intermittent stream, a continuation of Wetland 2, west of the haul road. See Wetland 2 description below.
2	756	Long narrow wetland area along margins of southern intermittent stream. Reasonable ecological value with a mix of native and exotic wetland species.
3	236	Depression/low point in pasture supporting exotic wetland plant species. Degraded by grazing and pugging. Low ecological value.
4	242	Depression/low point in pasture supporting exotic wetland plant species. Degraded by grazing and pugging. Low ecological value.
5	1340	Linear wetland area along margins of tributary. Reasonable ecological value with a mix of native and exotic wetland species.
5a	1502	Same description as Wetland 5, continues along tributary west of the haul road.
6	423	Narrow linear wetland along intermittent stream, upstream of Wetland 5. Reasonable ecological value with a mix of native and exotic wetland species.
7	1415	Narrow linear wetland along margins of tributary flowing west on site, upstream of Wetland 5. Supports mix of native and exotic species, fenced from stock.
8	260	Small wetland area adjacent to permanent stream at the eastern end of the site. Supports a mix of native and exotic species. Not fenced and has been grazed.
9	149	Small wetland area adjacent to permanent stream at the eastern end of the site. Supports a mix of native and exotic species. Not fenced and has been grazed.
10	188	Small wetland area adjacent to permanent stream at the eastern end of the site. Supports a mix of native and exotic species. Not fenced and has been grazed.
11	5747	Large wetland North of site boundary with facultative wetland species (*Juncus* rushes *and Carex* sedges noted).

Notes:

1. *The wetlands were identified by RMA Ecology following their site visits. It has been assumed that there are no other wetlands at the site, but this has not been confirmed by a site walkover.*

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3.0 Proposed development

The Client is planning to develop two cleanfill areas (Northern Cleanfill Area and Southern Cleanfill Area) for construction waste. The scheme plan for the cleanfill site is attached. The waste is expected to be predominantly excavated fill from new and existing residential properties under development. The two cleanfills have a combined area of 90,999 m^2 and a volume of 177,750 m^3.

The existing ground level will be raised within the cleanfill areas. In the Northern Fill Zone, the ground level will be increased by between 1.0 m to 2.4 m, sloping gently to the north. In the Southern Fill Zone, ground levels will be raised by between 1.5 and 3.5 m, also sloping gently to the northwest.

For the purposes of this assessment, it has been assumed that the fill is clean and there will be appropriate erosion sediment control measures implemented to protect the wetland areas. This assessment is only considering the potential impacts of the two cleanfill zones on the hydrology of the wetland areas present across the site. Potential impacts on the wetlands resulting from any future construction are not considered in this assessment and will need to be assessed separately should the area be further developed.

4.0 Conceptual model

There are 13 wetland areas across the site (see Figure 1, attached). RMA Ecology have assessed and delineated the wetlands in the immediate vicinity of the proposed cleanfill areas. Wetlands across the wider site were not assessed by RMA Ecology and are not considered further in this assessment. To understand the potential impacts of the proposed cleanfill areas on the wetlands, it is necessary to understand the existing hydrological controls on the wetlands and how these may change.

4.1 Wetland 1

Wetland 1 is located in a low point in the relatively flat pasture and is very small, with an area of approximately 65 m^2. It is therefore considered likely that the wetland is primarily supported by groundwater discharge and direct rainfall recharge. Groundwater is likely to be the main contributor, however, there may be some contribution from localised overland flow as the aerial photographs of the site indicate the presence of a potential drainage pathway.

The wetland supports mostly exotic wetland vegetation and has been heavily impacted by stock grazing and pugging. RMA Ecology note that the wetland is low in ecological value.

4.2 Wetland 1a and 2

Wetland 1a and 2 are 1299 m^2 and 756 m^2, respectively. They are located along the riparian margin of the southern intermittent stream, which flows in a westerly direction across the site. Wetland 2 refers to the wetland east of the haul road, and Wetland 1a is a continuation of the wetland west of the road, which extends up to the edge of the proposed Southern Fill Zone. The wetlands appear to be primarily surface water supported, mainly fed by intermittent stream flows, direct rainfall recharge and run-off from the slope to the south. The wetlands' catchment includes run-off from the hills and road to the west, run-off from Coast Road, and intermittent stream flows.

Groundwater discharge is also likely to contribute to maintaining the wetlands to some degree. The wetlands are fenced off and in better ecological condition than Wetland 1, supporting both native and exotic wetland vegetation.

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4.3 Wetland 3

Like Wetland 1, Wetland 3 is a relatively small wetland (236 m^2) and is described by RMA Ecology as a depression within the pasture which supports exotic wetland species. There is evidence of grazing and pugging from stock. The wetland appears to be primarily supported by groundwater discharge and direct rainfall recharge, with less significant input from local overland flow.

4.4 Wetland 4

Wetland 4 is a relatively small wetland in a depression in the pasture, similar to Wetlands 1 and 3. The wetland is 242 m^2 and is located at the southern end of the site, northwest of Coast Road. The wetland supports exotic wetland plants and is degraded from grazing and pugging from stock. The wetland appears to be primarily supported by groundwater discharge and direct rainfall recharge.

Wetland 4 is located at the base of a slope from the road and further east, the Remutaka Ranges. It is likely rainfall run-off from the road and wider catchment also supports the wetland, although this is likely to be less significant than groundwater discharge.

4.5 Wetlands 5 and 5a

Wetland 5 is a relatively large wetland, with an area of approximately 1,340 m^2 east of the haul road, and 1,502 m^2 to the west, known as Wetland 5a. It is located along the riparian margin of a tributary to the Wainuiomata River. The wetland is predominantly supported by stream flow and direct rainfall recharge, but is likely to have a groundwater discharge component as well.

Wetland 5 is downstream of Wetland 6 and 7 and receives the combined outflow of both of these wetlands. The wetland is fenced and supports a mix of native and exotic wetland species (RMA Ecology, 2023).

4.6 Wetland 6

Wetland 6 is approximately 423 m^2 and is located along an intermittent stream flowing west across the site from the base of Coast Road into the perennial stream. The wetland appears to be supported by both surface water and groundwater contributions. This predominantly includes run-off, intermittent stream flow and direct rainfall recharge, with potentially ephemeral inputs from groundwater seepage. The wetland has a moderate sized catchment, receiving direct run-off from Coast Road and the slope above.

4.7 Wetland 7

Wetland 7 is long and narrow, located along the riparian margin of the permanent stream flowing west across the site, upstream of Wetland 5. The wetland is approximately 1415 m^2 and is likely primarily surface water supported with a groundwater component. The wetland appears to be mainly supported by stream flows and rainfall run-off. A moderately large catchment feeds into the wetland, including the upstream catchment of the tributary and run-off from the roads and hills to the east of the site. Groundwater is expected to be shallow at the site, and therefore groundwater discharge is likely to contribute to maintaining the wetland as well.

4.8 Wetland 8

Wetland 8 is located on the true right bank of the perennial stream, which is flowing southwest along the site boundary, before it flows west along the site. The wetland is relatively small (260 m^2) and supports both native and exotic wetland species. The wetland is unfenced and has been grazed by stock.

Due to its location along the stream, it is expected the wetland is primarily surface water supported, mostly by rainfall run-off, stream flows and direct rainfall recharge. As with the other wetlands across the site, there is likely minor groundwater contribution to the wetland.

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4.1 Wetland 9

Wetland 9 is very similar to Wetland 8; located in the northeastern end of the site, the wetland is located along the banks of the perennial stream flowing south along the site's eastern boundary. The wetland is approximately 149 m^2, has been grazed by stock and supports a mix of native and exotic wetland species. Wetland 9 appears to be supported by surface water, predominantly stream flows and rainfall run-off. While there may be a groundwater contribution to the wetland, it is expected to be minor and potentially ephemeral.

4.2 Wetland 10

Wetland 10 is approximately 188 m^2 and is in the northeastern corner of the site, along the banks of the perennial stream which flows along the eastern boundary of the site. The wetland is very similar to Wetland 9, supported primarily by stream flows and rainfall run-off.

4.3 Wetland 11

Located north of the site boundary and approximately 30 m north of the Northern Cleanfill Area, Wetland 11 is approximately 5,747 m^2 in area. The wetland is located in a former channel of the Wainuiomata River and is likely to be supported by a combination of groundwater discharge, seepage from the river and direct rainfall. There may be some contribution from river flooding during high flow events.

5.0 Assessment of effects

5.1 Key considerations

In order to assess the potential effects of the cleanfill development on the wetlands' hydrology, the following key details have been considered:

- Minimum ground levels will be raised by up to 2 m at the Northern Fill Zone, and 3.5 m at the Southern Fill Zone.
- The development will not change the stream catchment areas significantly.
- The cleanfill will be compacted and will potentially result in a reduction in permeability across the cleanfill zones and an associated reduction in direct rainfall recharge across the area.
- The tributary and intermittent streams will be maintained.
- A minor increase in run-off is expected from the batter slopes at the edges of the fill zones.

5.2 Overall groundwater levels

Shallow groundwater across the site is likely recharged by infiltration of direct rainfall, seepage from the Wainuiomata River during high flow events, stream discharge from the tributaries crossing the site and infiltration of run-off from the road and Remutaka Ranges to the east. The installation and compaction of the fill areas may result in a slight reduction in the infiltration of rainfall to groundwater, due to a potential reduction in soil permeability and a slight increase in run-off. This may lead to minor localised reductions in groundwater levels across the site. However, these are likely to be minimal and fall within the natural seasonal variation in groundwater levels present in this area.

Furthermore, while most of the wetlands have a groundwater component, the majority have a significant contribution from stream flow and runoff. Therefore, a minor reduction in groundwater levels due to reduced direct recharge is unlikely to have a significant effect on most of the wetlands.

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5.3 Wetlands 1, 3 and 4

Wetlands 1, 3 and 4 are located approximately 10 to 12 m from the toe of the batter of the Southern Fill Zone. These wetlands are currently sustained by groundwater, direct rainfall, and ponding of overland flow due to their locations at low points within the site. As noted previously, there may be a slight reduction in local groundwater levels due to the lower permeability of the compacted soils, although this is likely to be buffered at least partially by seepage from the nearby stream.

The change to the topography in the immediate vicinity is likely to result in increased run-off from the nearby batter slopes. It is considered likely that this will be similar or larger than current overland flow contribution, but may come through more quickly due to the much steeper gradient.

Overall, the risks to these wetlands are considered to be low. Changes to groundwater levels are likely to be similar to existing seasonal variations and the additional run-off from the batter slopes will potentially enhance localised flow into the wetlands. Furthermore, the removal of cattle from the wetlands will reduce the pugging of the soils and further improve the health of the wetlands.

5.4 Wetland 1a and 2

Wetland 1a and 2 appear to be supported by a combination of surface water and groundwater discharge and are located along the riparian margin of an intermittent stream flowing west across the site. The wetlands and intermittent stream are located south of the Southern Fill Zone. The wetlands are primarily supported by ephemeral surface water flows from the intermittent stream and direct rainfall recharge. It is not anticipated that the proposed development will result in significant changes to stream flows, apart from a potential minor increase in flows resulting from increased surface runoff from the batter slopes of the Southern Fill Zone.

Due to the significant surface water component in the wetland, it is anticipated that any minor reductions in groundwater will have little to no effect on these wetlands. It is therefore considered that the effects of the development on the hydrology of these wetland areas are likely to be less than minor.

5.5 Wetlands 5, 5a, 6 and 7

Wetlands 5, 5a, 6 and 7 are located between the Northern and Southern Fill Zones, along the perennial stream and its intermittent tributary. The wetlands are all primarily surface water supported from stream flow, but groundwater discharge and direct rainfall are likely to contribute to the health of the wetlands as well.

The proposed development will not modify the streams or their upstream catchments, and the wetlands themselves will be retained. Therefore, stream flows and direct rainfall recharge is not expected to change at the wetlands. There may be a minor increase in surface water run-off entering the wetlands from the batter slopes of the compacted fill areas.

It is anticipated that the effects of the development on these wetlands are likely to be less than minor.

5.6 Wetland 8, 9 and 10

Wetlands 8, 9 and 10 are located along the tributary flowing south along the eastern site boundary. The wetlands are all primarily surface water supported, mainly by intermittent stream flows from the tributary and direct rainfall recharge. The proposed development does not alter the upstream catchment of this stream and therefore is not expected to result in any significant changes to stream flows.

The wetlands are located between 10 and 14 m of the toe of the batter slope for the Northern Fill Zone. There may be a minor increase in localised run-off into the wetlands from the batter slope. None of the wetlands are likely to be predominantly groundwater supported so minor changes to the groundwater

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levels are unlikely to have any impact. It is therefore considered that the potential effects of the development on the wetlands are likely to be minimal.

5.7 Wetland 11 (oxbow)

Wetland B is located approximately 30 m north of the Northern Fill Zone in a former river channel or oxbow. It is primarily supported by groundwater discharge, seepage from the Wainuiomata River, surface water flooding and direct rainfall recharge.

While the development may result in some localised reductions in groundwater levels, this not expected to affect the health of the wetland due to its location north of the development; groundwater flows are expected from the west-northwest and are therefore unlikely to change at the wetland where they will be further buffered by seepage from the river. The proposed development will not change the stream flows within the Wainuiomata River. Minor localised increases in run-off from the batter slope of the Northern Fill Zone nearest to the wetland are likely to be relatively insignificant compared to the other hydrological controls on wetland health. Therefore, the potential effects on the wetland from the development are likely to be less than minor.

6.0 Conclusions

PDP was engaged by Cuttriss Consultants Limited on behalf of DMAC Holmes Limited to undertake a hydrological wetland effects assessment at 1044 Coast Road, Wainuiomata. This involved developing a conceptual model of the wetland hydrology across the site based on the available data, and an assessment of the potential effects of the development of two cleanfill zones on the wetlands.

An initial ecological assessment of the site identified 13 areas of wetlands within the buffer zone of the development site. The conceptual model identified that most of the wetlands are primarily supported by stream flow, groundwater discharge and direct rainfall. Groundwater discharge is likely to be most significant at Wetlands 1, 3 and 4.

The proposed development of the cleanfill zones may result in a minor localised decrease in groundwater levels due to slightly slower recharge rates, although this is likely to be within the existing range of seasonal variation. There may also be localised increases in surface run-off from the batter slopes. However, these changes are unlikely to negatively impact the hydrological function of the wetlands or wetland health. It is therefore considered that the effects on the hydrology of the wetlands from the construction of the two fill zones will be less than minor, provided the fill zones remain unsurfaced (i.e. not impermeable).

Whilst it is anticipated the effects on the hydrological function of the wetland will be minimal, runoff from the cleanfill areas is likely to enter the wetland areas. This may trigger Regulation 45B of the NES-FM (Resource Management (National Environmental Standards for Freshwater) Regulations 2020).

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7.0 References

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8.0 Limitations

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Prepared by

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Hydrogeologist

Reviewed and Approved by

Katy Grant

Technical Director – Water Resources

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A	ISSUED FOR REVIEW	FEB24	ME

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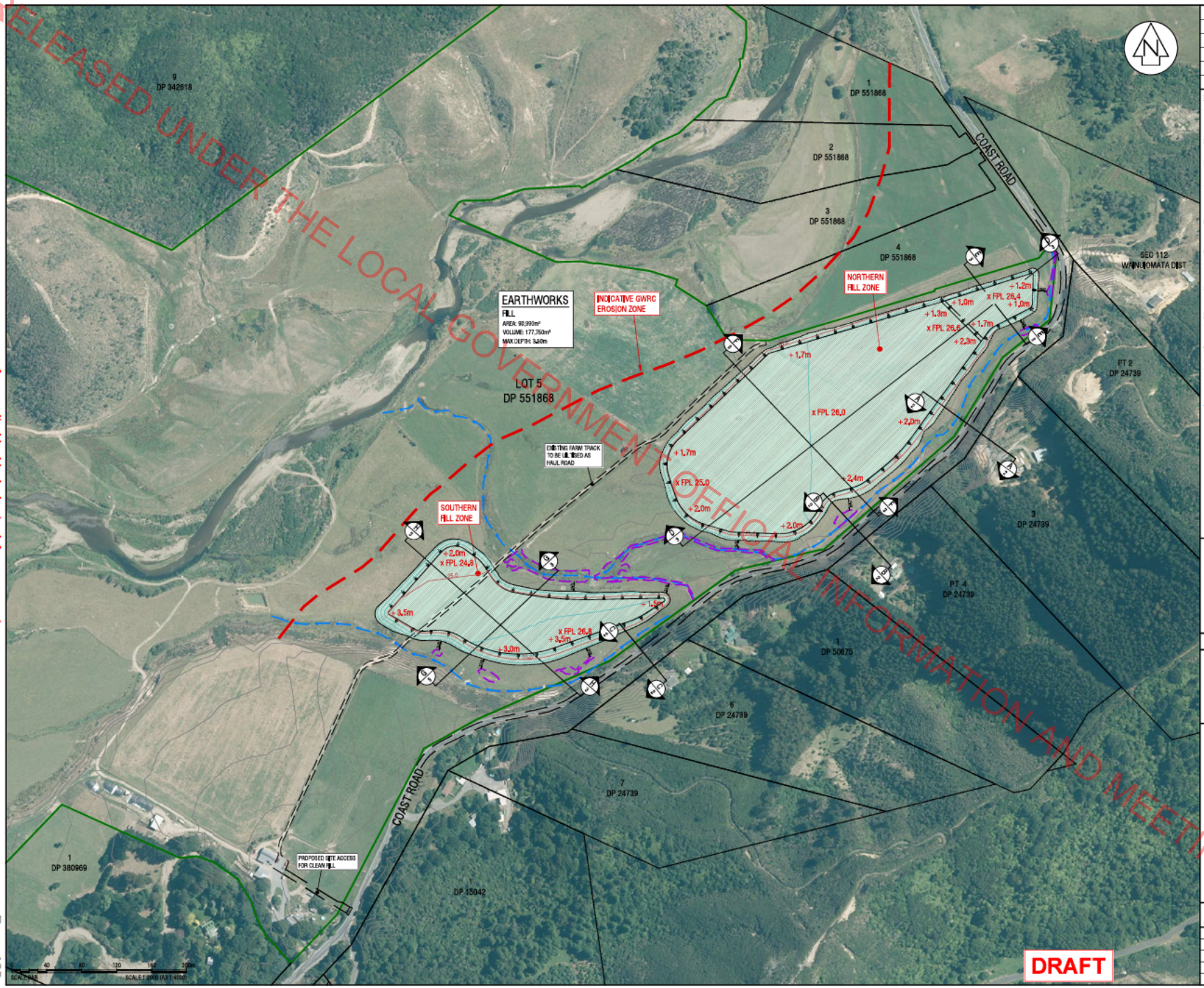
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FIGURE
FIGURE 1: WETLANDS AT 1044 COAST ROAD

PROJECT
1044 COAST ROAD, WAINUIOMATA - WETLAND EFFECTS ASSESSMENT

Appendix H - Hydrological Assessment

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3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WELLINGTON CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953, ORIGIN OF LEVELS: STATIC OBSERVATIONS FROM WELLINGTON AIRPORT (WGTN), SOURCED FROM NZVD2016 CONVERSION OCTOBER 2022
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.
6. CONTOURS ARE SHOWN AT 1.0m INTERVALS
7. SURVEYED BY: RYAN MCNIE, 12 OCTOBER 2023. INSTRUMENT USED: TRIMBLE GPS R10 & DJI MATRICE 300 RTK.
8. WETLAND AREAS SHOWN FROM RMA ECOLOGYS PRELIMINARY RESULTS OF ECOLOGICAL ASSESSMENT DATED 22/11/2023.

LEGEND

- FENCE
- GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
- DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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PROJECT
PROPOSED SUBDIVISION
LOT 5 DP 551868
1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

EARTHWORKS LAYOUT

SCALE	REDUCED SCALE
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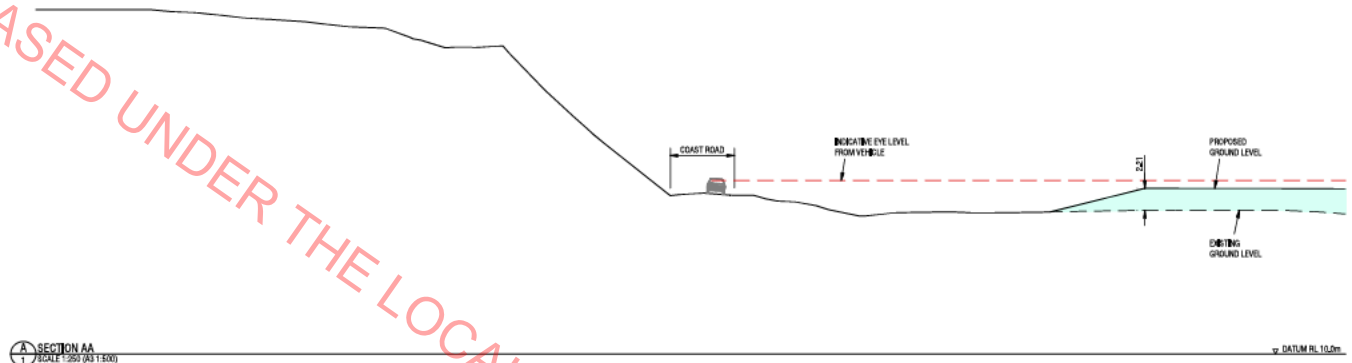
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FIELDWORK	RM	10/23
DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

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SHEET 1 OF 3 SHEETS
REVISION -

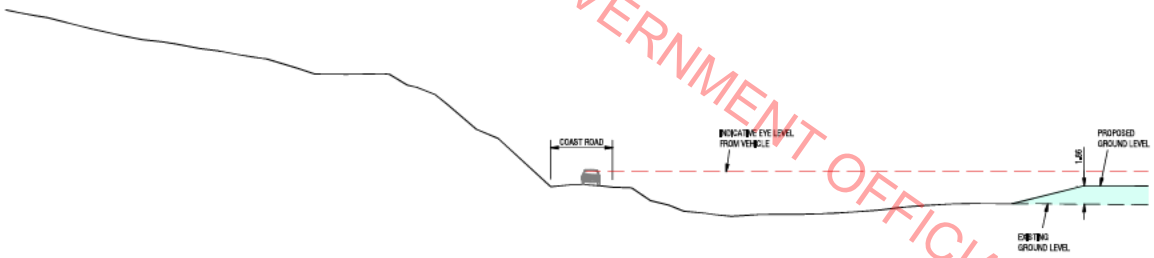
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Appendix H - Hydrological Assessment

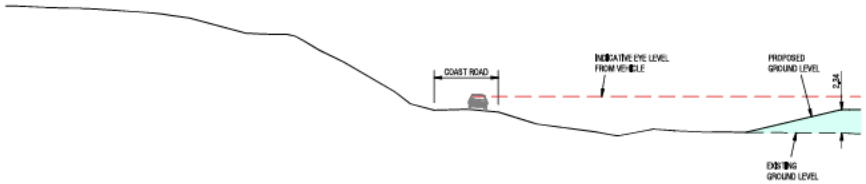
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A/1 SECTION AA
SCALE 1:250 (A3 1:500)



B/1 SECTION BB
SCALE 1:250 (A3 1:500)



C/1 SECTION CC
SCALE 1:250 (A3 1:500)

0 5 10 15 20 25m
SCALE BAR
SCALE 1:250 (A3 1:500)

DRAFT

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LEGEND

- FENCE
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- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
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- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

EARTHWORKS SECTIONS

SCALE
A1 - 1:2000
REDUCED SCALE
A3 - (A3 1:4000)

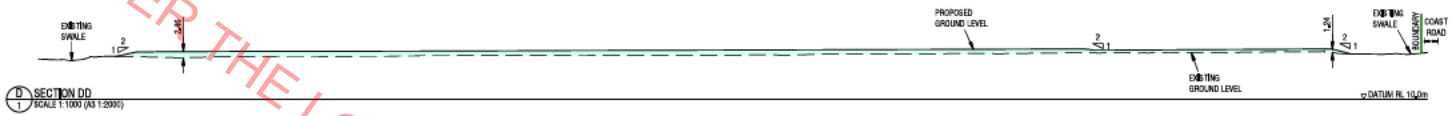
	NAME	DATE
FIELDWORK	RM	10/23
DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER
30246 SCH
SHEET 2 OF 3 SHEETS
REVISION -

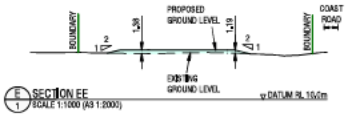
Appendix H - Hydrological Assessment

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Appendix H - Hydrological Assessment



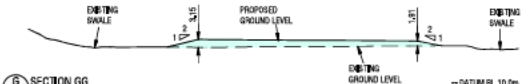
D SECTION DD
1 SCALE 1:1000 (A3 1:2000)



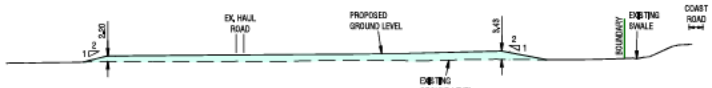
E SECTION EE
1 SCALE 1:1000 (A3 1:2000)



F SECTION FF
1 SCALE 1:1000 (A3 1:2000)



G SECTION GG
1 SCALE 1:1000 (A3 1:2000)



H SECTION HH
1 SCALE 1:1000 (A3 1:2000)

0 20 40 60 80 100m
SCALE BAR SCALE 1:1000 (A3 1:2000)

LEVELS ARE IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016 (NZVD 2016)

DRAFT

REVISION DETAILS	NAME	DATE

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4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953.
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.

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PROJECT
PROPOSED SUBDIVISION
LOT 5 DP 551868
1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

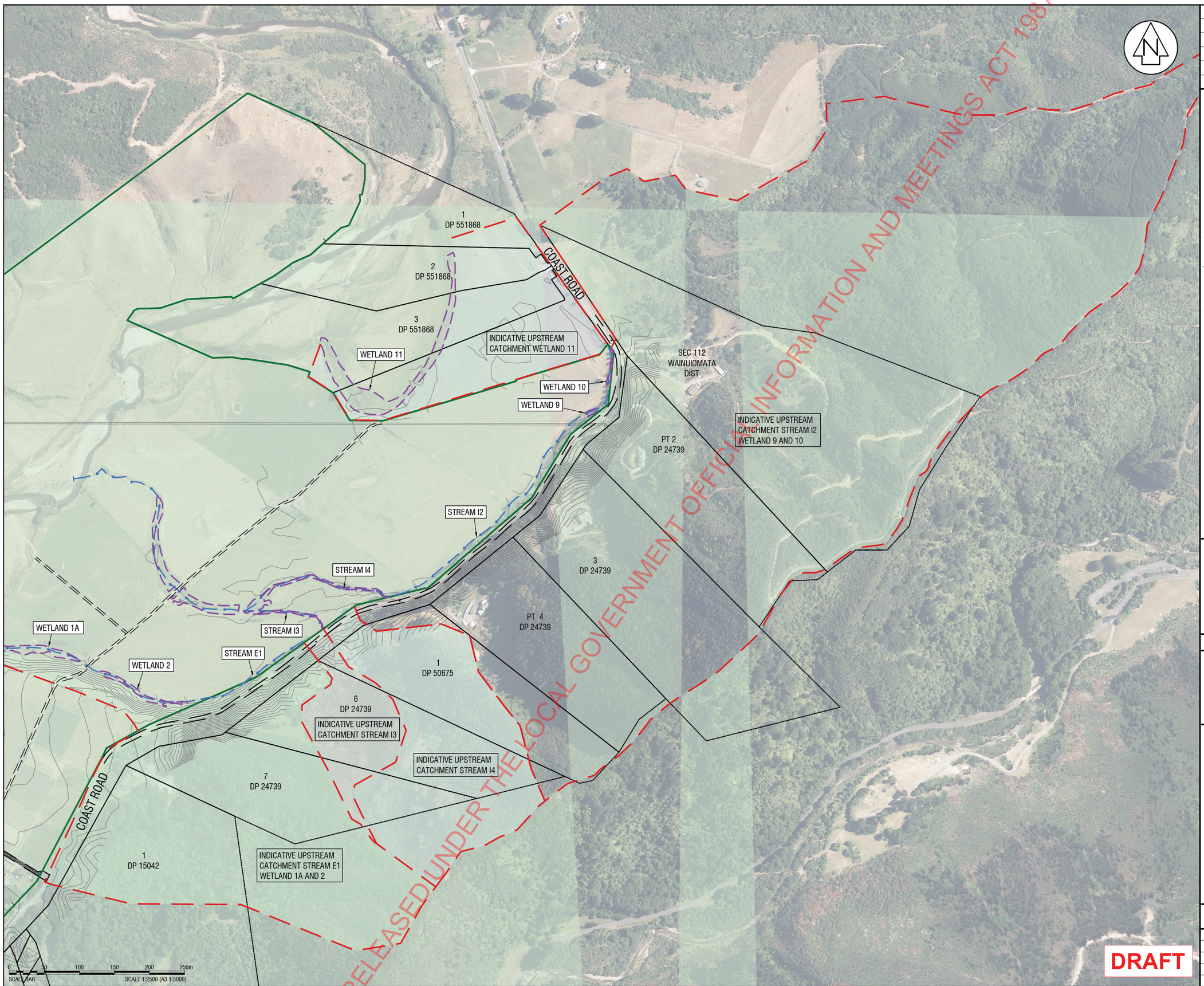
EARTHWORKS SECTIONS

SCALE	REDUCED SCALE
A1 - 1:1000	A3 - (A3 1:2000)

	NAME	DATE
FIELDWORK	RM	10/23
DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER 30246 SCH
SHEET 3 OF 3 SHEETS
REVISION -

Appendix H - Hydrological Assessment



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REVISION DETAILS	NAME	DATE

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
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5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.

LEGEND

- FENCE / GATE
- BOUNDARY
- TOP OF BANK / BOTTOM OF BANK / EXISTING CONTOUR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- INDICATIVE WETLAND OR STREAM CATCHMENT BOUNDARY

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PROJECT
PROPOSED CLEAN FILL
LOT 5 DP 551868,
1044 COAST ROAD,
WAINUIOMATA

INDICATIVE WETLAND CATCHMENT PLAN

SCALE	REDUCED SCALE
A1 - 1:2500	A3 - (A3 1:5000)

	NAME	DATE
FIELDWORK	-	-
DESIGNED	-	-
DRAWN	KML	11/24
CHECKED	KDG	11/24

DRAWING NUMBER
30246 SK04

SHEET 1 OF 1 SHEETS

REVISION -

Elliott Thornton

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Monday, 14 November 2022 2:40 pm
To: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Elliott,

I have responded in red text below. I have spoken with Sean Bellamy (HCC Policy Planner) who will be the HCC officer dealing with the NPS-HPL implementation. Sean confirmed that at this stage GWRC have not provided an indication on the work programme/schedule for mapping highly productive land. Sean has followed up with GWRC and I will let you know as soon as I hear from Sean or GWRC on this.

Sean confirmed the review of the General Rural provisions is about to begin with draft provisions due the end of next year. Sean is also dealing with the hazard provisions for General Rural area which are on a similar timeframe. Obviously both these pieces of work may impact upon this site.

Apologies that my reply has taken so long.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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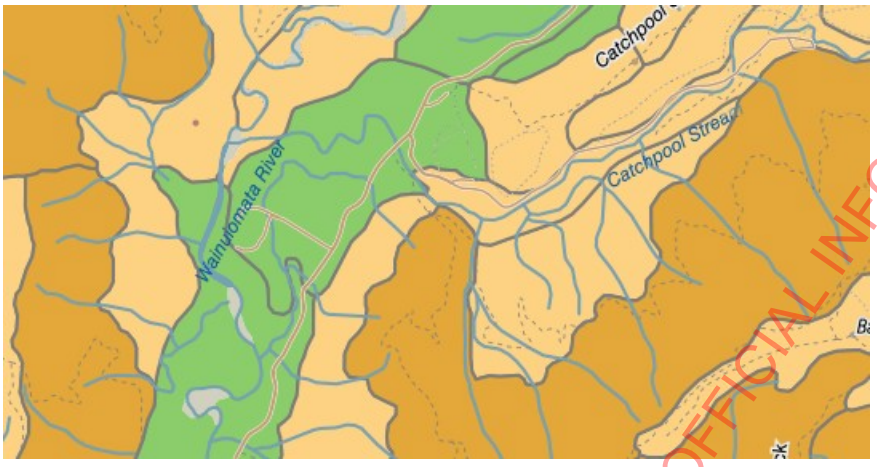
From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 17 October 2022 10:54 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities
Importance: High

Hi Dan,

Thanks for your previous advice. It has been valuable to inform the project design and scope of potential consent.

I'm not sure if you're up to date with the National Policy Statement for Highly Productive Land (NPS-HPL), but now that it's in effect (as of 17th October 2022), I am seeking some advice how you might view it.

In particular, the site is mapped by Manaaki Whenua as having a Land Use Capacity of 3.



Under clause 3.5(7) of the NPS-HPL, until highly productive land is mapped and incorporated into a Regional Policy Statement, highly productive land is defined as any land zoned General Rural and Land Use Capability Class (LUC) 1-3. As the site at 1044 Coast Road, Wainuiomata Coast is zoned both General Rural and identified as LUC3, for the purposes of the NPS-HPL it would meet the definition of highly productive land.

Can you confirm this is your interpretation?
I agree the site falls within the definition of highly productive land given its District Plan General Rural zoning and LUC Class 3 classification by Manaaki Whenua.

If this is the case, I am interested how you might view this in a resource consenting context, namely with regards to notification and ultimately being able to support the resource consent. My main concern relates to clause 3.9 of the NPS-HPL which states that Council's must avoid the inappropriate use of highly productive land that is not land-based primary production. In particular sub-clause (3) which states that Council must take measures *to avoid the inappropriate use or development of highly productive land that is not land-based primary production*. The cleanfill activity is associated with urban development and is intended to place material on-top of the existing soils. The cleanfill material is unlikely to be conducive to cropping as any good soils will be buried beneath the cleanfill thereby potentially taking anyway the productive capacity of the land. These are effects are unlikely to be able to be mitigated, and the development doesn't meet one of the exemptions listed in sub-clause (2).

Can you confirm whether you would consider the cleanfill activity to be inappropriate?

I don't think a cleanfill would meet any of the exemptions set out in 3.9 (2). The use of the word 'avoid' in 3.9(1) is of course deliberate and makes it highly unlikely that a TLA could grant consent to an activity that does not meet the exemptions set out in 3.9(2). Granting consent would be directly contrary to Policy 8. The hierarchy of planning documents means objectives and policies in an NPS are given considerable weight in decision making.

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Clause 3.10 of the NPS-HPL does give some exemptions and I wonder if you have any thoughts on whether the project would meet any of the exemptions and what information you may require to support this? I note that consideration of other economic benefits of using the land for another purpose cannot be considered or taken into account, however, it's unclear whether nutrient run-off from potential primary production into the Wainuiomata River could be considered, or the potential for ongoing flooding.

Clause 3.10 is set out in a way that requires each clause, a, b and c to be met.

Clause (a) – the non-exhaustive list of options set out in 3.10(2) makes it clear the level of information required to justify the loss of highly productive land would need to be comprehensive as it would have to evaluate the listed options as well as other logical alternatives. I can't point to any examples due to the fact the NPS has just come into effect. I expect the information would primarily be an economics based analysis.

Clause (b) (i) demonstration of avoidance of significant loss would be via the same expert economic analysis required under clause (a).

Clause (b)(ii) avoiding fragmentation could be linked to titles and this site may not be considered large.

Clause (b)(c) would require economic analysis as well as broader planning analysis.

Finally, the client also intends to potentially subdivide the lots for rural lifestyle at the end of the cleanfill operations. The NPS-HPL also has strong clauses restricting further fragmentation of highly productive land with clause 3.8 directing the Council to *avoid subdivision of highly productive land*.

Can you confirm whether you consider it possible, post cleanfill activities that the site could be subdivided into rural lifestyle allotments having considered the NPS-HPL?

I think post cleanfill that the site would no longer be highly productive land despite the Manaaki Whenua or GWRC/HCC zoning. The likelihood of obtaining subdivision consent would depend on the scale of the proposed Lots proposed and district plan provisions that exist at that time. I understand from the Policy team that the General Rural Chapter will be reviewed over the next few years with the review scheduled to start in 2023.

We'd rather upfront advice on the above matters to inform investment decisions, rather than find out half way through a resource consent application. I appreciate your advice on the above matters at your earliest convenience.

My overall comment is that while the site is considered highly productive land that obtaining consent for cleanfill is unlikely.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 14 September 2022 3:04 pm

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To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hello Elliott,

I visited the site this morning so now respond to your questions below.

I am away Thursday and Friday of this week. I will however be able to respond to meeting requests for next week if you wish to arrange a meeting.

Happy to discuss next week.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 8 September 2022 4:23 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Dan,

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Sorry for the late reply. Could we tee up a meeting sometime in the next two weeks to discuss the above proposal for a clean fill, earthworks, river crossing (ford), gravel extraction and quarry activities over land at 1044 Coast Road, Wainuiomata Coast. It is also anticipated that once these operations cease or works are completed, we'd like to seek rural subdivision, however I'd rather we focus the discussion on the other activities at this stage.

The nature of the discussion is to get good guidance (positive or negative) on the Council's view of the proposal prior to engaging further experts or design work. We note that typically clean fills, gravel extraction and quarrying activities can have some significantly impacts including visual effects and cause nuisance from truck movements. We consider the Rural Area the most appropriate zone for the activity with land of a sufficient size to accommodate the proposal. We will also be organising a pre-application with Greater Wellington Regional Council as the project also triggers various rules under the Proposed Natural Resources Plan.

We'd specific like feedback on the following:

Definition and Activity Status:
Under the Rural Area, a quarry and gravel extraction would likely be considered a Non-complying activity as these will involve the removal of top soil and extraction of minerals. A clean fill isn't strictly defined as an activity, but is included within the definition of earthworks. It is unclear whether the cleanfill operations would also be considered an Extraction Activity or Industrial Activity which includes within their definition storage which could apply to commercial storage or dumping of earth. If so, the cleanfill would also be a Non-complying activity otherwise that aspect would be a Restricted Discretionary Activity.

We seek feedback on the activity definition and the activity status.

The cleanfill activity is considered earthworks due to the DP definition of earthworks explicitly including cleanfills. Other resource consent proposals for cleanfills in HCC's General Rural zone have typically been treated as Discretionary Activities under Rule 8B 2.3 (a) once all the various non-compliances are assessed. Turf farming, Top soil removal and exploration and mining of minerals are Discretionary Activities under 8B 2.3 (b) - (d).

Suitability of Activity:
Rural areas typically accommodate a mix of residential activities, rural production, conservation land and recreational activities. More specifically, the District Plan objectives and policies identify rural areas as being suitable for small scale rural activities which are not further defined. The only reference to quarrying within the District Plan is that is specifically identifies that they can have adverse effects on activities on adjacent land. There is no other guidance of acceptability of quarrying (or cleanfill) activities proposed elsewhere. Our view is that it is typical that quarry or cleanfill activities be carried out in rural areas where there is sufficient land and separation distance to appropriate manage adverse effects as outlined below.

We seek confirmation that clean filling and quarry activities could be considered acceptable in the Rural Area, at what scale you would consider acceptable in terms of level of operations and vehicle movements, and what technical reports you may require to confirm the nature of effects.

8B 1.1.4 'Issue' states Top *soil removal and turf farming are appropriate activities in the rural area. These activities must be managed appropriately to ensure the long term sustainablity of the intrinsic values of the land. These activities can also adversely affect visual amenities.*

8B 1.1.7 states *A joint study by Wellington Regional Planning Authority and Wellington Regional Water Board in 1978 titled "Planning for Mineral Resources in the Wellington Region", indicates that there are very limited opportunities for mineral extraction within the boundaries of Lower Hutt. For this reason, it is more appropriate to assess individual applications for prospecting, exploration and extraction as Discretionary Activities. There is also likely to be the need for consideration of any application by the Wellington Regional Council.*

The District Plan contemplates prospecting, exploration and mining of minerals as Discretionary Activities and earthworks as Restricted Discretionary Activities, as opposed to Non-Complying, so may be acceptable. It is possible that consent could be obtained but note the objectives and policies also require the maintenance and enhancement

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of the open character and visual amenity values, and the retention of the intrinsic values of the land. Note: I have not assessed the proposal against the RPS.

To understand the effects a Landscape and Visual Assessment prepared by a suitably experienced expert would be required. Similarly, a Traffic Impact Assessment and Noise Assessment would be required. No meaningful feedback can be given as to what scale of effect may be acceptable until the proposal is refined, mitigation built into the proposal and then expert assessments prepared by the applicant. An expert peer review of the LVA, TIA and NA would then be undertaken by HCC to enable considered comment.

Visual Effects:

The surrounds are typically rural in character with the Wainuiomata River forming a prominent feature on the basin along with agricultural paddocks and some housing, and rising vegetated slopes on either side of the valley. The District Plan describes the Rural Area as being characterised by steep hillsides and exposed ridge lines which is typical of this site particularly as it is close to the entrance to Catchpool Valley and Orongorongo Valley which forms part of the Remutaka Forest Park. It is anticipated therefore that there will be some temporary scarring from newly dumped fill or extraction of quarry material or gravel. This will alter the natural topography and landforms which may be visible from the road and surrounding dwellings during site operations.. However, these effects are considered to be temporary and reasonable efforts will be made to manage visual effects effects including screening landscaping, grass seeding exposed areas and limiting the extent of earthworks at any one time so to minimise any visual scarring or exposed earth.

We seek feedback on whether some scarring or exposed earth would be suitable and what technical reports may need to be submitted to address any visual effects.

As above, a LVA is required. How the sites would be managed in terms of staging, progressive rehabilitation and screening needs to be known to enable comment on the amount of exposed earth that may be acceptable. Given the DP Discretionary activity status of turf farming some exposed would be acceptable.

Cultural / Historical Effects:

The site is not currently mapped or identified as having nay historical or cultural significance.

We seek confirmation from Council that they are not aware of any other cultural or historical effects relating to the site.

Agree – no known cultural of historic physical resources on the site.

Natural Hazard Effects:

The Waiunuiomata River is prone to flooding and activities will occur within areas subject to flooding, however it is not anticipated the works will worsen the flooding off-site, nor exacerbate any erosion or landslip hazards that area already present.

We seek confirmation from Council that the activities proposed are acceptable in a flood hazard, and what information will be required to demonstrate no worsening upstream or downstream.

HCC would need to consult with GWRC regarding flood water displacement effects given the large-scale earthworks and the sites close proximity to the river.

Traffic Effects:

The activities will involve truck movements to and from the site which may exceed existing levels of traffic. It is noted that in places, Coast Road is narrow and trucks can sometimes be a perceived nuisance to rural lifestyle properties. However, a range of rural activities in the area would also likely involve some truck movements such as movement of stock.

We seek feedback whether the additional truck movements along Coast Road would be acceptable and any supporting information that may need to accompany a resource consent.

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A TIA would be required, and the applicant would need to accurately estimate the number of truck movements that may occur per day/hour. The road is narrow in many places so it may be that the number of truck movements would need to be carefully managed by the applicant and restrictions put on the total numbers and timing of movements. In addition, truck movements will impact upon the rural character through noise and this effect would be considered/assessed.

Noise Effects:
Noise from activities will be limited to the specific dumping of material, extraction activities such as crushing or mechanical equipment, and movement of trucks on Coast Road.

We seek confirmation whether the likely noise effects are acceptable, particularly any controls that may be sought on noise effects including truck movements, and whether an acoustic assessment is required.

A Noise Assessment would be required. No comment can be made until it is understood what the noise levels would be, frequency, duration etc.

Ecological Effects:
We have had an initial assessment of the ecological values of the site. There are a number of watercourses through the site, which may technically be classified as a wetland, but have very limited existing ecological values. There is no significant terrestrial vegetation. The Wainuiomata River however has a number of regional planning overlays including trout spawning, inanga migration, high macroinvertebrate community health, threatened or at risk fish habitat, migratory fish habitat amongst others. These will primarily be addressed as part of the regional consent.

We seek feedback as to whether ecological effects need to be specifically addressed in the resource consent to Hutt City Council, or whether the Council would defer any decision on notification pending additional regional consent under section 91 of the Resource Management Act 1991.

The proposal appears to occur on paddocks only and is removed from native vegetation so I would expect terrestrial ecological effects to be a secondary/lesser issue. This would need to be confirmed in the AEE. I think it is unlikely s91 would be used.

Positive Effects:
The purpose of the proposal is to enable or facilitate development within the Wainuiomata Valley that is economical and limits long truck movements over the hill to Wellington. While not able to be considered for the purposes of notification, we week confirmation or you views on considering the positive effects and how you may consider this in light of any identified adverse effects.

Positive effects must be considered at the substantive stage. I would expect the application to identify the level of need for a cleanfil and quarry to serve Hutt City.

Notification:
With consideration to the above, we seek confirmation whether it is more likely or not that a resource consent of this nature will be notified (public or limited). We note this is based on very limited information, however we'd like an initial view of the potential for notification which may inform whether we nominate public notification upfront or whether you feel the effects can be managed to be no more than minor. If that is the case, who do you consider to be there to be any likely affected persons we should focus our effects assessment on.

I would expect the application to be notified given its scale and visibility. Whether notification would be limited or full would heavily depend on the specialist assessments and review of those assessments.

For a bit of a reference, I have included some very preliminary 3D visuals and site plans showing the zones for clean filling.

If you have any questions, feel free to give me a call.

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Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 3 August 2022 10:02 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Elliott,

This sounds like an interesting application.

I'm free between 9.00am - 2.30pm 24rd and 25th August and same hours and 30th – 2nd.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Lower Hutt 5040
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 3 August 2022 9:00 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Anna Martin <Anna.Martin@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill, Earthworks, Ford, Gravel Extraction and Quarry Activities

Hi Dan,

Anna Martin from Hutt City Council has put forward your name to assist us in relation to a rather challenging project on Coast Road which I was hoping to I could lock in a date for a pre-application meeting. I will send further details in the coming days.

In essence, our client is seeking feedback on using the site for cleanfill operations, along with exploring options to extract gravel, construct a ford over the Wainuiomata River (exceeding permitted standards), and the potential for limited quarrying activities on the hillside opposite Coast Road.

The client has a number of developments within the Wainuiomata Valley, and the establishment of these operations at Coast Road would be beneficial in reducing housing costs and environment effects of trucking material over the Wainuiomata Hill to other sites.

We did have a very preliminary discussion with Charlie Hopkins of Hutt City Council about 6 months ago and note the proposal is a little unusual and may need to consider visual effects and traffic effects resulting from truck movements along Coast Road. The project will also require Regional Consent.

I will submit more information in the coming days, however I was hopeful we could at this early stage lock in a meeting date for the week after the 23rd August.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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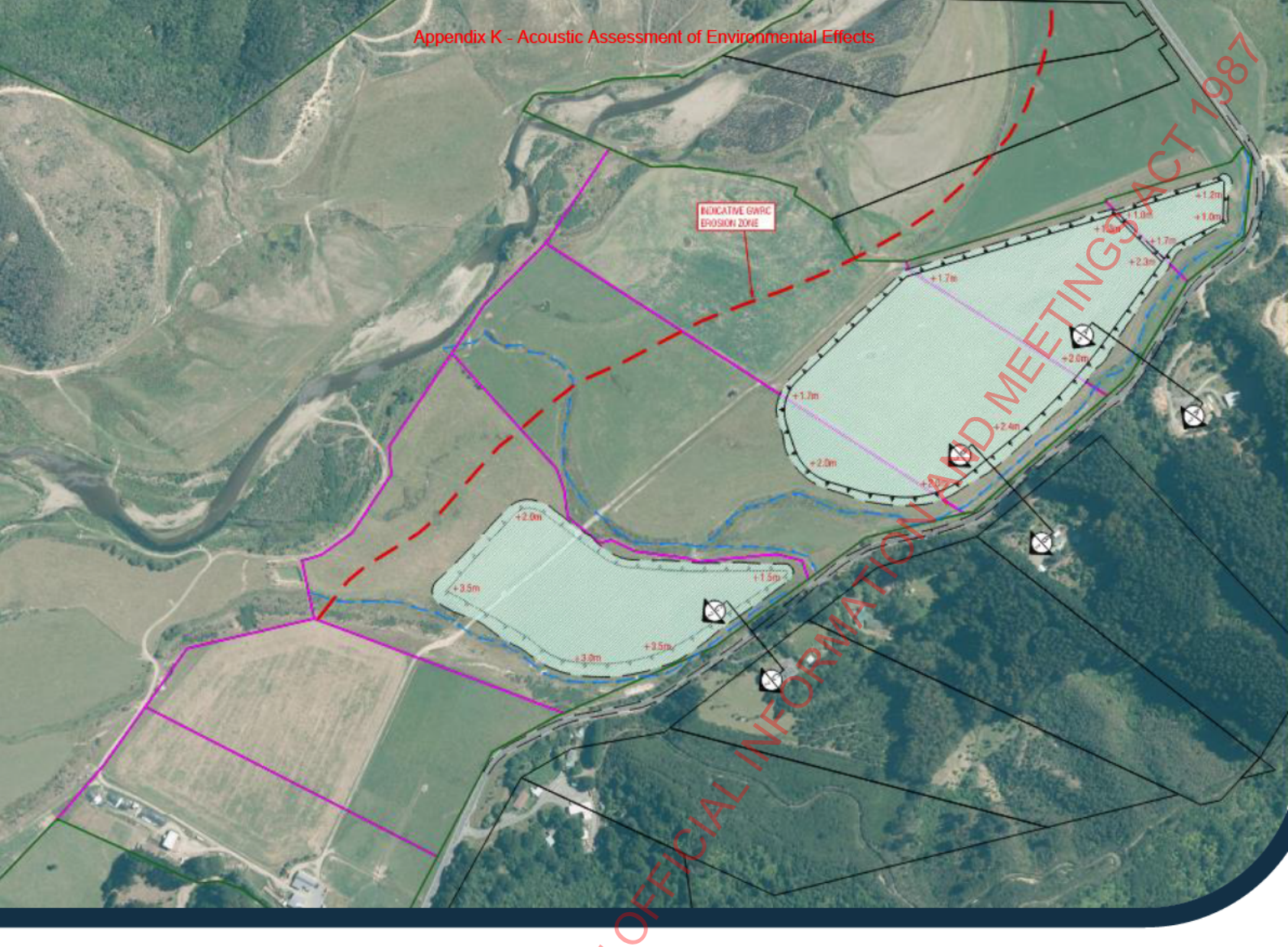
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REPORT

Acoustic Assessment of Environmental Effects

1044 Coast Road – Acoustic Assessment of Environmental Effects

D.M.A.C Homes

NDY
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Revision: 1.0 – For Information | **Issued:** 6 November 2023

Document name: rp231101w0003

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VERIFICATION

REVISION	DATE ISSUED	PREPARED BY	VERIFIED BY	AUTHORISED BY	COMMENT
1.0	6.11.2023	Christopher Wharam	Cameron Walbran	Christopher Wharam	For Information

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1 INTRODUCTION

1.1 PURPOSE

The purpose of this report is to provide an acoustic assessment of effects for the proposed clean fill earthworks operation at 1044 Coast Road, Wainuiomata.

1.2 REQUIRED AND RECOMMENDED DESIGN STANDARDS

This report has been written with reference to the following recommended document, which set out various acoustic criteria for the development.

Required:

- City of Lower Hutt District Plan

1.3 AUTHORITY

Authority to undertake this report was provided by Katie Dickinson on behalf of D.M.A.C Homes.

1.4 INFORMATION SOURCES

This report was written with reference to the following documents:

- Cuttriss Consultants Limited drawings:
  - Topographical Survey (30246 TPO)
  - Earthworks Layout (30246 SCH)
  - Earthworks Sections (30246 SCH)
- Huddart, L. (1990), "The use of vegetation for traffic noise screening"

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2 PROPOSED CLEAN FILL OPERATION

From review of the Cuttriss Consultants Limited drawings, we understand the clean fill operation would involve clean fill being transported to the following areas of the site as noted in Figure 1 below.

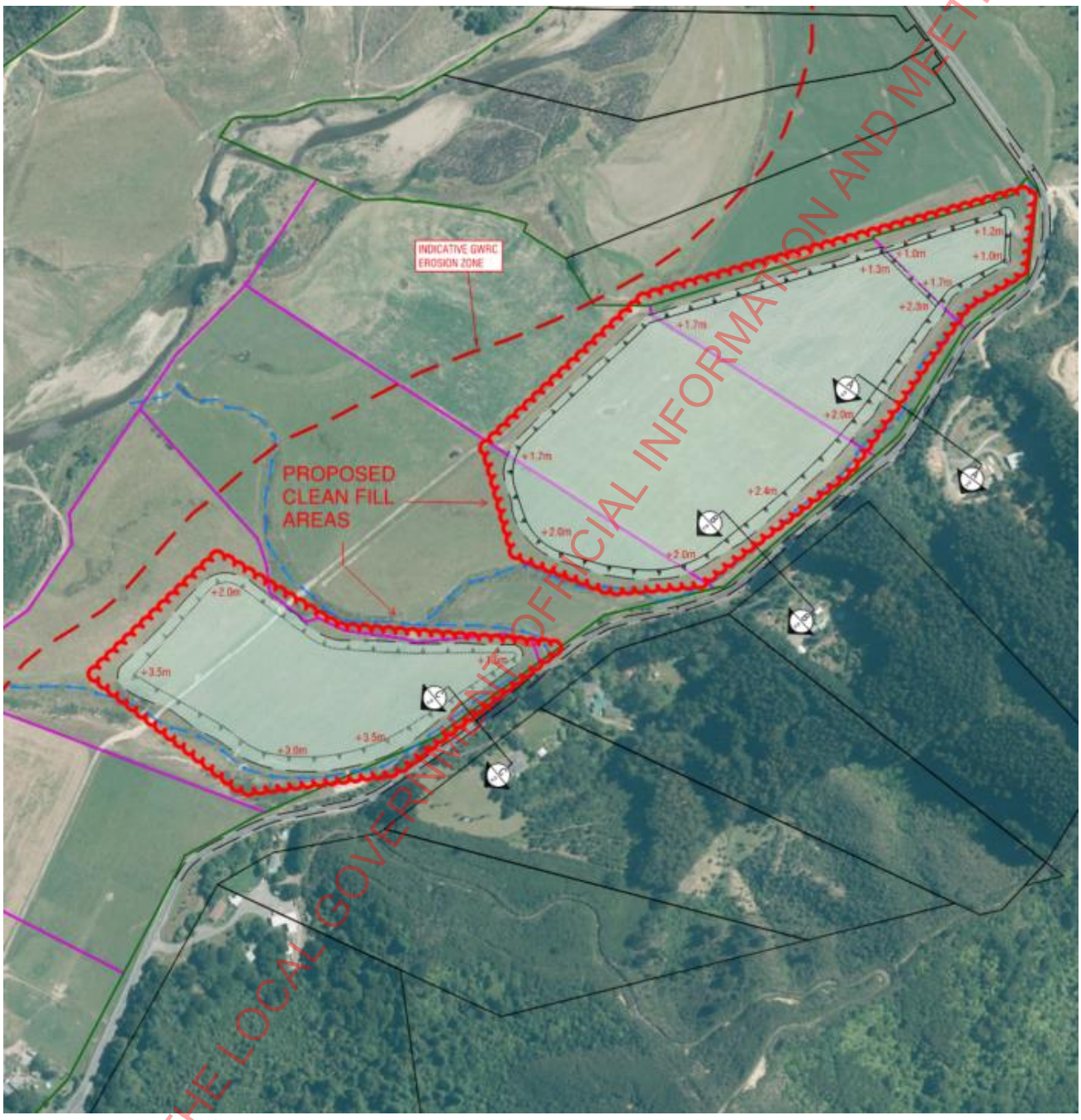


FIGURE 1: PROPOSED CLEAN FILL OPERATION

We have been provided with the following further information by the client regarding how the clean fill operation would operate.

- The clean fill operation would be for exclusive use of the owner (would not be for commercial purposes).
- Maximum number of truckloads of clean fill material to be transported to the site on any day the clean fill is operating is 18, i.e. 2 trucks every hour max (assuming even distribution over a 9 hour period)
- Maximum size truck that will be used is a 10T tipper truck.

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- 1 excavator or 1 compactor will be used on the clean fill itself at any one time as part of normal operations.
- Proposed operating hours are Mon to Fri 7.30am to 5.30pm and Saturday 7.30am to 1pm.
- Clean fill will be closed during the winter months (1 June – 1 October). This is a standard requirement of GWRC.
- The clean fill operation is estimated to last for a maximum operation lifetime of 20 years.

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3 CRITERIA

The proposed clean fill operation at 1044 Coast Road, Wainuiomata is located within the General Rural Activity Area as per the City of Lower Hutt District Plan. The following noise limits are appliable to the General Rural Activity Area.

> "***Rule 14C 2.1.10 - General Rural Activity Area***
>
> *All non-residential activities must not exceed the conditions as specified, measured anywhere beyond the site on which the activity takes place -*

NOISE LIMIT	*TIME PERIOD*
Maximum 50dBA	*7.00am - 10.00pm*
Maximum 40dBA	*10.00pm - 7.00am*

"

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4 CLEAN FILL OPERATION NOISE ASSESSMENT OF EFFECTS

The following section discussed the assessment of noise effects from the clean fill operation related to noise generated on-site.

No truck path or clean fill dumping location on-site has been noted at this stage, however, assumptions around clean fill dumping location are noted in Section 4.3.

4.1 EQUIPMENT NOISE LEVELS

Based on the information provided by the client noted in Section 2 of this report, noise levels for the equipment associated with the site activities noted are provided in Table 1 along with a setback distance for compliance with the daytime noise limits.

TABLE 1. NOISE LEVELS FOR PROPOSED EQUIPMENT/ACTIVITIES

EQUIPMENT/ACTIVITIES	NOISE LEVELS (L_{AEQ}) AT 10M	SETBACK DISTANCE FOR COMPLIANCE WITH DAY-TIME NOISE LIMIT (50 DBA)
Excavator (14T)	69 dBA	88m
Dump trucks (10T)	73 dBA	137m
Vibratory roller (3T)	73 dBA	137m

4.2 NEARBY RECEIVERS

Figure 2 below outlines nearby receivers to the proposed clean fill operation at 1044 Coast Road. The nearby receivers are used for residential purposes.

FIGURE 2: NEARBY RECEIVERS TO THE 1044 COAST ROAD SITE

With reference to Figure 2, the distance between the closest point of the proposed clean fill operation and the facades of residential dwellings are shown in Table 2.

TABLE 2. DISTANCE OF NEARBY DWELLINGS TO THE PROPOSED CLEAN FILL OPERATION

DWELLING	APPROXIMATE DISTANCE FROM SITE TO FACADE	USE
1025 Coast Road	70m	Residential
993 Coast Road	66m	Residential
977 Coast Road	69m	Residential
965 Coast Road	83m	Residential
935 Coast Road	92m	Residential

4.3 EXPECTED NOISE LEVELS AT NEARBY RECEIVERS

As per the City of Lower Hutt District Plan, noise limits are to be assessed "*anywhere beyond the site on which the activity takes place*". As such, the area of clean fill operating on its outer most edge is as close as 15m from the boundary of the site at 1044 Coast Road. The clean fill operation's associated activities and equipment are unlikely to comply with the noise limits without mitigation measures at the boundary.

However, from an assessment of effects perspective, typically the notional boundary in a rural zone would be considered an appropriate assessment location, which is 20m from the rural dwelling or at the site's boundary – whichever is closer to the rural dwelling. This is noted within a number of District Plans throughout NZ (e.g. Auckland Unitary Plan) With reference to the distances noted in Table 2, given the rural dwelling is well setback from their site boundaries, the notional boundaries are reduced to the following, as per Table 3 below.

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TABLE 3. DISTANCE OF NOTIONAL BOUNDARIES TO THE PROPOSED CLEAN FILL OPERATION

DWELLING	APPROXIMATE DISTANCE FROM SITE TO NOTIONAL BOUNDARY	USE
1025 Coast Road	50m	Residential
993 Coast Road	46m	Residential
977 Coast Road	49m	Residential
965 Coast Road	63m	Residential
935 Coast Road	72m	Residential

From review of Geography Information System of the site and nearby receivers, dense foliage (>10m in length) occurs between the clean fill operation areas and the nearby residential receivers. We expect this will produce 5 dB of noise attenuation (as per paper by Huddart, L. (1990), *"The use of vegetation for traffic noise screening"*).

Based on the above, and the following assumptions, we expect noise levels at the most affected receivers' notional boundary (993 Coast Road) to be as per Table 4.

- Dense foliage (>10m in length) will provide 5 dB of noise attenuation.
- Compactor and excavator operating at the edge of the clean fill area (worst case scenario), typically the compactor and excavator will be operating a further 100m on average from the edge of the clean fill area.
- Dump truck to be located in the centre of the clean fill area when dumping fill.
- No more than one piece of equipment operating at any given time.
- Excavator operating for 15 minutes within a 60-minute period.
- Compactor operating for 15 minutes within a 60-minute period.
- Dump truck operating for 15 minutes within a 60-minute period.
- Noise levels to be measured over a 60-minute period.

TABLE 4: EXPECTED NOISE LEVEL AT MOST AFFECTED RECEIVERS' NOTIONAL BOUNDARY (993 COAST ROAD)

DWELLING	EXPECTED NOISE LEVEL FROM CLEAN FILL OPERATION AT THE NOTIONAL BOUNDARY
993 Coast Road	50 dB $L_{Aeq(1\ hr)}$

Given the clean fill operation is proposed to operate Mon to Fri 7.30am to 5.30pm and Saturday 7.30am to 1pm the day-time noise limit is applicable. The expected noise level at the notional boundary during a 60-minute period is expected to comply with day-time noise limit from typical clean fill operation.

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5 TRUCK PASS-BY NOISE ASSESSMENT OF EFFECTS

Once dump trucks are on public roads, there are no specific district plan requirement regarding noise levels. However, given the rural nature of the area, it is worthwhile assessing the truck pass-by noise effects.

From review of traffic count provided by the Hutt City Council for 267 Coast Road and the following assumptions, we expect the maximum traffic noise level increase to be as per Table 5, based on CoRTN road noise modelling.

- The traffic flow outside 267 Coast Road is representative for 1044 Coast Road.
- The lowest 1-hour average traffic flow outside 1044 Coast Road during clean fill operation opening hours occurs between 7 and 8am of 81 vehicles (including both directions). This period is expected to result in the largest increase in traffic noise along Coast Road.
- A maximum of two truck deliveries of clean fill during this 1-hour period (4 truck movements total).
- No trucks or heavy vehicles typically outside 1044 Coast Road (prior to proposed clean fill operation).
- Truck movements to be considered a heavy vehicle as per CoRTN road noise modelling calculation.

TABLE 5. EXPECTED MAXIMUM TRAFFIC NOISE LEVEL INCREASE DUE TO TRUCK MOVEMENTS

EXPECTED MAXIMUM TRAFFIC NOISE LEVEL INCREASE DUE TO TRUCK MOVEMENTS (DURING 1-HOUR PERIOD)
1.2 dB L_{Aeq}

This increase is negligible and not expected to result in a perceived change in noise by the receivers along Coast Road.

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6 CONCLUSIONS

Based on the information provided to NDY by the client we make the following conclusions.

- From a noise assessment of effects perspective, based on the assumptions made in Section 4.3 of this report, the expected noise levels at the notional boundaries of the most affects receivers from the proposed clean fill operation, are expected to comply with the day-time noise limit.
- Based on the assumptions made in Section 5, the increase in traffic noise along Coast Road due to truck movements is expected to be negligible and not expected to result in a perceived change in noise by the receivers along Coast Road.

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MEMORANDUM **Job 10869**

To:	Colin McElwain and Elliott Thornton, Cuttriss Consultants Limited
From:	Katie Beecroft, Lowe Environmental Impact
Date:	24/03/2023
Subject:	Implications of NPS-HPL on Land Use, 1044 Wainuiomata Coast Road

The National Policy Statement for Highly Productive Soils (NPS-HPL) came into force on 17 October 2022 to enable the protection of New Zealand's best soils from inappropriate use or irreversible degradation. Kakariki Estate Limited owns a property which falls within the purview of the NPS-HPL. Part of the property has been identified for use as a cleanfill for construction waste, specifically excavated fill from new and existing residential properties under development. Cuttriss Consultants Limited (Cuttriss), on behalf of the owner have engaged Lowe Environmental Impact (LEI) to assess the potential cleanfill location, and site generally, with respect to the applicability of the NPS-HPL and implication of the NPS-HPL for the proposed land use. This memorandum (memo) evaluates the available desktop information, site observations and scope for cleanfill establishment.

Key conclusions are that there is potential to create a cleanfill with a reinstated soil cover that retains productive capacity no less than the current site where appropriate design and management is incorporated. It is considered that the cleanfill proposal can meet the intent of the NPS-HPL policies 4 and 8 but it is not explicitly addressed in clause 3.9.

SITE DESCRIPTION AND LOCATION

The investigation property is located at 1044 Wainuiomata Coast Road and occupies some 170.8 ha. The area of interest is bounded by the road in the east and the Wainuiomata River in the west. Table 1 summarises the property details.

Table 1: Discharge Property Site Details

	Property Details
Legal Description	LOT 5 DP 551868 RT 954741
Property Address	1044 Wainuiomata Coast Road
Map reference (NZTM, centre of investigation area)	5420736, 1759795
Total area	170.8411 ha
Distance to Wainuiomata (by road)	12 km
Distance to Coast (by road)	8 km

Figure 1 shows the location of the property and approximate area of interest.

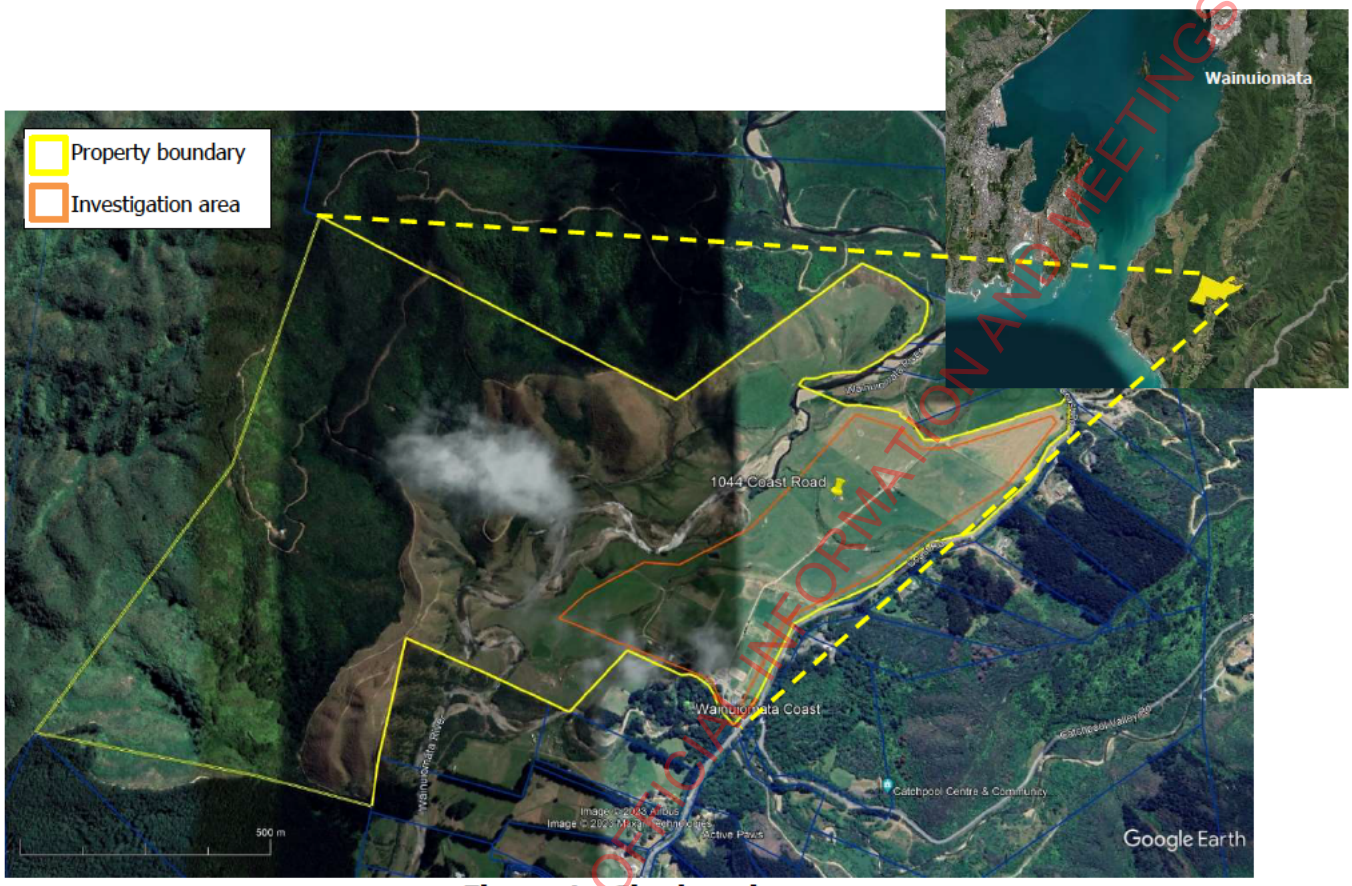


Figure 1: Site location

EXISTING SOIL AND PRODUCTIVITY DATA

A review of available information regarding soil quality and productivity was undertaken.

Landform and Topography

On the west site of the property the land rises around 200 to 260 m from the river. This land is not considered further in this investigation. The Wainuiomata River floodplain varies from 30 m to 280 m wide through the property. No work is proposed in the floodplain and this area is not considered further.

A lower terrace is present in the north-east of the site. This area is the most likely location for a cleanfill to be established. A small tributary waterway is present across this terrace and the landform is flat to gently undulating with hummock and swale topography typical of alluvial surfaces.

A higher terrace, at the same level as the Coast Road, is present to the south-west of the property with a predominantly flat surface. This area has a dwelling located near the south west boundary and has been assessed as an area which has the potential to be considered for development at some time in the future.

Land Use Capability

The NPS-HPL largely relies on land use capability (LUC) class to determine which soils are managed under the NPS-HPL. The soils of the area of interest are mapped (LRIS portal) as class 3s1 and 3s2, with areas directly adjacent to the River and hill country west of the River having an LUC class 6 to 7. Figure 2 shows the mapped LUC for the property.

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Areas of class 3 land are considered to have the potential to be highly productive. The subclass 's' denotes the limitation for these soils is a soil property. In this case it is likely that this refers to stoniness and low water holding capacity, and indicates potential soil structural vulnerability.

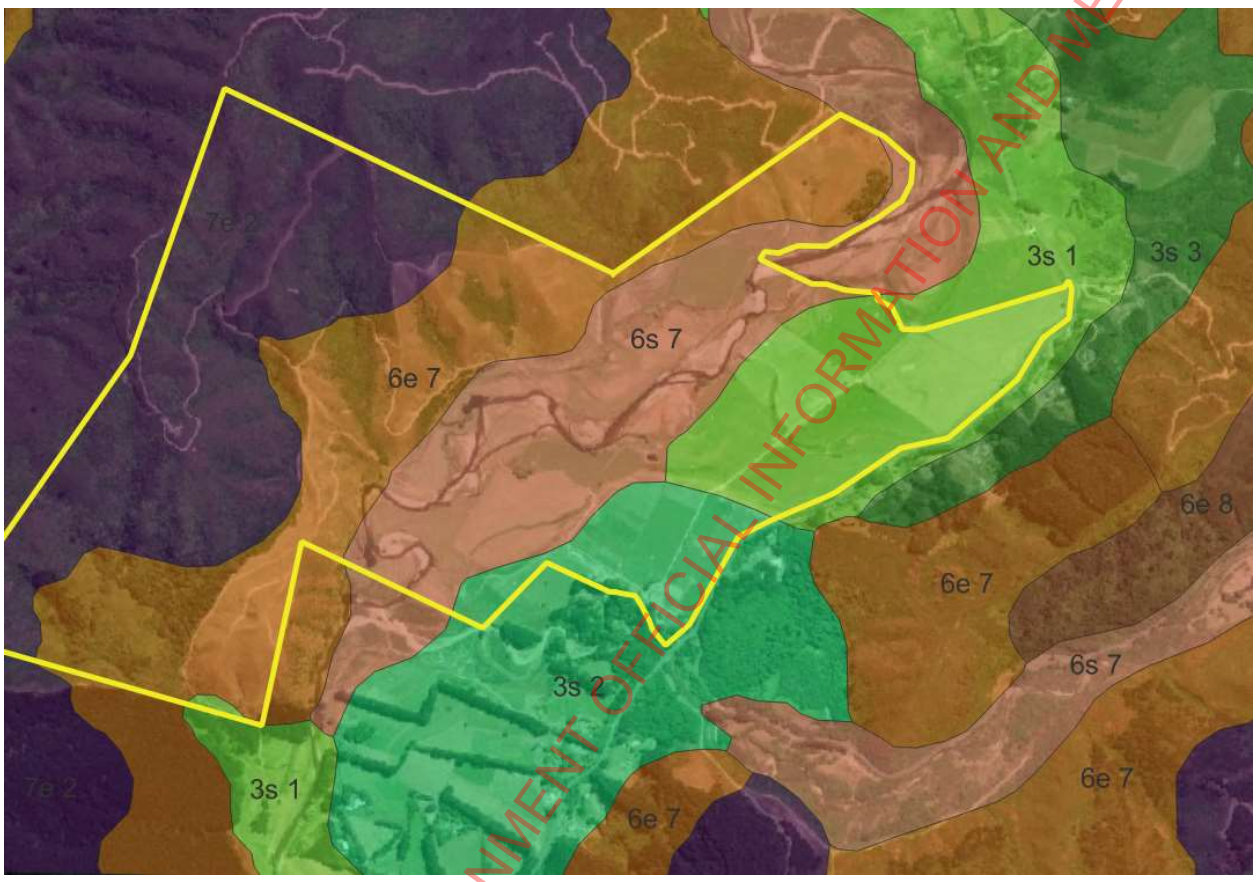


Figure 2: LUC Class (LRIS portal, 2021)

Soil Type

Mapped soil types were accessed from S-Map (https://smap.landcareresearch.co.nz/) which provides the most up to date soil type maps for New Zealand.

The predominant soil types of the lower terrace are the Waimakariri silt loam and Awatere sandy loam with minor areas of Taitapu silt loam and Hinds sandy loam. These are young soils, classified as Weathered Fluvial Recent, Typic Fluvial Recent, Typic Recent Gley and Mottled Fluvial Recent under the New Zealand Soil Classification (NZSC). The predominant soils are light textured soils over gravels, are free draining and have periods of moisture deficiency. The subordinate soils occur in low points (swales) and have drainage limitations due to soil texture (Taitapu silt loam) or recharge/groundwater interaction (Hinds sandy loam).

The predominant soil of the upper terrace is the Heretaunga silt loam (Pallic Orthic Brown soil, NZSC). This soil is more developed than the lower terrace soils with better structure. The soil is well drained and stony from around 45 cm depth.

These soils have moderate to high structural vulnerability, which should be accounted for when making land decisions.

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Desktop Investigation Summary

The available data indicates that the soil of the investigation area falls within the NPS-HPL definition of highly productive land whereby:

> (1) Every regional council must map as highly productive land any land in its region that:
>
> (a) is in a general rural zone or rural production zone; and
>
> (b) is predominantly LUC 1, 2, or 3 land; and
>
> (c) forms a large and geographically cohesive area.

On-site investigations were undertaken to provide confirmation.

SITE INSPECTION

LEI staff attended the site with Cuttriss on 2 February 2023.

Landscape and Land Use

The lower terrace was observed to be predominantly flat with occasional paddock low points which look likely to accumulate water following rainfall events. At the time of visiting the area had good pasture growth which appeared to have been recently cut. It is likely there is a long history of cultivation on the site which will have influenced the surface micro-topography, resulting in the land becoming more evenly flat over time. Photos 1-4 show the land surface of the lower terrace.



Photo 1-4: Land surface of lower terrace observed at north-west sector of investigation area

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In the paddock low points, vegetation was weedy and sparse. The soil in this area was observed to have common but not extensive mottles. This indicates occasional, prolonged waterlogging. Poor pasture cover is likely to be due to water accumulating in this area during pasture establishment rather than effects due to permanent waterlogging. Photos 5 and 6 show the low area and underlying soil.



Photo 5-6: Low lying area on lower terrace

The upper terrace is around 7 m above the lower terrace (from Cuttriss survey data). Photo 7 shows the top of the terrace end with the upper terrace land surface shown in the top of the photo.



Photo 7: Terrace edge (upper terrace)

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At the time of the site visit the property was used for drystock grazing.

Soil Observations

Lower Terrace
Soil observed for the main landscape unit on the lower terrace showed a relatively uniform A horizon and B horizon, common to recent fluvial soils (Photo 8). The topsoil texture was sandy loam with weak pedality and polyhedral, nut and crumb structure. The lower soil was loamy with a higher proportion of silt and apedal, massive structure. Moving to the edge of the lower lying areas, an increase in topsoil organic matter was observed with darker brown-black soil colour (Photo 9).



Photo 8-9: Low lying area on lower terrace

Silt loam soils were observed at the base of the low lying area, with common mottles observed (Photo 10).



Photo 10: Soil in low lying area of lower terrace

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Upper Terrace

Soils of the upper terrace were observed at two cuttings and one hole. The first cutting was located at the main vehicle track towards the north. Photos 11 to 14 show the whole profile and then closer views of key horizons from top to bottom. The soils show Pallic soil properties including a dense horizon with clay coatings. The topsoil was moderately pedal with fine nut and crumb peds and visible mottling lower in the horizon. Below 60 cm the soil was silty with a massive structure breaking to blocky. Silt and sand bound gravels were present from around 160 cm depth.



Photo 11-14: Upper terrace cutting at vehicle track

A hole located towards the northern to north-east part of the upper terrace had firm sandy loam soils which were weakly pedal to apedal (Photo 15).



Photo 15: Upper terrace

The north cutting was near to a track leading towards the river. Photos 16-19 show the whole profile and then closer views of key horizons from top to bottom. The silt loam topsoil got progressively coarser with gravel increasing to a depth of 70 cm. Below 70 cm river gravels were present with a matrix of coarse to fine sand and silt.

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Photo 16-19: Upper terrace cutting facing river

Site Investigation Conclusion

The flat to gently undulating land form across the investigation area, on both terraces provides good versatility for land use selection (arable, pastoral grazing, forestry). Observations of the soils across the investigation area conform to the soil types identified in S-Map with some variation in soil texture.

The soils were observed to have poor structure which is likely to limit some land uses with a high requirement for cultivation or vehicle/animal movements. However, there is scope to incorporate the management of the soil structure into a cleanfill area.

Some areas are subject to occasional, prolonged wetness.

The site observations indicate that LUC class 3 is correct for the site.

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SCOPE FOR CLEANFILL ESTABLISHMENT

The relevant section of the NPS-HPL for the proposed land use change is clause 3.9 *Protecting highly productive land from inappropriate use and development*. The proposed cleanfill is not explicitly allowed by clause 3.9 however where the intent is to reinstate the land to no less than its existing productive capacity there appears to be scope to alter the land use. When addressing land use, the MfE/MPI guidance to councils and planners notes:

> *"it is also recognised there can be other appropriate uses of highly productive land"*

To comply with clause 3.9, the council would need to be satisfied that the cleanfill could be managed so that the finished cleanfill surface would have a LUC class of 3 or better. Thereafter, the disturbance associated with the cleanfilling activities could be addressed under clause 3.9 (2) (g) *it is a small-scale or temporary land-use activity that has no impact on the productive capacity of the land*.

It is the conclusion of the investigation that a well designed and managed cleanfill operation could be conducted at the site which results in the protection of the soils ability to support highly productive land uses. In order to achieve this, the existing upper soil horizons would be excavated in a controlled manner, stockpiled and then reinstated over the cleanfill. This should occur progressively so that a comparatively small proportion of the site is unavailable at any time, and so that time available to re-establish the soils productive capacity is maximised.

Issues for consideration

Impact on soil of adding cleanfill layer

There is potential to create drainage and stability problems within the cleanfill layer which may impact the ability of the reinstated topsoil to achieve the intended LUC. This can be addressed through the planning and management of material blending and packing. Details of the methodology for fill placement would be included in an operation and management plan.

A further consideration is the potential for compaction to the underlying subsoil due to the weight of cleanfill material placed on top. However, the prevalence of river gravels in the subsoil indicate that compaction is unlikely to occur significantly. An additional control on this can be a limit on the depth of fill. Based on planning for sight lines across the property, indications are that the total fill depth may be 1.0 m to 3.5 m across to the finished height. These fill depths would be expected to have a minor impact on the underlying gravels.

Impact of disturbing and repacking topsoil

When soil is excavated its macro-structure can be lost. When soil structure is lost, it is difficult to recreate it. If soil structure is a key component of the soils versatility then there is potential that the repacked soil will have a lower productive capacity through loss of pore space for air, water and root access.

Observations of the soil of the investigation area identified that the soil structure is poor (weakly pedal to apedal) and it is likely that the soil texture and micro-structure is key to the sites LUC class of 3. This indicates a low risk of loss of productive capacity through repacking. A further control would be through management of the excavated soil storage, separation of soil horizons and testing of reinstated soils for permeability.

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NPS-HPL Conclusion

The soils of the site are well suited to modification through excavation and reinstatement. The establishment of a cleanfill on the lower terrace of the site is unlikely to cause a reduction in the productive capacity of the site where appropriate design and management is incorporated.

An evaluation of the proposed activity against the NPS-HPL suggests that the cleanfill proposal can meet the intent of the NPS-HPL policies 4 and 8 but it is not explicitly addressed in clause 3.9.

NEXT STEPS

This memo is intended to support discussions with council regarding the application of the NPS-HPL to the establishment of a cleanfill on a site identified as high productive land. It is recommended that Cuttriss and Kakariki provide this memo to council to facilitate discussions.

If agreement in principle can be reached with council then the next steps are:

- Cleanfill Plan – a characterisation of the cleanfill is recommended. In addition to the drawings supplied, a review of the preparation, construction, materials dumped and timing for progressive filling would be undertaken. This will assist with identifying design issues for the capping/re-instatement, and also could identify any potential benefits from the cleanfill e.g. raising of land level, improved drainage at depth, etc.
- Reinstatement Design Concept – based on the outcomes of the earlier stages and some discussion with council, a finished land surface including the construction of the soil cap would be prepared to a suitable level to demonstrate that the land surface has potential productive capacity at least as good as the original land surface.
- Outline Methodology and Management – prepare a methodology for both, the removal of soil prior to filling and the placement of material over the cleanfill. This would be sufficiently detailed to support a construction management plan and should include management of the material while stockpiled. Ongoing monitoring requirements would be addressed.

We trust the information provided here assists with progressing the cleanfill proposal. Please contact the undersigned if you have any queries.

Naku noa, na
Katie Beecroft
MSc. Earth Science (Soil Science)

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Elliott Thornton

From: Colin Lunn <Colin.Lunn@huttcity.govt.nz>
Sent: Thursday, 14 November 2024 8:28 am
To: Kris Gough
Cc: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Kris,

As advised on the phone. I sought clarification from our consents team before replying to your initial request.

From a Transport view point the mixed indigenous vegetation located on road reserve at 1044 Coast Road are planted hard up against the road shoulder, under 11'000 KV powerlines. From our perspective removal of the vegetation shown below will reduce maintenance costs/liability so we are largely in support of this request.

However, removal of the vegetation will likely create a lack of softening/screening of the proposed clean fill site and may create some negative feedback from Coast Road and Remutaka Forest park users in proximity. The consents team have advised that they will consider this at the time of application.

Hope this helps with your application.

Kindest regards

Colin

Colin Lunn
Maintenance & Renewals Manager

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6849 **M:** 027 458 8756 **W:** www.huttcity.govt.nz

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From: Kris Gough <kris@cuttriss.co.nz>
Sent: Wednesday, November 13, 2024 4:41 PM
To: Colin Lunn <Colin.Lunn@huttcity.govt.nz>
Cc: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: [EXTERNAL] RE: [#CCL30246] 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Colin,

Just referring to my email below, I can't find an email response but I am fairly sure you confirmed that you were OK with this, must have been via a phone call. Could you please reply to the email below with a one liner confirming you have no issue with the proposal? Elliott can then include this with his resource consent application. Many thanks!

Ngā mihi nui | Thank you
Kris Gough (he/him) | Associate – Licensed Cadastral Surveyor | BSurv | MS+SNZ |
Cuttriss Consultants Limited
| e. kris@cuttriss.co.nz | m. +64 21 221 1981
| http://www.cuttriss.co.nz

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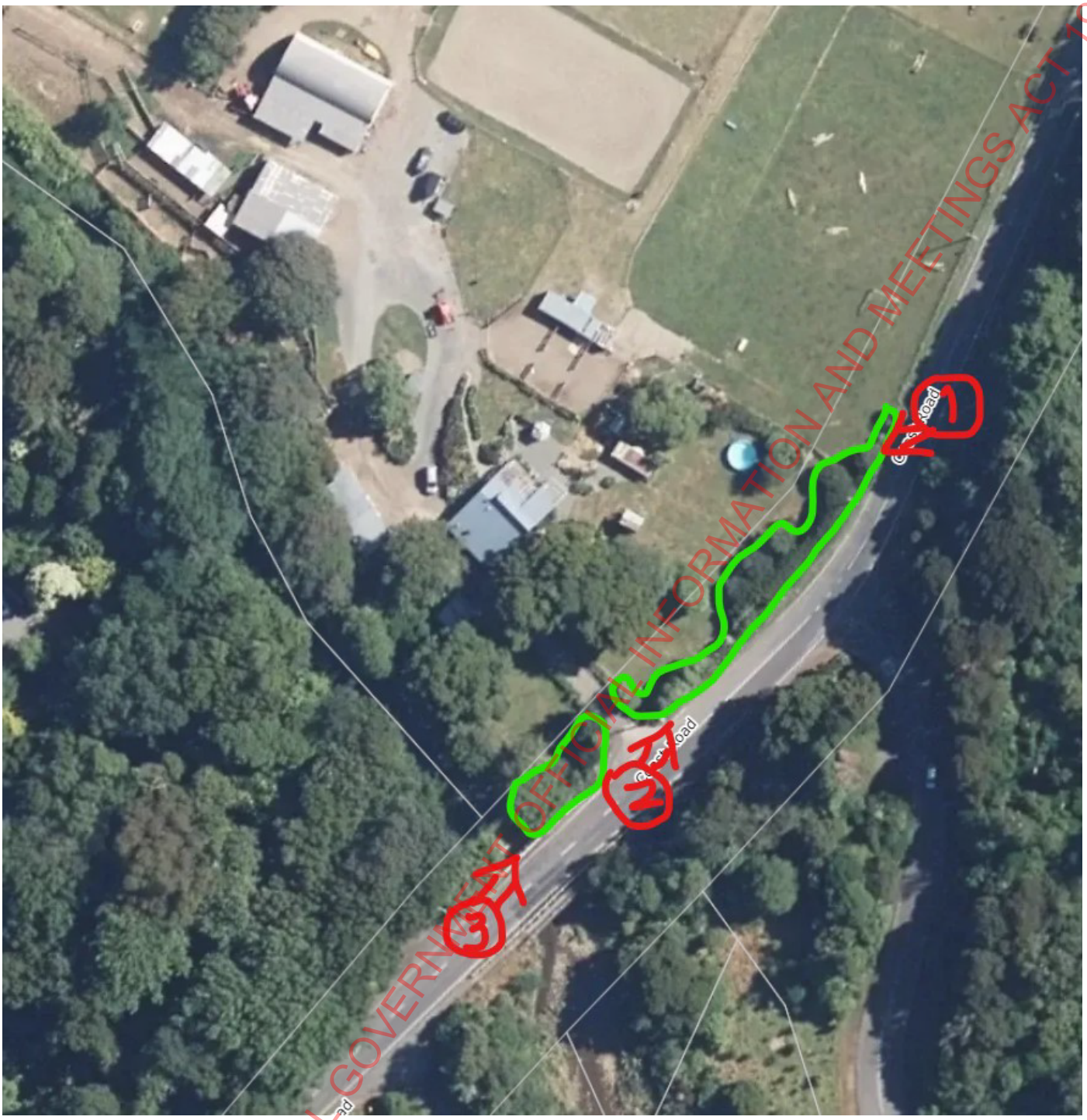
From: Kris Gough
Sent: Wednesday, 9 October 2024 4:08 pm
To: Colin.Lunn@huttcity.govt.nz
Cc: Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Colin McElwain <colin@cuttriss.co.nz>
Subject: [#CCL30246] 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Colin,

Hope you are well. We are getting close to lodging a resource consent application for a clean fill at this address. We are proposing to remove the roadside vegetation shown in green below, to allow for sight lines from the proposed site access shown on the attached plans. The vegetation is all on road reserve as the boundary is several metres back from the roadside fence. I have also included three Street view clips numbered 1-3 and referenced in red below. This is across the road from the entrance to the Catchpool Valley.

Do you have any concerns with the removal of this vegetation?

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Ngā mihi nui | Thank you

Kris Gough (he/him) | Associate – Licensed Cadastral Surveyor | BSurv | MS+SNZ |
Cuttriss Consultants Limited
| e. kris@cuttriss.co.nz | m. +64 21 221 1981
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Elliott Thornton

From: Anna McLellan <Anna.McLellan@gw.govt.nz>
Sent: Tuesday, 4 October 2022 12:52 pm
To: Elliott Thornton
Subject: RE: [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill

Hi Elliot

We are very short staffed at the moment so couldn't do next week for a formal pre-app. I am happy though to have a phone call later in day to discuss though if you are free.

I see you have already done comprehensive pre-app assessment below so I think we could cover off all matters pretty quickly. As long as the wet areas (streams/wetlands) are avoided it would likely be quite straightforward on our end. I am busy 2-3pm today but could fit you in around that.

Thanks

Anna McLellan
Kaitaki-a-tīma| Team Leader, Consents and Compliance
Greater Wellington Te Pane Matua Taiao
04 8304346

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Tuesday, 4 October 2022 12:16 pm
To: Anna McLellan <Anna.McLellan@gw.govt.nz>
Subject: FW: [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill

Hi Anna,

Our client is really keen to progress this proposal for a cleanfill at 1044 Coast Road, Wainuiomata Coast.

He has a large number of developments within the Wainuiomata Valley, which need to dispose material this coming earthwork season. Is there any chance of booking in a pre-app for next week?

Much appreciated.

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Elliott Thornton
Sent: Tuesday, 4 October 2022 12:13 pm
To: Info <info@gw.govt.nz>
Subject: [#CCL30246] Request for Pre-app: 1044 Coast Road, Wainuiomata Coast - Cleanfill

Dear GWRC,

I am seeking a pre-application meeting to discuss a development proposal for a commercial cleanfill over land at 1044 Coast Road, Wainuiomata Coast. The need for the commercial cleanfill is to enable the dumping of material unsuitable for development necessary to facilitate residential development from the applicant's residential developments in the Wainuiomata Valley. The alternative is to dump the material outside the Wainuiomata Valley which is less than idea as trucking material further has the potential adverse environmental effects associated with distance and costs.

The nature of the discussion is to get good guidance (positive or negative) on the Council's view of the proposal prior to engaging further experts or design work. We note that typically clean fills can have impacts on the environment including conveyance of flooding, erosion and sediment control and fish passage. However, we consider the site to be suitable for these activities being sufficiently located from other sensitive uses and with land of a sufficient size to accommodate the proposal. We have already obtained a pre-application advice from Hutt City Council as the project also triggers various rules under their operative District Plan.

Activities will be limited to trucks dumping of materials and stabilisation. At the completion of the cleanfill, the areas are likely to be used for residential activities (rural lifestyle), subject to resource consent for these activities.

Based on our review of the Proposed Natural Resources Plan (PNRP) and the relevant mapping the site is identified as having the following attributes:

- Trout Spawning Water
- Regionally Significant Primary Contact Recreational Schedule H1
- Threatened or At Risk Fish Habitat
- Migratory Fish Habitat
- Category 2 Surface Water Bodies
- River Class 4 (Wainuiomata River)
- River Class 2 (southern tributary and north-western tributary)
- River Class 6 (All eastern tributaries)
- Whitebait Migration
- River with high Macroinvertebrate Community Index

We'd specific like feedback on the following:

Rule Triggers:
Based on our review of the final appeals version 2022 of the PRNP, the proposed activities would trigger the following rules:

Cleanfill – Rule 93: The placement of cleanfill material is proposed within 20m of the tributaries to the Wainuiomata River which are River Class 6 and natural wetlands therefore likely to form part of the Surface Water Body definition and therefore not able to meet the conditions of Rule 80. The cleanfill material may also be inundated by flooding in a 1% annual exceedance probability event and may exceed 400m^3 per 12 month period. Therefore, the placement of the cleanfill material likely triggers Rule 93 as a non-complying activity as it may discharge to sites of significance as the Wainuiomata River is identified in Schedule H1 (contact recreation).

Earthworks – Rule 107 and NES-FM: The placement of cleanfill material being earthworks may exceed an area of 3,000m^2 over a 12 month period, and may be within 5m of a surface water body being a tribuatory of the Wainuiomata River

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Can you confirm the need for resource consent with respect to the above rules, particularly whether earthworks consent is triggered in addition to cleanfill?

Confirmation of Technical Reports:
Currently we anticipate lodgement of:

- Earthworks drawings, confirming the extent of cleanfill
- Draft Earthworks Management Plan, confirming how effects such as erosion, sedimentation and dust will be controlled
- Flood modelling which confirms the cleanfill will not result in offsite flood effects.

We have also had an ecologist visit the site, who confirms the tributaries have very low environmental values, however we are seeking more advice on whether they have wetland attributes.

Please confirm any additional information you may require supporting a resource consent.

Potential Adverse Effects:

Erosion, Sedimentation
We consider the measures outlined in a draft Earthworks Management Plan will appropriately address erosion and sedimentation so as not to affect the values of the Wainuiomata River and it's tributaries. If these can be appropriately controlled, then it is not anticipated the cleanfill will effects the values listed above. The cleanfill is also set away from the river and it's tributaries, and with the exception of a flood event, it's unlikely to have any direct contact between the cleanfill and water.

Water Quality
If needed, conditions relating to a baseline of water quality can be carried out, and regular water quality testing can be offered and compared to baseline water quality.

Trout Spawning
If needed, conditions could be proffered that would restrict activities during trout spawning.

We seek any initial advice on managing the above potential adverse effects and any others that need to be considered.

Consideration of Positive Effects:
The purpose of the proposal is to enable or facilitate development within the Wainuiomata Valley that is economical and limits long truck movements over the hill to Wellington. While not able to be considered for the purposes of notification, we week confirmation or you views on considering the positive effects and how you may consider this in light of any identified adverse effects.

Potential Notification:
With consideration to the above, we seek confirmation whether it is more likely or not that a resource consent of this nature will be notified (public or limited). We note this is based on very limited information, however we'd like an initial view of the potential for notification which may inform whether we nominate public notification upfront or whether you feel the effects can be managed to be no more than minor.

For a bit of a reference, I have included some very preliminary 3D visuals and site plans showing the zones for clean filling.

In attendance will be:

- Elliott Thornton, Principal Planner, Cuttriss
- Colin McElwain, Director, Cuttriss
- Kieran Liddicoat, Engineer, Cuttriss
- Mike Friday, Developer (TBC)

We seek a meeting at your earliest convenience. If you have any questions, feel free to give me a call.

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Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Alicia Todd
To: Dan Kellow
Subject: RE: Coast Road cleanfill app heads up
Date: Monday, 25 November 2024 10:07:00 am
Attachments: image003.png
image004.png
image005.png

Morning,

I've taken a look at the Lowe Env report and the EW sections. I'm OK with the findings/approach and finished profile of the site retaining the ability for the site to be used for agricultural purposes in future. In my work at Taranaki Regional we use Lowe Env as our technical advisors for all EW related consents as well so I trust their expertise on this matter – I'm not sure we would find anyone who could offer more detail than what they have supplied.

So yes, in short – no expert PR of NPS-HPL element required. My only thinking is we would want to condition something in respect of verification of the final contoured site as being of the appropriate contour and soil compaction to retain LUC3 status, with spot testing throughout the site – essentially confirming the Lowe statement that the proposal should "*demonstrate that the land surface has potential productive capacity at least as good as the original land surface*." Thoughts on that?

As far as LVA goes, I support your judgement to request this. Let me know if you need any directions re. who to contact for this.

Cheers,

Alicia

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Friday, November 22, 2024 3:48 PM
To: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: Coast Road cleanfill app heads up

Hi Alicia,

What are your thoughts on the need for a soil expert (or whatever the correct job title is) to peer review the application in regard to determining that the long term productive capacity of the land/soil will be maintained. I had indicated in pre app that a soil expert would PR the proposal. The approach set out in the application is to:

I'm not so sure now – in fact I think probably not needed – any thoughts?

I had also indicated a LVA from a SQEP would be required and then peer reviewed. They haven't provided an 'expert' LVA and I note you haven't said LVA PR is required. I think it is required given the change in height that will result along with 2.5ha of cleanfill being open at any one time. Do you have a strong opinion that a LVA is not needed?

Cheers,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Dan Kellow
Sent: Wednesday, 20 November 2024 7:14 am
To: Alicia Todd <Alicia.Todd@huttcity.govt.nz>; Baylee O'Sullivan <Baylee.OSullivan@huttcity.govt.nz>
Subject: RE: Coast Road cleanfill app heads up

Hi,

This will be interesting!

In the preapp220065 response dated 14.09.2022 I wrote "I would expect the application to be notified given its scale and visibility. Whether notification would be limited or full would heavily depend on the specialist assessments and review of those assessments."

I also indicated a TIA, LVA, Noise Assessment would be required.

I will get into this one tomorrow.

Kind regards,

Dan

From: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Sent: Tuesday, 19 November 2024 12:33 pm
To: Baylee O'Sullivan <Baylee.OSullivan@huttcity.govt.nz>; Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: Coast Road cleanfill app heads up

Hey Dan,

I've just vetted and accepted under s88 in CI.

Application

I think this would be good to get on hold now for a transport PR of Harriet's report and recommendations by Luke Benner, and possibly a PR of the noise report by MDA. Dean Bentley would also be good to seek input from within HCC.

Concurrently getting HCC compliance to look at the ESCP in the first instance and see if they have any concerns/recommend a PR by an ESC expert. 196,000 cube is a HEAP so if we need to err on the side of caution re. expert review for Geotech or ESC I am supportive.

I think the wetland assessment and flood modelling assessments are OK to be taken on face value. It would be good to get clarity from the applicant re. their timeline for regional consents and whether you require a copy of that regional application in order to make a full assessment of the proposal per s91. If it looks likely to be notified I think we absolutely use this provision to enable a holistic view of all effects.

I'm interested that they have pre-empted limited notification – the nature of the proposal and its potential effects make me think public notification might also be a very real possibility.

Let me know if you have any questions or if you need this put on DE priority list for any reason,

Alicia

Alicia Todd
Consultant Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** **W:** www.huttcity.govt.nz

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From: Baylee O'Sullivan <Baylee.OSullivan@huttcity.govt.nz>
Sent: Monday, November 18, 2024 8:38 AM
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: Coast Road cleanfill app heads up

Hey Dan

Just letting you know this application has come in. They paid the fee for limited notification so guessing that's the advice they've been given at pre-app stage. If limited notification is where you land, we can proceed with that immediately.

Cheers
Baylee

Baylee O'Sullivan
Resource Consents Lead

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 0273195696 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

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Document 4

From: s7(2)(a)
To: Dan Kellow
Subject: [EXTERNAL] RM 240334 - 1044 Coast Rd Cleanfill - Landscape review
Date: Friday, 20 December 2024 8:15:17 pm
Attachments: RM 240334 1044 Coast Rd LK memo landscape 20-Dec-24.docx

Hi Dan,
Attached please find my review to assist you with the s. 92 request.
Please get in touch if you have any questions.
Have a good break, when you eventually get it!

Ngā mihi nui,

Linda Kerkmeester

LANDSCAPE ARCHITECT (NZILA Reg'd)

Mobile s7(2)(a)

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Email Attachment (1)

TO: Dan Kellow
Resource Consents Planner
Hutt City Council

FROM: s7(2)(a)
Landscape Consultant
(Registered NZILA Landscape Architect)

SUBJECT: REVIEW OF LANDSCAPE AND VISUAL EFFECTS
Relating to Resouce Consent Application for landuse
To operate a private cleanfill and associated earthworks
at 1044 Coast Road, Wainuiomata

HCC REFERENCE: RM 240334

DATE: 20 December 2024

PURPOSE OF MEMO

1. To review the consent application relating to the above landuse consent with respect to landscape and visual effects. This initial review is in relation to completeness and appropriateness in addressing the effects of the cleanfill operation both during and on completion of works.

REVIEW FINDINGS

2. In preparing this review I have undertaken a desktop review of the AEE in the application, including Appendix G (Final Earthworks Layout plan and cross-sections) and Appendix C (Proffered Conditions). You have also provided photographs from the road entrances to the following properties on Coast Road at addresses: 904D, 919, 925, 933, 935, 965, 977 and 993.

3. I am familiar with the area having travelled on several occasions to the Remutaka Forest Park via Catchpool Valley and the south coast including to Baring Head and Turakirae Head. The AEE includes a description of the landscape character and amenity of the local environment by the planner which describes the area as "predominately rural, with a mix of lifestyle blocks, working farms and open spaces" (p.30) It describes the wider Wainuiomata Valley floor where the "Coast Road and the Wainuiomata River are separated by widely visible open spaces, often sparsely vegetated with grazing paddocks and a few houses."

4. It describes the visual effects of the proposal as fleeting, mainly seen by travellers on the Coast Road and includes site photos taken mainly from Coast Road and some from within the site. It does not include a plan to indicate the locations or direction of views from which these were taken or indicate where views may be visible from surrounding properties. It generally concludes that the temporary and permanent effects on Landscape Character and Amenity "will result in a noticeable change in landscape character from a working farm to an active cleanfill, the effect of which is exacerbated by the duration of the activity." (up to 30 years duration).

5. The Earthworks Layout plan indicates that the final form will be two elevated platforms of a consistent 3.5m height with a 2:1 batter at the perimeter where it meets the existing landform. 10m setbacks are provided to wetlands as identified by the project ecologist. Mitigation measures proposed include the staging of earthworks limited to 2.5 ha worked at any one time, to be progressively rehabilitated, with existing topsoil stockpiled on site, managed and respread as each area is filled. It is acknowledged that stockpiles will need to be well-managed if they are to be respread and returned to their previously productive pasture (covered by condition 28).

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Email Attachment (1)

6. Overall the cleanfill is stated as being "designed to be sympathetic to the natural topography…predominantly minimal in nature and the site will still appear predominately flat" thus concluding that the permanent effects on landscape character and amenity will be no more than minor. The AEE refers to the proffered conditions (Appendix G) for mitigation measures which include planting along the Coast Road where there are gaps as well as dense planting along the northern boundary of the Site. It assumes that all gaps need to be filled to provide screening – a measure which is neither justified or likely to be effective until the cleanfill is well into operation.

7. Without a landscape assessment undertaken by a suitably qualified landscape architect, there is no basis for such planting being necessary or indeed effective, given that it will take several years to take effect. Also, where the landscape character is acknowledged as one of open spaces as part of a wide river valley, screen planting may in fact detract from that open character. Without input from a landscape architect at the design stage, other options which may assist in blending the final landform into the surrounding landscape without reliance on extensive screen planting, have not been fully explored.

PROFFERED CONDITIONS

8. The proffered conditions (Appendix G) for landscape mitigation measures include conditions 12 -17 where 12 requires a landscape plan be submitted to Council. 12 a) to d) outline the form that planting should take – along the northern boundary (as viewed from neighbouring residential properties) and along the Coast Road. Whether this is necessary is not clear from the assessment of effects.

9. Conditions 12 and 13 assume screen planting to be the only form of mitigation adopted, without considering the overall design of the completed (and rehabilitated) fill platforms. A landscape assessment would allow for design input with progressive rehabilitation where planting and earthworks may be used to good effect to blend the works into the landform beyond the cleanfill without being restricted to a consistent fill height and perimeter edge design. It is possible that planting of the perimeter may in fact emphasise and therefore exacerbate the landscape and visual effect. This should be avoided so the fill sites do not appear as an unnatural 'man-made' landform but instead align with and enhance the ecology and emphasise hydrological patterns of the surrounding landscape.

10. Condition 14 requires certification from an ecologist within 6 months of operations ceasing, that works have been carried out (as per 12 d (i)). Given that the works could extend over a 30 year timeframe, this is considered too late for any necessary remediation works to be undertaken and maintained if works commenced towards the end of the project. This should be tied to an ecological rehabilitation plan to be progressively undertaken at the completion of each (2.5ha) stage.

CONCLUSION

11. It is recommended that a landscape assessment be undertaken to provide mitigation measures based on clear identification of the landscape values and visual access to the site. These may include adjustments to the design and a staged rehabilitiation management plan as astarting point. This would need to be based on a clear identification of the visual catchment and the level of adverse effect of any visible elements of the proposal. The visibility of an element does not necessarily equate to an adverse visual effect if it can be shown to be relatively temporary through on-site management and sound rehabilitation practices – not relying simply on screen planting as a catch-all measure where it may not be necessary.

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From: s7(2)(a)
To: Dan Kellow
Subject: Re: [EXTERNAL] RM240334 - cleanfill 1044 Coast Road
Date: Monday, 9 December 2024 10:47:55 am
Attachments: image001.png
ATT00001.png
Outlook-o54s3kfj.png
Transport Assessment Peer Review Proposed CleanFill 1044 Coast Rd.pdf

Hi Dan, see attached my peer review.

Just a couple of questions for the applicant within.

Sorry for the slowness - that time of the year...

Regards

s7(2)(a) - Senior Traffic Engineer & Director

W: www.lbcltd.co.nz
M: s7(2)(a)

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, 26 November 2024 10:32 am
To: s7(2)(a)@bennerconsulting.co.nz>
Subject: RE: [EXTERNAL] RM240334 - cleanfill 1044 Coast Road

Hi s7(2)(a)

Please go ahead with the review. Completion by 4.12.2024 is fine.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** [www.huttcity.govt.nz]www.huttcity.govt.nz

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you

From: s7(2)(a) @bennerconsulting.co.nz>
Sent: Sunday, 24 November 2024 5:17 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: Re: [EXTERNAL] RM240334 - cleanfill 1044 Coast Road

Hi Dan, cost to review - $680.00 with completion by COB this Thursday but if they don't approve it by this Tuesday then it will be completed by the 4th Dec as I am on leave for 4 days from the 28th Nov.

Cheers,
s7(2)(a)

Regards
s7(2)(a) - Senior Traffic Engineer & Director

W: www.lbcltd.co.nz
M: s7(2)(a)

From: Dan Kellow <dan.kellow@huttcity.govt.nz>
Sent: Friday, 22 November 2024 4:04 pm
To: s7(2)(a) @bennerconsulting.co.nz>
Subject: [EXTERNAL] RM240334 - cleanfill 1044 Coast Road

dan.kellow@huttcity.govt.nz sent you a secure message

Access message

Hi s7(2)(a)

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Document 5

How are you placed for a peer review of a cleanfill proposal?

Please see attached and let me know if you can undertake a peer review, timeframe and the cost - the applicant wants a quote before agreeing to the review.

Please let me know if you have any questions.

Kind regards,

Attachments expire on May 21, 2025

1 compressed file

OneDrive_1_22-11-2024.zip

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LBC Traffic Engineers

9 December 2024

Attention: Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council

Transport Assessment Peer Review (RM240334)
Proposed Clean fill – 1044 Coast Road, Wainuiomata

Background to proposed clean fill

- Proposal is the establish a private clean fill operation that will be used to truck fill material from the applicant's development sites in the area. No outside contractor use proposed.

Peer Review Comments

- **Section 1**: Existing Traffic Environment
  - Road Safety: I've reviewed CAS and the associated crash reports from within the area stated in the transport assessment. While there have not been many crashes within close vicinity of the site, the crashes in the section of Coast Road to the north appear to involve speed (among other factors) as significant contributing factors with some of the crashes being reported as non or minor injury where they could have easily been serious injury crashes.
  - While there is no data on vehicle operating speeds along Coast Road it is reasonable to expect vehicles are travelling at or above the posted speed limit with the crash data backing this up.
- **Section 2:** Proposed Clean Fill Operation
  - Operating hours 7:30-5:30pm Mon – Fri and 7:30am-1:00pm on Saturdays appears to be reasonable.
  - Clarification that no truck and trailers to deliver to the site. 18 single truck loads per day representing 36 truck movements per day.
  - Vehicle crossing to be constructed and be 6m wide with access recessed sufficiently from the edge of the road to ensure no encroachment onto the road and ensuring two trucks can pass here
  - Proposed vehicle crossing location not ideal after a reasonably sharp bend although significant veg clearance proposed to open up sightlines. Just need to ensure the vegetation is fully cleared out to the ground.
  - Comfortable with sight distance requirement based on 80kp/h environment, noting vehicle speeds to the south of the vehicle crossing likely to be slightly lower where traffic will be slowing for bends.
- **Section 3**: District Plan Compliance
  - Agree regarding standard 1 about vehicle access and bespoke design (technical non-compliance).

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- **Section 4 and beyond:** Traffic Effects
  - Traffic Generation – likey to be a less than minor impact on existing traffic volumes. While it has been mentioned earlier in the assessment that a haul road will be constructed between the site access and the clean fill areas, there could be an issue in the winter months around debris being tracked onto the road. Wheel wash bay would mitigate against this issue.
  - Connection with Coast Road – Good to see that first 10m of from the road edge will be sealed, with vegetation to be cleared to achieve the 181m sightlines and maintained as such.
  - Interaction with Catchpool Road – Agree that once vegetation is cleared to the south of proposed vehicle crossing there will be an excellent line of sight between the two accesses.
  - Agree with recommendation that clean fill doesn't operate on public holidays or Sundays to reduce any impacts on Coast Road where these days and times may otherwise be busier than usual.

Re uest for further information

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). Can the applicant confirm where vegetation is removed, that this will be removed in its entirety to ground level. Also, confirmation is required as to whether the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

2. Would the applicant consider installing "trucks crossing" warning signage on each approach to the clean fill vehicle crossing. The very nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

3. It is not clear of the clean fill will operate year-round (i.e. through the winter months). If operations will continue through winter there is increased likelihood that debris will be tracked onto the road at this time of the year. A wheel wash or bay would mitigate against this issue.

s7(2)(a)

Director Senior Traffic Engineer
s7(2)(a) @bennerconsulting.co.nz

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From: s7(2)(a)
To: Dan Kellow
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road
Date: Friday, 13 December 2024 1:54:07 pm
Attachments: image002.png
image004.png
image005.jpg
Mm 01 20241338 SA (1044 Coast Road - Peer Review of Noise Assessment).pdf

Hi Dan,

Please find attached my peer review of the noise assessment. I have quite a lot of concerns with this, specifically is that it doesn't discuss effects (no talk of existing noise environment) and that the assessment does not reflect the proposed cleanfill.
There are also many dwellings missing in the assessment, some of which are very close to the cleanfill at the northern end.

Please let me know if you have any comments or questions.

Can you also provide me with a PO number for invoicing.

Ngā mihi

s7(2)(a)

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Friday, 6 December 2024 10:31 am
To: s7(2)(a) @marshallday.co.nz>
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road [Filed 09 Dec 2024 16:31]

Hi s7(2)(a)

Please proceed. I agree a site visit is important so please go ahead.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: s7(2)(a) [redacted] @marshallday.co.nz>
Sent: Friday, 29 November 2024 2:59 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road

Hi Dan.

Please find attached fee proposal for the peer review of 1044 Coast Road Cleanfill.

I have revised the fee range down to **$3,100 to $4,000** – do you think this will be acceptable? I could skip the site visit but I think it's quite important for this project.

Ngā mihi

s7(2)(a) [redacted]

Level 2, 5 Willeston Street, Wellington, 6011
marshallday.com | T: s7(2)(a) [redacted] | M: s7(2)(a) [redacted]

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From: s7(2)(a) [redacted] @marshallday.co.nz>
Sent: Wednesday, 27 November 2024 11:05 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road

Hi Dan,

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I will see what I can do. I'll have a look at what I did for Wainui Cleanfill (also contentious).

Ngā mihi
s7(2)(a)

Level 2, 5 Willeston Street, Wellington, 6011
marshallday.com | T: s7(2)(a) | M: s7(2)(a)

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 27 November 2024 8:00 am
To: s7(2)(a) @marshallday.co.nz>
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road

Hi s7(2)(a)

In regard to the peer review the quote just needs to be to primarily review the short NDY report and provide me with comments and/or further information request questions and to prepare a brief peer review assessment confirming whether or not the assessment is reasonable in its conclusions. Is your $5500 able to be revised down at all?

I agree this could be a contentious application so if the proposal gets notified then additional time would be required beyond what you have quoted for and charged on a time/cost basis.

Happy to discuss as required.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

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From: s7(2)(a) @marshallday.co.nz>
Sent: Tuesday, 26 November 2024 2:35 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [EXTERNAL] rm240334 - peer review - 1044 Coast Road

Hi Dan,

I could complete the review by 13 December. Fee estimate would be similar to Eastern Hills (excluding hearing etc.) which was $5,500 - $7,000 although I note we came in under on the original assessment. This one could be a bit more contentious.
Busy this week (as you might assume) but can prepare a formal proposal on Friday.

Ngā mihi
s7(2)(a)

Level 2, 5 Willeston Street, Wellington, 6011
marshallday.com | T: s7(2)(a) | M: s7(2)(a)

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From: Dan Kellow <dan.kellow@huttcity.govt.nz>
Sent: Friday, 22 November 2024 4:08 pm
To: s7(2)(a) @marshallday.co.nz>

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Document 6

Subject: [EXTERNAL] rm240334 - peer review - 1044 Coast Road

dan.kellow@huttcity.govt.nz sent you a secure message

Access message

Hi s7(2)(a)

How are you placed for a peer review of a proposal to establish a cleanfill in the rural area of Wainuiomata?

Please review the attached and let me know if you are able to complete a peer review, your time frame and cost.

Kind regards,

Attachments expire on May 21, 2025

1 compressed file

OneDrive_2_22-11-2024.zip

This message requires that you sign in to access the message and any file attachments.

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Email Attachment (1)

MEMO

MARSHALL DAY Acoustics

Project:	1044 Coast Road - Peer Review	**Document No.:**	Mm 01		
To:	Hutt City Council	**Date:**	13 December 2024		
Attention:	Dan Kellow	**Project No.:**	20241338		
From:	s7(2)(a)	**No. Pages:**	4	**Attachments:**	No
Subject:	Peer Review of Noise Assessment				

Kakariki Estate Limited is the applicant applying for the establishment of a cleanfill at 1044 Coast Road, Wainuiomata (the "Activity"). You have engaged us to review the noise assessment[1] prepared by NDY (the "NDY report"), submitted as part of Appendix K of the Assessment of Environmental Effects[2] (the "AEE"), prepared by Cuttriss and the proffered conditions (Appendix G).

We notified the author of the report of our peer review role on Thursday 12 December 2024, in accordance with the Acoustical Society of New Zealand rules of conduct. We have read the NDY report, plus the relevant sections of the AEE and the proffered conditions.

In preparing this memo, we visited the site to provide a greater understanding of the subject site and the proximity of the receiver locations.

In this memo we document our comments following our review. Although we briefly summarise parts of the NDY report, we have prepared this letter on the understanding that the reader has knowledge of the application and associated noise assessment. All section references in this memo relate to the NDY report.

In summary, our view is that further information is required from the applicant to adequately understand the potential noise and vibration effects from the proposal. We also have concerns that some of the assumptions made within the NDY report do not accurately reflect the Activity and the surrounding environment.

Under each item, we have included our additional requests. These are shown in *italics.*

The Permitted Activity District Plan rule has been referenced correctly

Section 3 identifies the Permitted Activity noise criteria for the General Rural Activity zone. We note that the activity is being assessed as a Discretionary Activity.

We agree that the permitted activity limits can be used as useful guide to what is considered a reasonable level of noise in this zone, subject to the Council accepting the permitted baseline argument (refer AEE page 25).

The equipment noise levels are on the lower end for what we consider typical for the proposed plant

Section 4.1 sets out the equipment noise levels in the report. The NDY report does not state the source of these noise levels. In our view, these noise levels are on the lower end of what would be expected for this type of equipment. Particularly for dump trucks and the excavator.

Please provide further detail on where the equipment noise levels have been obtained from.

[1] "*1044 Coast Road - Acoustic Assessment of Environmental Effects*" prepared by NDY, dated 6 November 2023.

[2] "*Land Use Consent Application. Assessment of Environmental Effects – 1044 Coast Road Wainuiomata Coast*", dated 15 November 2024

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Email Attachment (1)

Some properties/dwellings have not been included in the assessment

Section 4.2 of the NDY report identifies a total of six nearby properties/dwellings. These are on the opposite side of the Coast Road from the Activity and are at numbers 1025, 993, 977, 965 and 935. No noise assessment has been carried out at the following properties:

- 925 Coast Road
- 919 Coast Road
- 904A, 904B, 904C and 904D Coast Road

All these dwellings are relatively close to the northern portion of the proposed cleanfill. Particularly 904D with the façade being approximately 30 metres from the boundary of the cleanfill area.

We also note that predicted noise levels have only been provided for at one address (993 Coast Road).

Please provide an updated effects assessment which includes all properties. Please also provide predicted noise levels at all dwellings close to the subject site (not just the most affected).

The proposal does not comply with the District Plan permitted activity standards

As noted above, the permitted activity standards can be useful guide to what is considered reasonable. Section 4.3 of the NDY report identifies that the Activity would not comply with these standards. This conflicts with the AEE (page 23) which states the Activity complies. This is because the NDY report has assessed noise at the notional boundary of a dwelling, whereas the District Plan applies noise limits anywhere beyond the beyond the site in which an activity takes place.

We note that the assessment also uses the L_{Aeq} descriptor, whereas the District Plan adopts L_{10}. For this type of activity, the L_{10} would be around 3 dB higher than the L_{Aeq}.

Notwithstanding above, we agree that the notional boundary of a dwelling can be a suitable assessment location and L_{Aeq} an appropriate descriptor, when accompanied with an assessment of noise effects, discussed later in this memo.

The attenuation provided by dense foliage is optimistic

The NDY report applies a 5 dB noise attenuation due to dense foliage. This is not consistent with commonly accepted calculation standards.

ISO 9613-2[3] is typically used for the calculation of outdoor sound propagation. Annex A of this standard states that for dense foliage up to 20 metres, the following attenuation is obtained:

- 0 dB attenuation is provided at 63 Hz and 125 Hz
- 1 dB attenuation is provided between 250 Hz and 2 kHz
- 2-3 dB attenuation is provided between 4 kHz and 8 kHz.

Overall, 20 metres of dense foliage may provide 1 dB attenuation, not the 5 dB stated in the report. We also note that the engine noise is typically below 125 Hz where no attenuation would occur when predicted in accordance with standard.

Furthermore, the assumption in the NDY report is that this dense foliage is between the cleanfill and the receivers. During our site visit, we observed at least two properties where there was no foliage between the dwelling and proposed Activity site. These are shown in Figure 1.

In respect of 1025 Coast Road in Figure 1, we have identified the dwelling and note that although there is a fence, it would not be an effective noise barrier as there are gaps between slats on the fence.

[3] *Acoustics — Attenuation of sound during propagation outdoors — Part 2: Engineering method for the prediction of sound pressure levels outdoors'*

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Email Attachment (1)

Figure 1: View of two dwellings from Coast Road

1025 Coast Road



977 Coast Road



Overall, we consider that the referenced documentation and the foliage assumptions made within the NDY report are likely to overestimate the attenuation.

We request that the noise predictions are updated to reflect site conditions and using the attenuation parameters of ISO 9613-2.

Are the operating parameters workable for the activity

The NDY report relies on various assumptions. Specifically, that no more than one piece of equipment is operating at a time and each item of equipment would not operate for no more than 15-minutes in any one hour period. Additionally, that the dump truck is located in the centre of the cleanfill area.

In respect of one piece of equipment operating, this would be unusual for a cleanfill although we acknowledge this is a smaller operation than most. We also note that an allowance has been made for more than one truck movement on site, in the form of passing bays (refer page 5 of the AEE). This is inconsistent with the assumptions of the NDY report.

In respect of the dump truck location, it does not seem practical to deposit fill in the middle of the cleanfill area. In the worst case, this would result in the fill requiring additional transport of up to 200 metres to the edge of the cleanfill site.

We request the applicant confirms that the assumptions made in the NDY report are workable operational conditions for the Activity, or provide an assessment which reflects operational conditions the applicant is willing to be set as conditions of consent.

No consideration has been given to the presence of Special Audible Characteristics

No discussion is made in respect of the potential for special audible characteristics (SACs). Where SACs exist, a 5 dB penalty applies to the noise level.

In our opinion, there are some activities that can cause SACs. These include items such as reversing alarms on trucks, tailgate banging, squeaking of tracked vehicles, vibratory function on the roller, or poor vehicle maintenance (for example, blown mufflers).

Please provide a discussion around if SACs will be present and how they will be eliminated to avoid a penalty for SACs.

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Email Attachment (1)

No information on the existing noise environment has been provided

In forming an opinion of noise effects, it is important to understand the existing noise environment. The NDY report makes no comment on the level and character of noise (i.e. via a noise survey) in the area.

As it is clearly stated the Activity does not comply with the District Plan noise limits, further information on the existing noise environment is required to understand how the introduction of this Activity would impact on receivers. This would assist with forming an opinion of effects.

Please provide further information on the existing noise environment, and how the introduction of this activity would affect the noise environment.

The potential noise effects of site establishment and remediation has not been carried out

No assessment has been made on the potential noise effects from the establishment or remediation of the site. For example, upgrade of the accessway, installation of passing bays, etc.

Please provide an assessment of the potential noise effects from the site establishment and remediation.

The potential vibration from the Activity has not been considered

Potential vibration has not been adequately addressed in the application. The AEE determines that compliance may or may not be achieved with the District Plan requirements.

Please provide an assessment of likely vibration levels from the proposed operation of the cleanfill.

As a minimum, an additional condition is required setting out the noise limits

Appendix G includes the proffered conditions. In respect of noise, the following conditions exist:

- A requirement to prohibit tonal reverse alarms on machinery permanently located on site (condition 22)
- A requirement to submit a noise management plan (condition 27)

In our view, a condition is also required which sets out the noise limits for the activity on the site. We also recommend a condition that sets out any noise monitoring requirements, and a condition that restricts operation of the cleanfill in a manner consistent with the assumptions of the noise assessment (e.g. number of concurrent machines operating).

Please provide the updated conditions to reflect the above for consideration.

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From: Dan Kellow
To: elliott.thornton@cuttriss.co.nz
Subject: RM240334 - Cleanfill at 1044 Coast Road - s92(2) peer review
Date: Friday, 22 November 2024 3:59:00 pm

Hello Elliott,

Thank you for your time today.

I am emailing to confirm that I consider expert peer reviews under s92(2) are required in relation to transport and noise effects. As discussed, I have not yet determined whether a LVA peer review is required but this is likely and am just waiting for confirmation on this matter from HCC. At this stage I do not think other peer reviews are required but will confirm this after discussion with HCC.

I will come back to you asap with quotes for peer reviews and will not commence the reviews until your client has confirmed agreement.

Please let me know if you have any questions.

Kind regards,

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From: Colin McElwain
To: Dan Kellow
Cc: Elliott Thornton; Katie Dickinson; Mike Friday
Subject: [EXTERNAL] RE: [#CCL30246] RM240334 - Transport peer review cost
Date: Tuesday, 26 November 2024 12:21:18 pm
Attachments: image001.png

Hi Dan,

Please proceed with the peer review at an estimate cost of $680.

Ngā mihi nui | Thank you
Colin McElwain (He/Him) | Director | BSurv | MS+SNZ |
Cuttriss Consultants Limited
| e. colin@cuttriss.co.nz | m. +64 29 399 2450
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, 26 November 2024 10:13 am
To: Colin McElwain <colin@cuttriss.co.nz>
Subject: FW: RM240334 - Transport peer review cost

Hello Colin,

In Elliott's absence could you confirm agreement to the peer review for the Coast Road cleanfill RC application?

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Dan Kellow
Sent: Tuesday, 26 November 2024 10:11 am
To: elliott.thornton@cuttriss.co.nz
Subject: RM240334 - Transport peer review cost

Hello Elliott,

Luke Benner can undertake the peer review for $680. Please confirm your client's acceptance. The review will be completed by 4.12.2024.

Kind regards,

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From: Dan Kellow
To: Larry Lee; Jessica Hoskins
Subject: RM240334 - 1044 Coast Road - cleanfill in rural zone
Date: Tuesday, 26 November 2024 9:08:00 pm

Hi,
I have been allocated this application which essentially involves:

- creating a cleanfill (landfill – class 5);
- total volume is 196,000m3 over 9.37ha;
- split into 5 stages with only one stage operating at a time;
- 3.5m maximum depth;
- the site will be closed during the winter GWRC close down period.
- the land will be returned to pasture at the end of each stage with no buildings proposed on the land as the fill will not be compacted to residential standards.

The application includes an erosion and sediment control plan and RC will be required from GWRC. The AEE states consent from GWRC will be sought concurrently with this application.

My question for you – could someone please provide some feedback on whether you think an external peer review is required in relation to the ESCP? Given RC is also required from GWRC I was thinking probably not required but would err on the side of caution as this would be contentious.

Happy to discuss and thanks for any feedback you can provide.

Kind regards,

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From: Colin McElwain
To: Dan Kellow
Cc: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] RE: RM240334 -peer reviews
Date: Tuesday, 10 December 2024 5:04:42 pm
Attachments: image002.png
image003.png

Hi Dan,

Thanks, the client has agreed to proceed with the LVA review at an estimated cost of $1,750+GST with delivery by 18 December.

Ngā mihi nui | Thank you
Colin McElwain (He/Him) | Director | BSurv | MS+SNZ |
Cuttriss Consultants Limited
| e. colin@cuttriss.co.nz | m. +64 29 399 2450
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, December 10, 2024 3:08:31 PM
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] RE: RM240334 -peer reviews

Hello Elliott

I have received two cost estimates for the LVA. The most reasonable is $1,750 + GST up to the point of preparing an initial review and confirming whether an RFI is required. The provider is Linda Kerkmeester. The second estimate was $2250 plus GST also up to the same point.

The review by Linda Kerkmeester can be completed by 18 December 2024. Please confirm if the applicant agrees to the cost.

Kind regards,

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Dan Kellow
Resource Consents Planner - Contractor

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---

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 5 December 2024 10:25 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: [EXTERNAL] RE: RM240334 -peer reviews

Please proceed with the noise peer review.

Any ETA on the LVIA costs?

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Thursday, 5 December 2024 8:00 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: FW: RM240334 -peer reviews

Hello Elliott,

The cost estimate for the alternative noise consultant is $3,000 + GST – Josh Luscombe from Acoustic Engineering Services.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Dan Kellow
Sent: Tuesday, 3 December 2024 5:13 pm
To: elliott.thornton@cuttriss.co.nz
Subject: RM240334 -peer reviews

Hello Eliott,

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After my site visit this morning I confirm that I consider peer reviews are required via s92(2) in relation to noise and landscape and visual effects in addition to the transport review.

In regard to noise I have had a fee estimate from Marshall Day for $2500- $3400. I have also sought a price from Josh Luscombe at Acoustic Engineering Services Ltd. If your client agrees to the Marshall Day price then I will get that review underway otherwise I will come back to you once I have heard back from Josh Luscombe.

I do not yet have a price in relation to the landscape and visual peer review but will come back you asap.

Kind regards,

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From: Elliott Thornton
To: Dan Kellow
Subject: [EXTERNAL] [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Flooding AEE
Date: Monday, 16 December 2024 1:50:37 pm
Attachments: image001.png

Hi Dan,

I'm just trying to finish up drafting the GWRC consent for the same activity. In doing so, I've realised I'd completely neglected to address flood effects in the AEE.

Therefore, can you consider this an addendum to the AEE in relation to those effects.

Flood Effects

As noted in the flood assessment by River Edge Consulting in Appendix A, the proposal seeks to mostly avoid the flood hazards in the 1% annual exceedance probability (AEP) flood event, but not entirely.

In particular, the northern most fill platform does extend into the mapped flood hazard, more so if you consider the increased rainfall the climate change, resulting in creased flood depth of no more than 0.01m off-site.

Based on the advice of Mr. Wallace from River Edge Consulting, he concludes that the significant effects of flood displacement are contained within the property boundary, and outside the property boundary, the predicted impacts are negligible.

He identifies the amount of additional flooding displacement to the north being less than 5mm and in his opinion, this is trivial, noting that area is already subject to significant flood depths and overall consider the effects on the flood hazard posed by the Wainuiomata River to neighbouring properties to be negligible.

I have no reason to question the advice of Mr. Wallace, and based on his advice consider the effects of flooding to be less than minor and no person adversely affected.

Any update on the peer reviews?

Thank you.

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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Document 12

From: Dan Kellow
To: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response
Date: Friday, 27 June 2025 2:29:00 pm
Attachments: OneDrive_1_27-06-2025.zip
image001.png
image002.png
image003.jpg

Hello Elliott,

For your records I have attached the transport and noise peer reviews.

I followed up on the LVA review on Tuesday of this week and have been assured this will be completed "in the next couple of days". I will follow up on Monday and once the LVA review is received I will be in a position to prepare a draft notification assessment.

Kind regards,

Dan.

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Friday, 27 June 2025 12:50 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response

G'day Dan,

Just wondering if you've heard back with an ETA on the transport review and have you received comments on the landscape and visual impact assessment?

Keen to hear your thoughts on potential notification at the earliest opportunity.

Cheers,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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Document 12

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, 20 May 2025 9:51 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response

Hi Elliott,

I have had two of the peer reviewers come back to me regarding their assessment timeframes.

Luke Benner is on holiday until the 27th so will not be able to start his review of the RFI response until at least when he returns. At this stage I am not sure where on his inevitably long list of post-holiday tasks this job will place. I will follow with him on the 27th.

Linda Kerkmeester (LVA) has indicated she can do her assessment in the week starting 2 June.

Kind regards,

Dan.

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Tuesday, 20 May 2025 9:09 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response

G'day Dan,

Hope this works for you.

Cheers,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Monday, 19 May 2025 5:25 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response

Hi Elliott,

Confirming receipt of this email although I can't open Appendix A – Entry Sightlines. Could this please be sent again with a shorter title as the long title/destination path is causing the issue.

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Once myself and the various experts have gone through the RFI response I will come back to you.

Kind regards,

Thanks,

Dan.

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 15 May 2025 12:41 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: [EXTERNAL] RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - RFI s92 Full Response

G'day Dan,

Please find attached in this link our full response to the Further Information Request.

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I have included updated documentation to reflect some minor changes resulting from consultant input, and the RFI from Greater Wellington Regional Council which is being processed concurrently.

If you have any problems accessing the link or downloading the documents, please let me know.

Any questions, get in contact.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, 14 January 2025 2:58 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] [EXTERNAL] 1044 Coast Road - RFI

Hi Elliott,

Thanks for your response.

I would like to add another question to the RFI please. The question relates to why 2.5 hectares is the maximum size of each stage of the cleanfill. That seems like a large area to be working at any one time and the larger the area the more difficult it would be to manage dust effects via water sprinkling and the greater the visual effects would be. Are smaller areas such as 1 hectare unworkable?

In regard to notification there is a lot of water to go under the bridge yet in terms of specialist reports and perhaps further refinement of the proposal so my following comments should be read in that context. In regard to notification my current opinion is public notification is likely. If, in the unlikely case that public notification is not required, then limited notification is a near certainty.

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If your client decides to keep the process moving forward by electing public notification can I request work continues to work toward refining the application and proffered conditions as much as possible before notification to ensure what is notified is the final proposal.

Happy to discuss as required.

Kind regard,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Friday, 10 January 2025 1:34 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] 1044 Coast Road - RFI

G'day Dan (and Alicia),

Happy New Year!

Thanks for clear, thorough, and well written Request for Information. No major surprises

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here.

I wish to confirm that given the nature of requested information, we won't be able to provide the information within the 15 working days as sub-consultants will need to be engaged. I would anticipate a response in the first or second quarter of this year.

With regards to item 17, consent was lodged with Greater Wellington Regional Council (GWRC) on 19th December 2024 (but received by GWRC 21st December 2024). The reference is WGN250145 and the relevant advisor is Andrew Banks.

I haven't yet had any communication with Mr. Banks, and I don't have any contact details to pass on.

The resource consents applied for under the Natural Resources Plan (NRP) and National Environment Standard for Freshwater (NES-FW) from GWRC are:

- Rule R93 of the NRP for land use (cleanfill) and associated discharge to a site of significance – non-complying activity
- Rule R107 of Plan Change 1 (PC1) of the NRP for land use (earthworks) and associated charge – discretionary activity (PC1 changes the definition of earthworks under the NRP therefore cleanfill is no longer excluded)
- Regulation 45B(5) of the NES-FW for discharge into a natural inland wetland that may change the water level – discretionary activity (note: our expert advice is the changes would be a net positive effect on wetland ecology)

In the GWRC AEE, I provided to GWRC your contact details and Hutt City Council's RM reference.

I note the application is currently on hold, and will get in contact should I have any questions or queries.

At this early time, do you have any further indication as how you might be leaning with regards to notification, and/or overall support? I note there is additional information to come which may inform or change your current thinking, however if you have any indication it would be good so that our client has an idea of cost, risk and timeframes.

Once I've an update on our response, and should I have any questions, I'll get in contact.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited

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Document 12

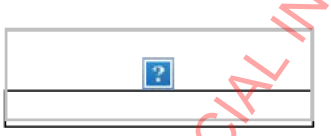
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| http://www.cuttriss.co.nz

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From: Dan Kellow <dan.kellow@huttcity.govt.nz>
Sent: Friday, 10 January 2025 12:46 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: alicia.todd@huttcity.govt.nz
Subject: [EXTERNAL] 1044 Coast Road - RFI



dan.kellow@huttcity.govt.nz sent you a secure message

Access message

Hello Elliott,

Please see attached RFI and related attached documents.

Kind regards,

Dan.

Attachments expire on Jul 08, 2025

1 document

Appendix G - Proffered Conditions dk 10.01.2024.docx

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Document 12

5 PDFs

LK memo landscape 20-Dec-24.pdf, Luke Benner - Transport Assessment Dec 2024.pdf, Marshall Day Noise Assessment Dec 2024.pdf, RM220046 14A Waiu Street.pdf, RFI 10.01.2024.pdf

This message requires that you sign in to access the message and any file attachments.

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Email Attachment (1)

MEMO

MARSHALL DAY Acoustics

Project:	1044 Coast Road - Peer Review	**Document No.:**	Mm 02		
To:	Hutt City Council	**Date:**	9 June 2025		
Attention:	Dan Kellow	**Project No.:**	20241338		
From:	Steve Arden	**No. Pages:**	3	**Attachments:**	No
Subject:	Acoustic Peer Review				

Previously, we carried out a peer review of the noise assessment prepared by NDY as part of the application to establish a cleanfill at 1044 Coast Road, Wainuiomata. We prepared a document (reference *Mm 01 20241338*) requesting further clarification on items within that noise assessment.

An updated noise assessment has been provided ('Updated Noise Assessment'), which we have subsequently reviewed. The items raised in *Mm 01 20241338* have largely been addressed via the Updated Noise Assessment providing an increased level of detail on the potential for noise effects.

Below we outline our interpretation of the Updated Noise Assessment and providing our opinion on the conclusions formed. Note that we have not verified any of the noise predictions included in the Updated Noise Assessment and rely on the predictions included in the Updated Noise Assessment.

Within this document, section references refer to those in the Updated Noise Assessment.

Compliance with the Operative District Plan (ODP)

The Updated Noise Assessment includes an assessment of noise against the limits of the City of Lower Hutt Operative District Plan (ODP). Section 6.4 states that the proposal is *"unlikely to comply with the noise limits without mitigation at the boundary."*

The exceedances are predominantly due to the assessment location within the ODP being at the site boundary which in some instances, is much closer to the proposed operation, when compared with the dwelling on a site.

We agree with the Updated Noise Assessment conclusion that the proposal is unlikely to comply with the noise limits of the ODP.

Section 6.4 provides predicted noise levels at the notional boundary of dwellings. The notional boundary is a line 20 metres from a rural dwelling or the site boundary, which is closer to the dwelling. In respect of assessing potential noise effects, we agree that this location can be used and is consistent with New Zealand Standard NZS 6802:2008 *Acoustics - Environmental Noise*.

When applying the ODP noise limits at the notional boundary, Table 6 of Section 6.4 shows exceedances at seven properties.

Compliance with the Proposed District Plan (PDP)

The Updated Noise Assessment has also compared those predicted noise level with the Proposed District Plan (PDP). In respect of the rules within the PDP, the differences between the ODP and PDP are as follows:

- The PDP now uses the L_{Aeq} descriptor as opposed to the L_{10} in the PDP
- The assessment location in the PDP is within the notional boundary (of a rural property) as opposed to the site boundary
- The noise limit during the proposed operational hours of the site have increased

Overall, the approach in the PDP provides less stringent controls on noise from activities in the rural zone.

Section 6.5 concludes that compliance with the PDP is achieved at all assessment locations, except at 904D Coast Road where a 6 dB exceedance is predicted. We agree with this conclusion based on the noise

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Email Attachment (1)

predictions included in Section 6.5. Note the Updated Noise Assessment includes an area of works where exceedances with the PDP occurs, and omission of this area as part of the cleanfill would enable compliance.

As the PDP is not currently operative, we understand that Council must determine how much weight is given to the ODP and how much to the PDP.

We note that submissions have now closed on the PDP. However, submissions have yet to be published so we are unaware if there are any submissions which relate to noise limits in the Rural Zone.

Potential Noise Effects

In determining the potential noise effects, Section 6.4 of the Updated Noise Assessment has used the notional boundary as the assessment location for each dwelling. This is either 20 metres from a dwelling or the site boundary where the distances between a dwelling and the site boundary is less than 20 metres.

In determining noise effects, we agree that at or within the notional boundary of a noise sensitive activity can be used as an assessment location to appropriately consider the potential noise effects.

Section 6.6 of the Updated Noise Assessment states that the proposed activity would be *"similar in nature to some of the activities already occurring within the area, albeit with a greater frequency"*. This is a reasonable statement as machinery is common in the rural environment.

Section 5 describes details on the noise survey. In our view, these measured noise levels cannot be directly compared to the noise generated by the activity.

The noise measurements were carried out close to the road (and not at/within the notional boundary of dwellings in all cases). This would provide higher noise levels, compared with a location elsewhere within the notational boundary of a dwelling which would be further from the road.

In addition, cicadas were noted in the noise survey. Although cicadas form part of the noise environment, this is temporary (circa 1 month per year) and would not be representative of the entire activity period. Section 5 notes this by stating with cicadas filtered out, the L_{A90} noise levels would be 15 dB lower.

From the above, we expect the noise environment to be relatively quiet within the notional boundaries of dwellings, particularly as the distance from the road increases. This means the proposed activity would likely be clearly noticeable at or within the notional boundary of noise sensitive activities.

Potential Vibration Effects

Section 6.7 states that minimal vibration is expected, and if a vibratory roller is used, then an on-site assessment would be required. We agree with this based on the proposed activity.

A consent condition is proposed to either prohibit the use of vibratory roller or to carry out on-site testing.

Summary

In summary, in respect of compliance with the ODP and PDP

- Noise levels are predicted to be non-compliant with ODP.
- Noise levels are predicted to be non-compliant with ODP noise limits at the notional boundaries of 904C 904D, 935, 965, 977, 993 and 1025 Coast Road.
- Noise levels are predicted to comply with the PDP at all assessment locations, except 904D Coast Road, where a 6 dB exceedance is predicted.

In respect of potential noise effects

- The potential noise effects are greater than those envisaged by the ODP
- The potential noise effects are generally within what are envisaged by the PDP (except at 904D Coast Road)

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- The proposed activity is consistent with other activities within the rural zone, noting that heavy machinery is often used. However, the intensity would be greater on the proposed cleanfill site.
- We expect that noise from the activity would be clearly noticeable when compared with the ambient noise environment.

We acknowledge that the PDP noise limit, and the notional boundary assessment location, are consistent with other District Plans. However, as the plan is going through a review process, the Council needs to determine how much weight is given to the PDP and how much to the ODP. This is to determine if the PDP rules and standards can be adopted for the application. This may determine any threshold for notification.

Section 95D of the RMA states that a consent authority "*may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect;*". Therefore, whether any potential effects may be disregarded is dependent on how the ODP is considered in the decision making process.

Comment on Resource Consent Conditions

Section 9 of the Updated Noise Assessment provides recommended conditions. The conditions proposed appear to reflect what has been assumed in the assessment. However, they may require some rewording to ensure certainty.

We also note that the appropriateness and adoption of the PDP noise limits will need to be determined based on how much weight is given to the ODP and how much to the PDP. This will need to be determined by the Council.

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LBC Traffic Engineers

9 June 2025

Attention: Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council

Transport Assessment Peer Review (RM240334)
Proposed Clean fill – 1044 Coast Road, Wainuiomata

Background to proposed clean fill

- Proposal is the establish a private clean fill operation that will be used to truck fill material from the applicant's development sites in the area. No outside contractor use proposed.

Peer Review Comments

- **Section 1**: Existing Traffic Environment
  - Road Safety: I've reviewed CAS and the associated crash reports from within the area stated in the transport assessment. While there have not been many crashes within close vicinity of the site, the crashes in the section of Coast Road to the north appear to involve speed (among other factors) as significant contributing factors with some of the crashes being reported as non or minor injury where they could have easily been serious injury crashes.
  - While there is no data on vehicle operating speeds along Coast Road it is reasonable to expect vehicles are travelling at or above the posted speed limit with the crash data backing this up.
- **Section 2:** Proposed Clean Fill Operation
  - Operating hours 7:30-5:30pm Mon – Fri and 7:30am-1:00pm on Saturdays appears to be reasonable.
  - Clarification that no truck and trailers to deliver to the site. 18 single truck loads per day representing 36 truck movements per day.
  - Vehicle crossing to be constructed and be 6m wide with access recessed sufficiently from the edge of the road to ensure no encroachment onto the road and ensuring two trucks can pass here
  - Proposed vehicle crossing location not ideal after a reasonably sharp bend although significant veg clearance proposed to open up sightlines. Just need to ensure the vegetation is fully cleared out to the ground.
  - Comfortable with sight distance requirement based on 80kp/h environment, noting vehicle speeds to the south of the vehicle crossing likely to be slightly lower where traffic will be slowing for bends.
- **Section 3**: District Plan Compliance
  - Agree regarding standard 1 about vehicle access and bespoke design (technical non-compliance).

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- **Section 4 and beyond:** Traffic Effects
  - Traffic Generation – likey to be a less than minor impact on existing traffic volumes. While it has been mentioned earlier in the assessment that a haul road will be constructed between the site access and the clean fill areas, there could be an issue in the winter months around debris being tracked onto the road. Wheel wash bay would mitigate against this issue.
  - Connection with Coast Road – Good to see that first 10m of from the road edge will be sealed, with vegetation to be cleared to achieve the 181m sightlines and maintained as such.
  - Interaction with Catchpool Road – Agree that once vegetation is cleared to the south of proposed vehicle crossing there will be an excellent line of sight between the two accesses.
  - Agree with recommendation that clean fill doesn't operate on public holidays or Sundays to reduce any impacts on Coast Road where these days and times may otherwise be busier than usual.

Request for further information

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). Can the applicant confirm where vegetation is removed, that this will be removed in its entirety to ground level. Also, confirmation is required as to whether the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

   Applicant Response:
   The consent holder agrees to a condition regarding the maintenance of vegetation between the fence line and physical road within the legal road to a height no more than 1m above ground level.

   The 180m sightline can be fully achieved within legal road and do not extend into private property as clearly shown on the Entry Sightlines diagram submitted with the application in Appendix C Drawing No. 30246 SK03 Sheet 1 of 1, and reattached in Appendix A to this letter

   My Response:
   Agree with response provided by the applicant, noting that sightline measurements are taken at driver's height of standard vehicle (i.e. ~1.15m above the ground), hence a truck drivers line of sight will be higher than this. This RFI is satisfied.

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2. Would the applicant consider installing “trucks crossing” warning signage on each approach to the clean fill vehicle crossing. The very nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

   Applicant Response:
   We confirm acceptance that a condition requiring the installation of a ‘trucks crossing’ warning sign be installed and maintained at both the northern and southern approaches to the site and removed once the activity ceases.

   My Response:
   Agree with response provided by the applicant. This RFI is satisfied.

   Final Assessment/Commentary
   The applicant is seeking resource consent to run a clean fill operation from their site at 1044 Coast Road, Wainuiomata. As part of the application a transport assessment has been provided which has considered the proposed operation against the relevant transport rules of the district plan as well as provided an assessment of effects covering the expected number of truck movements per day and improvements to achieve compliant sight lines.

   It is my assessment that the clean fill operation will be able to operate safely with effects to Coast Road that will less than minor where sightlines will be maintained at all times with suitable temporary traffic management signage in place for the duration of the activity.

Luke Benner

Director | Senior Traffic Engineer
luke@bennerconsulting.co.nz

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From: Andrew Banks
To: Elliott Thornton
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response - outstanding matters to be addressed
Date: Thursday, 8 May 2025 12:24:00 pm
Attachments: image001.png
image002.png

Kia ora Elliott,
Please find the following matters that we consider to be outstanding with respect to the section 92 RFI:

ECOLOGY

Item 1: Wetland delineation

We do not consider that this response adequately confirms the extent of wetlands on site. Our expert has noted the following:

> *Note the information request related to the delineation (shape) of the wetland features not just the classification of the features as natural inland wetland/wetland/non-wetland.*
> *Whilst detailed field sheets (soils/hydrology tools) may not be required for those wetlands passing the WDP Rapid Test, a species list and abundance test would be anticipated to be collected (and provided for review, particularly for non-wetland points).*
> *While plates 1-5 give a level of confidence that the applicant's methodology is applicable in some circumstances, there are specific areas where the delineation needs to be supported with further information.*
> *These are:*
>
> - *Wetland 1a. The location of the wetland boundary is inconsistent with the vegetation shown in the underlying aerial image. A single wetland plot point and soil core were collected on the southern side of the wetland; however, none were collected on the northern or northeastern side near the proposed fill boundary (where the imagery inconsistency was identified). Confidence in the delineation boundaries on both sides of the wetland is needed to inform the fencing setback requirements.*
> - *Wetland 6. Plate 3 of the Ecology Response shows wetland 6, including what appears to be vegetation potentially indicative of wetland conditions north of the wetland and stream channel (between streams I1 & I3). Note that Wetland 6 is not labelled in the EcIA wetland and stream map (Figure 3), however section 3.2.4 indicates this surrounds stream I3.*
>
> *Further note - the location of wetland 7 is not labelled or further described in the EcIA – it is presumed that this surrounds stream I2.*

Could you please address the matters raised above. As part of this, can you please issue an updated Wetland and Stream map that clearly identifies each of the numbered wetlands (as some are not identified on the map included in the Ecological Assessment). Additionally, if wetland boundaries need to be revised as part of addressing these matters, please update all drawings within the application set that show wetlands to provide for this.

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Item 2: Proposed extent of fencing and riparian planting

Now that the proposed extent and timing of proposed fencing and riparian has been clarified, we do not consider this adequately addresses the potential adverse effects of the cleanfill operation on the existing streams and wetlands. We also do not consider that the response adequately explains the difference between the extent of riparian margin and fencing proposed (i.e. the existing installed fences), and that recommended by the Ecological Assessment included with the application.

We consider that there are several issues with the proposal to retain and rely on existing fencing/riparian margins:

- As the proposal is not consistent with the recommendations of the Ecological Assessment, it is unclear whether the conclusions of the Ecological Assessment in relation to the adverse effects of the proposal on streams and wetlands can be relied on.
- In the absence of any other controls, the existing fencing may be perceived as a works boundary during the establishment and operation of the cleanfill. If existing fences are treated as a works boundary, this will cause adverse effects where existing fences are located within the 10 m setback from existing wetlands (or because the existing fence passes through wetland 8, within the wetland itself).

To address these matters please:

- Provide an updated Ecological Assessment that recognises and justifies the proposed approach to fencing and riparian margins in relation to streams and wetlands; and
- Identify appropriate and effective controls that will be implemented and maintained to avoid cleanfill establishment and operations from encroaching on the 10 m setback from existing wetlands.

Alternatively, please amend the proposal to adopt the recommendations of the Ecological Assessment in relation to fencing and riparian margins.

EROSION AND SEDIMENT CONTROL

Item 6 & 7: SRP sizing

After reviewing the staging plans, it is still not clear to us whether the SRPs are appropriately sized. A key issue with respect to SRP sizing is whether slope length has been appropriately considered. Page 88 of the Greater Wellington Erosion and Sediment Control Guide states that:

- On earthwork sites with slopes < 18% and < 200 m in length, design SRPs with a minimum volume of 2% of the contributing catchment area (200 m3 for each ha of contributing catchment)
- On earthwork sites with slopes > 18% or > 200 m in length, design SRPs with a minimum volume of 3% of the contributing catchment area (300 m3 for each ha of contributing catchment)

It appears that some of the slope lengths (particularly for the first stage of each cleanfill area) may exceed 200m in slope length to the SRP. If this is the case, the SRPs will need to be sized based on 300m3 for each ha of contributing catchment.

Can you please:

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- Confirm the worst-case slope length for each SRP, and if this is greater than 200m, amend the SRP sizing to suit; and
- Provide SRP size calculations that justify the sizing of each SRP.

Item 5: Clean water diversions

Please carefully review the proposed clean water diversions for each stage to ensure that the contributing catchment for each stage is limited to the area of earthworks associated with each stage. It appears that there are clean water diversions missing from the earthworks stages associated with SRP1.

Item 8: Haul roads

We note your response to this matter; however, we consider a more robust approach to managing sediment run-off from haul roads is achievable where the haul roads are located within each cleanfill area. Can you please consider whether the haul roads to each stage within the cleanfill area can be located between the clean water/dirty water diversion bunds, so that run-off from haul roads is channelled to each SRP (and if this is not achievable, please advise why it is not).

Item 11: Chemical treatment

We don't consider this response appropriately addresses whether chemical treatment is required to provide for the effective functioning of the SRPs. We consider it likely that some form of chemical treatment will be required, although the appropriate dosing may need to be determined based on the composition of soils being imported to site (which may vary from time to time).

Ideally, a Flocculation Management Plan (FMP) prepared by a suitably qualified and experienced person would be included with the ESCP. The FMP would include (as a minimum):

- Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for the sediment retention ponds (SRPs);
- Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);
- Details of optimum dosage, including assumptions;
- Results of initial chemical treatment trials (taking into account the staging of the cleanfill and variable composition of sources of cleanfill material);
- A spill contingency plan; and
- Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system.

Alternatively, if it is your position that chemical treatment is not required to provide for the ongoing effective operation of the SRPs, please justify why this is the case.

Item 12: Water quality monitoring

Please identify the upstream and downstream monitoring points for each SRP on the ESCP drawings. The downstream monitoring points must be located at the boundary of the zone of reasonable mixing.

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Please let me know if next Tuesday afternoon would work for you for a catch up. Alternative, if you think we need to get the experts in a room, we can arrange another time that works for all parties.

Ngā mihi,
Andrew.

makaurangi

Andrew Banks
Kaitohutohu | Resource Advisor
Greater Wellington Te Pane Matua Taiao
s7(2)(a)

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 8 May 2025 8:53 am
To: Andrew Banks <Andrew.Banks@gw.govt.nz>
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response

G'day Andrew,

Could you please send me you outstanding matters, and we can then discuss next week.

Thank you.

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Andrew Banks <Andrew.Banks@gw.govt.nz>
Sent: Thursday, 8 May 2025 7:11 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response

Kia ora Elliott,
We've reviewed the s92 response. We're satisfied with the response to question 3 (culverts) and

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13 to 15 (flood hazards), but we consider that further information is required to satisfy the responses to the remaining matters.

I will need to send you an email setting out the specific issues we consider need to be addressed for the outstanding matters to be satisfied. I'm happy to have a conversation with you about this over Teams before doing this, but I haven't got availability until next Tuesday afternoon at this stage. Alternatively, I can send you the matters that need to be addressed, and we can arrange a time to catch up after that. Let me know what you would prefer.

Ngā mihi,
Andrew.

makaurangi

Andrew Banks
Kaitohutohu | Resource Advisor
Greater Wellington Te Pane Matua Taiao
s7(2)(a)

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 5 May 2025 4:14 pm
To: Andrew Banks <Andrew.Banks@gw.govt.nz>
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response

Thanks Andrew.

If we need to meet, or talk through anything further, that might be easier in person or via a Teams session.

Otherwise, keen to hear your thoughts on notification and/or conditions.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Andrew Banks <Andrew.Banks@gw.govt.nz>
Sent: Monday, 5 May 2025 4:13 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response

Kia ora Elliott,
Thank you for providing your response to the s92 request to us. We have passed this to our experts for review, and we will let you know if we consider any further information is required to address the matters raised in the s92 request.

Ngā mihi,
Andrew.

makaurangi

Andrew Banks
Kaitohutohu | Resource Advisor
Greater Wellington Te Pane Matua Taiao
s7(2)(a)

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Tuesday, 29 April 2025 1:46 pm
To: Andrew Banks <Andrew.Banks@gw.govt.nz>
Cc: Mike Friday <mike@fhgroup.co.nz>; Katie Dickinson <katie@fhgroup.co.nz>; Dan Kellow <Dan.Kellow@huttcity.govt.nz>; Kris Gough <kris@cuttriss.co.nz>
Subject: RE: [#CCL30246] WGN250145 1044 Coast Road Wainuiomata s92 RFI Response

G'day Andrew,

Please click here to find a full response to your further information request under section 92 of the Resource Management Act 1991 (RMA) in relation to application WGN240145 for the construction and operation of a cleanfill at 1044 Coast Road, Wainuiomata Coast.

If you have any trouble accessing the link or downloading the information, please get in contact.

We trust this satisfies a full response to the further information request, and the consent processing is no longer suspended.

If upon review of the information, the Greater Wellington Regional Council (GWRC), has

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any outstanding concerns, we would kindly request forward warning and opportunity to address any these GWRC, prior to a decision on notification.

We also request review of any draft conditions and look forward to a copy in due course.

We intend to respond to Hutt City Council's s92 RFI in the next week or two, and I've cc'ed the Hutt City Council planner so that he also has a copy of this response for his records.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Andrew Banks <Andrew.Banks@gw.govt.nz>
Sent: Wednesday, 29 January 2025 3:08 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: WGN250145 1044 Coast Road Wainuiomata s92 RFI

Kia ora Elliott,
Please find the attached request for further information under section 92 of the RMA in relation to application WGN240145 for the construction and operation of a cleanfill area at 1044 Coast Road, Wainuiomata.

Please don't hesitate to get in touch with me should you wish to discuss this request further.

Ngā mihi,

makaurangi

Andrew Banks
He/Him
Kaitohutohu | Resource Advisor
Greater Wellington Te Pane Matua Taiao
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100 Cuba St, Te Aro, Wellington 6011
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Document 14

From: s7(2)(a)
To: Dan Kellow
Subject: [EXTERNAL] Landscape review 1044 Coast Road - Cleanfill
Date: Thursday, 3 July 2025 5:56:55 pm
Attachments: RM240334 LVA Review LK 03-07-25.docx

Hi Dan,
Attached please find my review. Apologies it took so long to complete - other things coming to distract me at every turn,so I hope you haven't had to go ahead and make some assumptions without this, given the lateness of the delivery.
In summary,the assessment was extensive and very thorough in most respects.

There were just a couple of things I'd recommend adding to the conditions. These are included in the relevant section of my review, but relate to the reshaping of the final earthworks batter to remove the uniformity (I can add some wording if needed). Also, how to protect existing vegetation outside the boundary along the roadside if being relied upon for mitigation.

Let me know if I can be of further assistance. I am busy tomorrow on a (very wet) site visit then off to Mana Island in the afternoon for a weekend work party. No rest for the wicked!
Maybe talk Monday.
Regards,
s7(2)(a)

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Consent Ref 40334

3 July 2025

Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council,
30 Laings Road,
Hutt Central, Lower Hutt 5010

Dan.Kellow@huttcity.govt.nz

Dear Dan,

Landscape and Visual Assessment Peer Review for Hutt City District Council
Re: RC Application for proposed private cleanfill and associated earthworks at 1044 Coast Road, Wainuiomata

This peer review covers the Landscape and Visual Assessment report as prepared by Caitlin Cook, Registered Landscape Architect with Designgroup Stapleton Elliot (DGSE) to accompany an application by Kakariki Estate Limited (the Applicant) for landuse consent to establish and operate a private cleanfill and associated earthworks located at the above address. The Site has a General Rural zoning in the Hutt City Council Proposed District Plan.

The LVA report has been reviewed with regard to the following:

- The proposal is adequately described and the components of the project clearly articulated;
- All relevant statutory matters and relevant documents have been identified;
- Methodology used represents best practice and potential viewpoints are covered;
- The description of the existing environment is adequately covered;
- Landscape, natural character and visual amenity effects have been identified and evaluated in relation to the methodology;
- Mitigation measures, options and recommendations are appropriate;
- The proposal and its effects are assessed against the statutory framework; and
- Conclusions reflect the findings of the assessment.

A site visit was not undertaken for the purpose of this review, as I am familiar with the area from trips to the Wainuiomata Coast Road on several occasions on route to Baring Head on the south coast and walkways in the Orongorongo Valley from Catchpool. As noted in the LVA, the Site is located opposite the entrance to the Catchpool Valley campsite, in close proximity to this area with high recreational and natural character values.

1.0 PROPOSAL DESCRIPTION

The proposal is described in the Application prepared by Cuttriss Consultants Ltd (November 2024) and supported by further information in the LVA with regards to the landscape context of the Site and the physical components of the project. The Scheme Plan, by Cuttriss Consultants, provides details of the proposal with final earthworks extent, fill volume and depth relative to the surrounding context in the form of a detailed plan and cross sections.

The proposal includes two distinct areas of earthworks (northern and southern fill zone) to be carried out in 8 stages of approximate similar area, with consent sought for a duration of up to 30 years. The LVA describes the cleanfill as covering a total area of 9.37ha with a volume of 196,500 m3 with maximum height of 3.5 m above existing ground, shaped to a flat surface with battered sides.

A 10m setback is proposed from identified water courses and wetland areas, as identified in the Ecological Effects assessment prepared by RMA Ecology. Upon completion, each stage will be sequentially spread with stockpiled topsoil and hydroseeded with grass. The assessment considers the effects of each stage (2-3 years) and at the end of the activity (30 years).

Access to the Site would be via a new access road to be created via the existing farm track off the Coast Road. The existing farm track is proposed to be used as a haul road. This is located to the western side of the fill sites which is furthest away from the road so less visible than the eastern side. Truck loads would be limited to 18 loads per day (36 single truck units). The LVA cites the Transportation Assessment recommendation to restrict truck movements on public holidays to limit the effects on recreational users – restrictions which are reflected in the proffered conditions of the AEE.

2.0 STATUTORY MATTERS AND RELEVANT DOCUMENTS

The LVA adequately sets out all the relevant statutory matters and relevant documents, including the RMA provisions and subsequent amendments. It refers to the AEE for full details of the statutory provisions with the LVA highlighting those pertaining to landscape. These are thoroughly assessed in the responses to each provision.

Statutory documents referred to include the Hutt City Proposed District Plan (PDP) and Operative District Plan (ODP). Rules for the General Rural Zone (GRUZ-02, 03, 04, 05) and policies (GRUZ-P1, P2, P3, P4) are listed and assessments provided. The PDP identifies a small portion of the Site being within the 'ONL-5 South Coast' Outstanding Natural Landscape overlay, though the proposed fill areas lie outside this overlay. Given the proximity to this ONL, any adverse effects relating to adjoining areas should, however, be considered in the assessment. I consider that any adverse effects are well outlined and considered in this regard.

Other overlays identify parts of the Site as subject to flooding by the GWRC. The entire site is also shown to be identified in the National Policy Statement as containing highly productive land (NPS-HPL). These matters are listed and consider these to be adequately assessed in the LVA responses.

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While the effects arising from these matters (flooding and highly productive land) are covered by other experts, their implications need to inform any proposed landscape mitigation measures. This is covered further in section 6 where planting is recommended to streams and wetlands.

3.0 METHODOLOGY

The method used to assess the landscape and visual effects is based on best practice as outlined in the NZILA guidelines for visual assessment, though these are not specifically mentioned. The visual catchment is initially assessed using a desktop ZTV study (Zone of Theoretical Visibility – map included at Appendix 1 of the LVA). This was then followed up with site visits to determine the actual audience – from properties that may have potential views of the proposed operations. In total, 8 residential properties on Coast Road, generally opposite the site, were assessed as well as users of Catchpool Valley and Coast Road.

Photographs from the driveway entrances were taken and assessments made as to the distance and direction of indoor and outdoor living spaces of these dwellings towards the proposal. Evaluations are made as to the primary or dominant vista from these dwellings to determine the potential visibility of the proposal from each property, taking into account any intervening screening vegetation.

A Viewpoint Analysis Summary table is provided to summarise the visual effects – these are supported by 3 Appendices:

- Viewpoint Analysis – ZTV Context & Viewpoint Location maps
- Viewpoints – photographs taken from 8 existing driveway entrances on Coast Road opposite the Site (#'s 904C, 919, 925, 935, 965, 977, 993, and 1025) supported with notes describing what portion of the proposal may be visible, date of photo, distance to site and GPS co-ordinates;
- Visual Simulations from 2 locations on Coast Road looking towards the Site (south and north ends) indicating existing and proposed planting after 2-3 years and 15+ years; and
- Recommended Mitigation Planting

I am satisfied that the LVA covers the range of viewpoints from locations that may view the proposal. The overall conclusion of the viewpoint analysis is that *the visual effects on the surrounding environment from* [the selected viewpoints] *will temporarily* [during operations] *range from very low to moderate, reducing to negligibleto low upon completion*.

Visual simulations are generally well prepared, however in my opinion the vegetation depicted tends to be under-represented in terms of height after 15+ years and the species shown. I would expect the vegetation to appear higher and denser, given the existing conifer species than what appear in Visual Simulation 2. They also do not indicate any further growth of the existing vegetation to depict a more realistic situation. If anything, the visual screening effect of the existing and proposed vegetation will be greater than that depicted in these images - so would not alter the findings of the LVA.

The LVA does not include a description of the effects rating, of what is meant by 'low' or 'moderate' and how this relates to RMA terminology with respect to 'minor' and 'less than

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minor' effects. This is referred to as the '7 point scale' and is accepted NZILA practice. For the sake of completeness, a table describing the 7-point scale rating is included as a footnote to this document.

4.0 DESCRIPTION OF THE EXISTING ENVIRONMENT

Site context

The LVA sets out a detailed description of the existing environment of the Site, in terms of both the local wider landscape context of the Coast Road and surrounding land uses - being farms, rural businesses and homes on large sections. These are described as widely spaced and separated from one another and setback from the road.

The existing landscape description within the Wainuiomata River valley, takes into account the Site's relationship with the nearby geographical and natural features along with the amenity and recreation values of the nearby Catchpool and Orongorongo Valleys which, in turn, provide access to the Remutaka Forest Park.

Chapter 5 provides a thorough assessment of the landscape values of the area including physical, associative and perceptual values. For each of these there is a clear assessment of the effects of the proposal on these values.

Site visibility

The baseline visibility has been adequately documented to enable an assessment of the visual effects from driveways of the properties directly opposite the Site and along the Coast Road. These include a range of viewpoints from the road, as illustrated with photographs from existing driveway entrances and visual simulations in the appendices.

In my opinion the range of viewpoints is adequately covered to enable an assessment of the visual effects of the proposal as seen from the surrounding properties with an aspect towards the site.

5.0 LANDSCAPE CHARACTER AND VISUAL AMENITY EFFECTS

The landscape values and effects of the proposal are thoroughly described to include physical, associative and perceptual values. The findings are supported by photographs and visual simulations to illustrate the effects over time periods of 2-3 years and 15+ years.

I agree with the LVA response and conclusions in Chapter 8 that the effects on landscape character and visual amenity of the wider landscape and specifically on users of the Coast Road and on adjoining neighbours is accurately assessed. Visual amenity effects are described as follows:

> *Visual amenity values will be temporarily affected during each stage of the cleanfill operation. However, this will diminish over time as proposed screen planting establishes and matures. The general open character of the Site will largely be preserved, as screening planting will be limited to mitigation through judicious placement of planting for affected properties. Once the cleanfill activity is complete, the Site will largely return to its*

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current state, with a slightly raised landform and enhanced visual amenity through appropriate planting.

I agree with the findings that the effects on landscape character and visual effects as viewed from the Coast Road and on adjoining neighbours will be **low to moderate** during operations, reducing to **low** in the longer term. This will be subject to strategic staging, screen planting and reinstatement of the pasture. This will control the amount of change visible in the landscape at any one time and maintain the rural character of the surrounding area in the longer term.

6.0 PROPOSED MITIGATION MEASURES

Staging
Measures to mitigate the potential effects of the proposal include, in the first instance, management of operations in a strategically staged manner so that exposed areas are limited at any one time.

Earthworks
The LVA recommends final earthworks contouring with maximum grade of 2H:1V to exterior batters as well as 'rounding off' batter transitions to better tie the resultant landform into the adjacent topography and varying the grade and finish of batter slopes to provide a more natural edge finish through mimicking natural erosion patterns to break uniformity.

Planting
Mitigation measures in the form of planting are included in Appendix 3 of the LVA. This includes a plan showing existing planting (mainly exotic species along the roadside boundary) to be retained. Further native planting with a detailed planting palette of local eco-sourced species is recommended around the streams and wetlands as identified in the Ecology report which accompanies the AEE.

I consider these measures to be appropriate in mitigating the potential visual effects of the proposal. Some of these will need to be reinforced through conditions to ensure their effective implementation.

Conditions
Batter slope design and retention of existing planting as well as proposed mitigation planting will need to be included in conditions for earthworks and planting. These will need to be covered in specifications as required - to be included in the conditions.

Some of the planting shown to be retained lies outside the Site, within the road corridor so will need some form of protection if this is to be relied upon for visual screening in the future.

It is expected that the visual effects of truck movements, machine operation and associated noise and dust would be managed though conditions as profferred in the AEE with respect to Environmental Management Plans including those for Stormwater; Erosion, Dust and Sediment Control; and auditing requirements.

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7.0 ASSESSMENT AGAINST STATUTORY FRAMEWORK

The assessment against the statutory framework including the HCPDP and ODP as well as higher order documents is well documented and assessed. I agree with the assessment in this regard.

8.0 CONCLUSIONS OF THE LVA

The LVA provides a thorough assessment of effects of the proposal on the rural landscape character, visual and amenity values of the area. Effects from the Coast Road and nearby properties opposite the Site are well described and supported with clear documentation in the form of maps, photography and visual simulations. These illustrate the potential effects (at minimum) of the proposal including proposed mitigation measures in the form of planting and recommended final shaping of earthworks to blend the fill into the surrounding rural landscape.

I consider the assessment and LVA responses to the statutory matters and relevant documents to be thorough regarding consideration of effects on the wider rural landscape values. I agree with the conclusions that the effects will be low on completion due to the temporary and incremental staging of the operations. The reinstatement to pasture will support the ongoing suitability of the land for rural land use activities thus maintaining the open space character in the long term.

The landscape effects of these temporary operations would be managed through the proffered conditions with strategically staged works and screen planting to mitigate the impact of this landscape change posed by the cleanfill for the duration of the activity. Some of the recommendations regarding final shaping of earthworks and retention of existing planting will need to be included in the conditions to ensure they take effect.

Overall I agree with the findings of the LVA that the landscape and visual effects of the proposal will be **low-moderate** as each temporary stage is in operation (2-3 years), reducing to **very low** in the longer term and on completion (15+ years)

Linda Kerkmeester
LANDSCAPE ARCHITECT
(NZILA Registered)

FOOTNOTE

Table 1: is used to guide the level of landscape and visual effects using a seven-point scale derived from NZILA's Best Practice Note.

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-

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	development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- 1. Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 1: Determining the overall level of landscape and visual effects

Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[1] or an adverse effect on the environment is no more than minor[2]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.
In relation to this assessment, moderate-low level effects would generally equate to 'minor'.
The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

Less than Minor		Minor	More than Minor			
Very Low	**Low**	**Moderate – Low**	**Moderate**	**Moderate-High**	**High**	**Very High**
					Significant[3]	

Table 1: Determining minor effects for notification determination and non-complying activities

[1] RMA, Section 95E

[2] RMA Section 95D

[3] To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

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Document 15

From: Flood Advisory Team
To: Dan Kellow; Flood Advisory Team
Cc: Andrew Banks
Subject: [EXTERNAL] RE: 1044 Coast Road, Wainuiomata - Resource consent to operate a cleanfill.
Date: Thursday, 10 July 2025 12:40:24 pm
Attachments: image001.png
image002.png
image003.png
Appendix E - River Edge Flooding Reponse to s92 RFI.pdf
WGN250145-Appendix E - Erosion and Sediment Control Plan.pdf

Hi Dan,

Thank you for your email.
Greater Wellington raised a similar question on batter slope stability and scour risk during the s92 process. Please see attached applicant response (Item 4).

In summary, hydraulic modelling confirms the proposed cleanfill lies within the flood fringes where 1% AEP (plus climate change) peak velocities (0.3–0.4 m/s) are insufficient to induce significant shear stresses capable of causing slope instability or scour once capped and vegetated, with effects assessed as less than minor.

For interim, uncapped states, the applicant's staged Erosion and Sediment Control Plan (also attached) prescribed progressive stabilisation, whereby fill batters will be topsoiled, hydroseeded or hydromulched as construction progresses. With adherence to progressive stabilisation and prompt remediation if required, scour effects from a 1% AEP flood in Wainuiomata river are expected to remain less than minor.

Please feel free to reach out to if you have any further questions.

Regards,

makaurangi

Ruslaan Riyaz
Kaipūkaha | Senior Engineer – Knowledge, Water Resilience
Greater Wellington Te Pane Matua Taiao
s7(2)(a)
34 Chapel St, Masterton 5840
Follow us online: Facebook | Twitter | gw.govt.nz

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 9 July 2025 3:08 pm
To: Flood Advisory Team <Flood.Advisory@gw.govt.nz>
Subject: 1044 Coast Road, Wainuiomata - Resource consent to operate a cleanfill.

> You don't often get email from dan.kellow@huttcity.govt.nz. Learn why this is important

Hello,

On behalf of Hutt City Council, I am processing a resource consent to operate a cleanfill on this site. Andrew Banks is processing the consent application lodged with GWRC for the same proposal.

I understand Andrew has received advice from the Flood Advisory Team that the conclusions reached in the flood modelling information (River Edge Consulting report dated 8 July 2022 - attached) have been accepted as being correct and that the flood displacement effects are acceptable.

In addition to displacement effects, I need to consider whether locating a cleanfill in this location is an

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acceptable landuse.

One matter that I would like advice on is whether a 1% AEP flood (plus climate change) would adversely impact the integrity of the fill areas. The finished cleanfill will have 1m vertical and 2m horizontal batter slopes that will be capped with topsoil and returned to pasture. I am wanting to know if a flood event is likely to have any scouring effect, or other effect that I am not aware of, on the fill and batter slopes. Are you able to advise on this matter?

I am assuming that in the event that a 1% AEP flood (plus climate change) occurs when stages 3, 5 – 8 are uncomplete then the flood event can be expected to move cleanfill material that has not been capped and grassed.

Please get in touch to discuss as necessary and thank you for considering this matter.

Kind regards,

Dan Kellow
s7(2)(a)

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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Email Attachment (1)

RIVER EDGE CONSULTING

River Edge Consulting Limited
1648 McClure St
RD6 Te Awamutu 3876
021 288 7515

22 April 2025

Elliott Thornton
Cuttriss Consultants Ltd.
elliott.thornton@cuttriss.co.nz

Dear Elliott,

1044 Coast Rd, Wainuiomata - Flood Modelling; GWRC RFI response

1. Background

In 2022, I carried a flood assessment of proposed filling over portions of a site at 1044 Coast Road, Wainuiomata. My findings were reported in a letter to your colleague Kris Gough, dated 8 July 2022.

Greater Wellington Regional Council (GWRC) has requested further information regarding the application and has questions relating to my assessment. The questions and my responses to these questions follow.

2. Inflow data

In reference to Section 2, Page 2 of the Flood Modelling Report by River Edge Consulting, it is noted that the flood hydrology is based on the 2011 GWRC model with a peak inflow of 231m³/s. GW's environmental data shows a peak flow of 279m³/s for a 1% AEP event at Leonard Wood Park. Please explain why more up to date inflow data has not been used for hydraulic modelling.

The figures on the GWRC environmental data website[1] are from a 1998 rainfall-runoff "RORB" model assessment, rather than an "at-site" flood frequency assessment[2]. A subsequent investigation by the same author in 2011[3], making use of an additional 13 years of flow data, gave an "at-site" 1% AEP flow estimate of between 180 m³/s and 193 m³/s (the figure depends on the rating curve used to convert flood levels to flows at the site). The 2011 assessment noted rainfall-runoff modelling (e.g. RORB) can tend to overestimate design flows.

I have also carried out a flood frequency analysis, using the annual maximum flows provided on the GWRC website. Considering the period 1979-2010, i.e. the period that the 2011 assessment had access to, I obtain a 1% AEP flow of 181 m³/s for a GEV distribution. The 2011 assessment gave a value of 182 m³/s for that

[1] https://graphs.gw.govt.nz/envmon?view=tabular-data&collection=River+and+Stream+Levels&site=Wainuiomata+River+at+Leonard+Wood+Park&measurement=Flow&flow=Measured+Flow
[2] Wellington Regional Council (1998); *Hydrology of the Wainuiomata Catchment.* Publication No. WRC/RINV-T-98/59, prepared by Mike Harkness, December 1998.
[3] Letter from Mike Harkness, MWH to Matt Gardner, GWRC, 25 October 2011: *Review of Wainuiomata Flood Rating Curve and Hydrology*

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Email Attachment (1)

distribution. If I consider the full record now available, i.e. for the period 1979-2024, the GEV distribution gives a 1% AEP flow of 171 m^3/s. That is, using the most up-to-date data, the design flow estimate has dropped.

Taking the higher end of the 2011 range of flow estimates (193 m^3/s), and adding 20% for climate change, gives a design flow of 231.6 m^3/s, i.e. very similar to what was used in my 2022 assessment for the Coast Road proposal. As noted in my previous letter, the assumed flow was extracted from a 2011 GWRC hydraulic model of the Wainuiomata River.

Given that the most recent at-site data indicates that design flows have dropped since 2011, the flows assumed in the modelling for the Coast Road site are therefore considered conservative. The design flows shown on the GWRC environmental data website are outdated.

3. Freeboard allowance

Please clarify whether the 600mm freeboard allowance was included in the scenario simulating the proposed 2m fill. If not, please provide reasons for not including freeboard for this assessment. The flood extent shown on Figure 7 appears to be inconsistent with the results shown on Figures 8 and 9.

In the 2022 site assessment, a freeboard allowance (600 mm) was applied to the existing situation purely in order to compare the new model results with GWRC published maps, to give additional confidence that the new model could be used for assessing the impact of the proposed filling. Figure 7 of the original letter presented results of that comparison.

As the proposal is for placing fill within the site, not for future building development on the fill, there was no need to apply freeboard to the results for the proposed case. There was no requirement to provide minimum flood levels for design purposes.

Figure 1 below shows the predicted flood depths for the proposed situation, with the fill in place. This figure was not provided in my original letter. Figure 8 of the original letter shows the difference between flood depths in this new Figure 1 and those in Figure 2 of the original letter. As those maps are for the results without the addition of freeboard, they cannot be compared to Figure 7 of the original letter. Likewise, Figure 9 in the original letter shows the difference between the proposed case (Figure 2 below) and the pink of Figure 3 of the original letter, for a sensitivity test with surface resistance increased by 10%.

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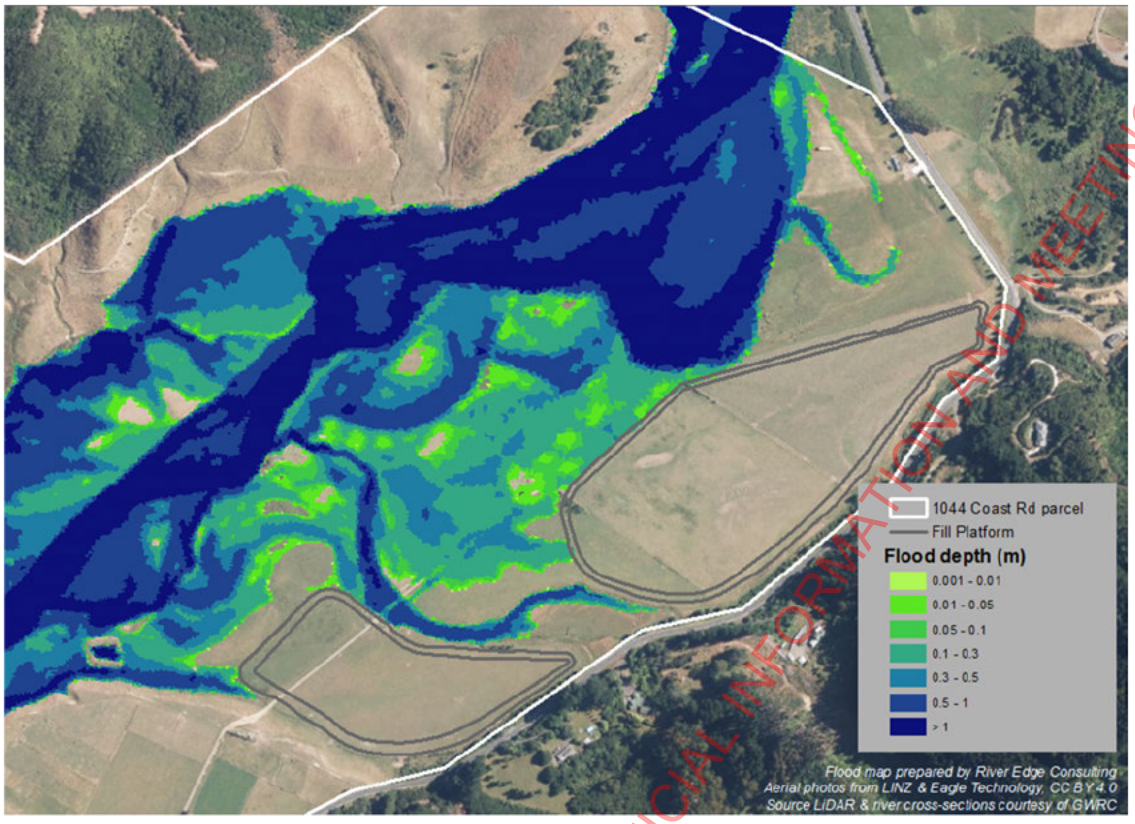


Figure 1 Predicted peak 1% AEP flood depths (with climate change): proposed situation

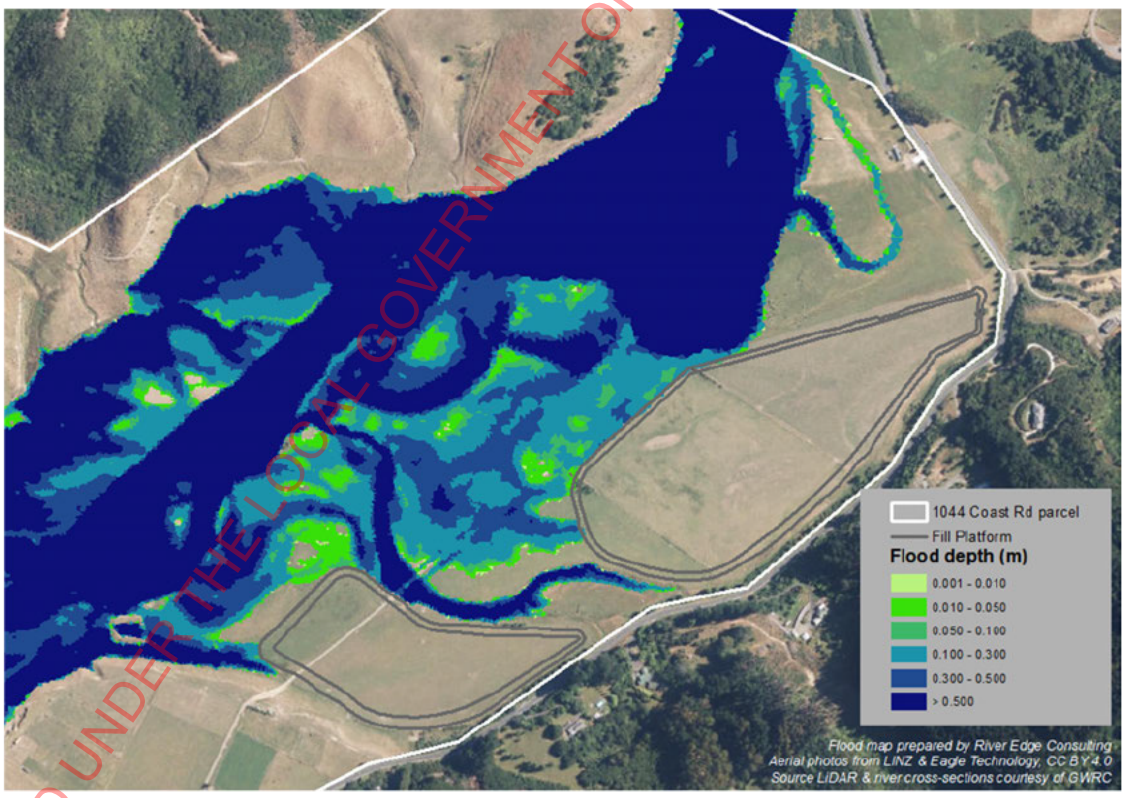


Figure 2 Predicted peak 1% AEP flood depths (with climate change): proposed situation, sensitivity test with 10% rougher surface

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4. Effects of flood on proposed fill areas

It is noted that the effects are near the flood fringes and are confined to the edge of the embankment for the proposed fill area. Please provide commentary and modelled results of the predicted flood velocities for the finished state and comment on whether the predicted effects will pose any scour/erosion risk to the embankments of the proposed fill.

Figure 3 shows the predicted peak flood velocities for the proposed situation, in the design 1% AEP flood. Velocities along the fill embankments are low, being below 0.5 m/s and typically 0.3 m/s to 0.4 m/s. Such velocities are not expected to pose any risk of erosion to the fill embankments.

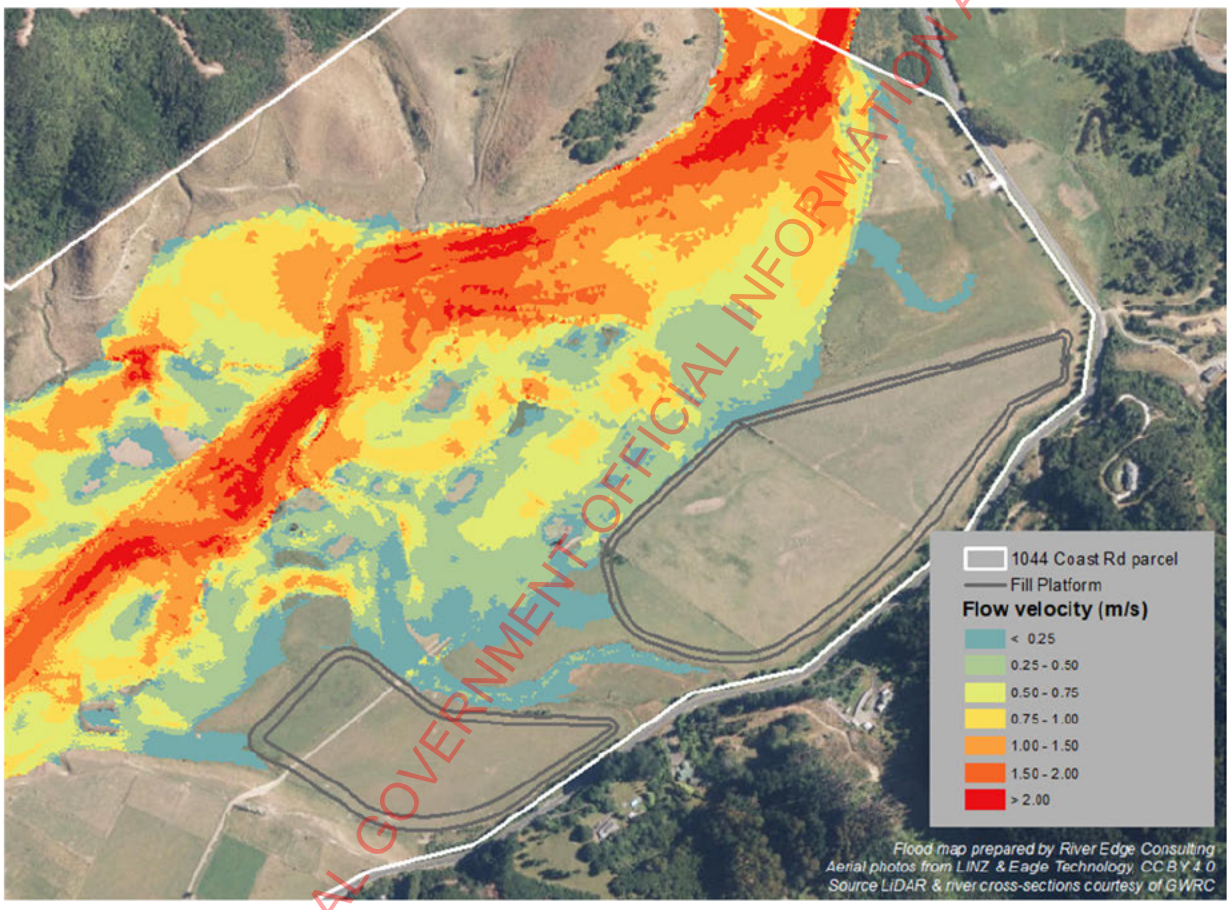


Figure 3 Predicted peak 1% AEP flood velocities (with climate change): proposed situation

I trust that this answers the GWRC questions. Please let me know if any further information is required.

Yours sincerely,

Philip Wallace
Director
RIVER EDGE CONSULTING LIMITED

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DMAC HOMES LTD

EARTHWORKS

1044 COAST ROAD, WAINUIOMATA
LOWER HUTT

EROSION AND SEDIMENT CONTROL PLAN

November 2024

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Cuttriss House 191 High Street, PO Box 30 429, Lower Hutt
Telephone 04 939 9245 Email: hutt@cuttriss.co.nz

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SECTION 1: Introduction

This Erosion and Sediment Control Plan has been prepared to mitigate sedimentation and erosion from bulk earthworks for the purpose of a clean fill at 1044 Coast Road, Wainuiomata Lower Hutt. This ESCP was prepared after meeting with the clients earthworks contractor to discuss practical ESCP measures and construction methodology. The earthworks are to be completed in one operation, but will be progressively constructed and stabilised in approximately 5 stages. The order of the staging of the works may vary from that shown on the plans to suit the contractor's construction methodology. Care will be taken to ensure runoff from stabilised areas does not discharge over areas under construction.

The primary objective of the ESCP is to avoid causing or accelerating erosion during both the bulk earthworks construction, and as a result of the finished earthworks. Where this primary objective is not possible, the secondary objective is the effective and efficient treatment of sediment discharges and limiting the extent and duration of any erosion or sediment generation.

This document is a "living" document and during construction the proposed ESCP measures are to be monitored for their effectiveness. If construction methodology or soil conditions dictate they are to be upgraded or modified as required to provide the required level of treatment or additional measures installed.

The extent of earthworks is shown on drawings 30246SCH Sheets 1 to 3 These drawings also show cross sections of cut and fill and include the earthworks volumes. The earthworks are being undertaken for the purpose of a clean fill, and involve imported clean in-situ cut to fill material from various sites within the Wellington Region. They are to be undertaken upon a lower terrace of the existing valley plain. The valley plain generally falls gently from the North Easte to South West. There are two main filling area, referred to the "Northern Fill" and "Southern Fill" within these plans and documentation. The larger of the two fills, being the "Northern Fill" is to be undertaken in approximately 3 stages of 2.5Ha each. The Southern Fill is to be constructed in 2 stages up to 2.5Ha. Both fills will be uncertified fills as the use of the land prohibits future development. It is expected that by constructing and stabilising the works in small stages of around 2.5Ha the risk of sedimentation will be minimal.

SECTION 2: Construction Methodology

The earthworks consist of stripping topsoil and temporarily stockpiling, imported clean fill earthworks, and stabilising with either topsoil and hydroseed grass or hydromulch.

Enabling Works

The initial setup works will involve the installation of site access and ESCP measures including

- Stabilised site entrance
- Metalled access
- Site office
- Silt fences

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- Clean water cut off drains

Once these measures are in place and checked by the Engineer, the first stage of works will commence.

Staged Construction

Typically each stage of the earthworks will be undertaken as follows.

- Progressively form stabilised haul road to works area
- Install additional ESCP measures
- Obtain approval of ESCP measures
- Temporarily remove topsoil and stockpile on immediately following earthworks stage (location to be determined on site by contractor to suit operations).
- clean fill to proposed earthworks platform levels
- Spread and compact stockpiled topsoil and hydroseed to stabilise earthworked areas and reinstate to LUC Class 3.

Fill Batters/Areas

The fill batters/Areas will be constructed and stabilised progressively. Toe protection in the form of Silt Fences with optional vegetation slash will be installed. The fill will be brought up in layers with the surface falling to the rear of the fill to avoid any surface runoff discharging over the fill batter.

Dirty water cut off drains will be construct to divert water discharge from the fill sites to a SRP to be treated prior to discharging to the natural environment.

We believe that the risk of sedimentation will be minimal for the following reasons;

- constructing and stabilising the works in small stages
- each stage is protected by clean water cut off drains

Topsoil will be temporarily stockpiled prior to being respread. Stockpiles will be located by the contractor to best suit their construction methodology but will generally be located on the site immediately following the current stage of earthworks. Silt fences will be placed downhill of the stockpiles which will be sealed off to minimise silt runoff.

SECTION 3: Principles to Minimise Effects

The key principles in this plan for minimising sediment discharges are ensuring treatment measures are in place prior to commencing work, completing the works in stages of nominally up to 25,000m², and progressively stabilising completed works to minimise the area of exposed earthworks at any one time.

The principles will be as follows:

- Completing the earthworks and stabilising in stages
- Keeping the area of disturbance to the minimum area required to effectively and efficiently construct the earthworks
- Metalling of construction access tracks
- Progressive stabilisation as earthworks areas are completed

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- Use of best practice erosion and sediment control measures and techniques in accordance with GWRC guidelines
- Diversion of clean water away from disturbed areas
- Regular inspections, audits, and monitoring of ESCP measures
- Regular meetings to discuss effectiveness of ESCP measures
- Modifying the ESCP in response to experience gained on site

SECTION 4: Control Measures

The measures outlined below, where applicable, will be built in accordance the details in GWRC "Erosion and Sediment Control Guidelines for the Wellington Area". Not all the measures outlined below will necessarily be implemented for this project but give a guide to the types of measures that me be used if deemed necessary.

4.1 Clean Water Cut Off Drains

Where required, clean water cut off drains/bunds will be constructed around earthwork areas to channel clean water away from disturbed areas. The discharge point will be armoured if necessary, to avoid scouring. The drains will be lined with filter cloth to mitigate sedimentation occurring. The drain size has been calculated and will include a 300mm freeboard.

4.2 Silt Fences

Silt fences will be installed as required around the works area. These will remain in place until the area is fully stabilised. The toe of the silt fences will be buried and compacted in 100mm wide and 200mm deep trenches. The fence will have stakes and wires at spacings required to maintain its structure and integrity. Returns will be installed as required.

4.3 Sediment Retention Ponds (SRPs)

Sediment Retention Ponds will be used to capture runoff from the two Fill Areas at critical points. The SRPs will be sized to 2% of the catchment area and will have two T-bar decants each. A sample of the sizing calculations are attached. Final SRP sizing to suit application will be confirmed prior to installing.

4.4 Filter Sox or Metal Bunds

Filter sox or metal bunds will be used for stormwater runoff control across the access road if required, and in cut off drains to slow water velocity. If sox are used, they will be removed during truck movement times to avoid damage.

4.5 Metalled Entrance and Haul Road

All truck movement areas will be metalled to provide all weather access. The condition of the metal access tracks will be monitored for condition and maintained as required. Any dirt tracked onto Coast Road will be swept up, and not washed into open drains and sumps.

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4.6 Progressive Stabilisation

As stages of work are completed, they are to be stabilised by respreading of topsoil and hydroseeding of hydromulching where immediate stabilisation is required. This will keep the area of disturbed ground to the minimum amount possible.

4.7 Fill Batter Stabilisation

As the fill batters are constructed it will be topsoiled, hydroseeded or hydromulched.

4.8 Wet Weather plan

A check of all ESCP measures will be undertaken to ensure they are fully operational in advance of forecast wet weather including but not limited to the following:

- Sealing off of fill surface– this is standard practice for earthworks construction
- Cut off channels to ensure their capacity or integrity is not compromised
- SRP's to ensure they have sufficient capacity
- Silt fences to ensure they have not collapsed or are undermined

4.9 Dust control

Dust control will be undertaken to ensure there is no nuisance. This will be achieved with the use of water spray, stabilising surfaces as soon as practically possible, and controlling vehicle speed

4.10 Decommissioning

Decommissioning of any ESC measure will only occur after satisfactory stabilisation of the catchment area above the measure has been achieved, and GWRC has given their approval.

SECTION 5: Stabilisation

Topsoiling

The earthworked areas will be progressively topsoiled and hydroseeded or hydromulched as the design clean fill levels are achieved to return the land to its existing LUC class 3 status. This methodology will minimise the extent of exposed earthworks at any one time thus reducing the risk of sedimentation and erosion. The finished clean fill levels are effectively flat so this will minimise runoff velocities.

SECTION 6: Management and Monitoring

6.1 Maintenance

The following table identifies the maintenance requirements for ESCP structures. Maintenance is based on daily inspections, prediction of wet weather or as a response to effects of wet weather.

Structure	Trigger	Maintenance Action
Haul Road	Dirt on haul road	Clean off and add new metal

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		Monitor truck movements and ensure trucks stay on metal
	Become rutted	Clean off, regrade, add extra metal
Pipes	Debris build up at inlet	Remove debris
	Scour at inlet	Place rock armour at inlet
	Scour at outlet	Place rock armour at outlet
Silt Fence	Fence flapping in wind	Reattach, increase number of fabric locks, install additional waratahs and wires if necessary
	Sediment build up straining structure	Remove sediment
	Bottom of fence not anchored correctly	Reconstruct fence bottom as required to standard detail.
	Under cutting of fence	Identify options to avoid concentrated flow
SRP	Silt build up > 20%	Remove sediment
	Scour at exit point	Armour outlet
	Insufficient capacity	Enlarge or construct additional SRP
Clean/Dirty Water Drains	Silt build up	Remove silt
	Washed out	Reform bund to correct profile
Metalled access	Dirt on Access and Coast Road	Clean access and add additional metal. Monitor truck movements and ensure trucks stay on metal. Sweep Coast Road if dirt is tracked down the road.

6.2 Inspections and audits

The contractor shall inspect the sediment control structures on a daily basis and the general measures on a weekly basis. Where any diversion drains or other measures have been temporarily removed to allow construction works to be carried out, they will be reinstated prior to leaving site at the end of the day. The contractor will also inspect the measures immediately prior to and after any predicted wet weather event. Cuttriss Consultants Ltd will complete an audit of all ESCP measures on a weekly basis in accordance with the GWRC conditions.

6.3 Fortnightly ESCP meetings

Cuttriss Consultants Ltd will hold a fortnightly meeting on site with the Contractor after the audit to discuss ESCP issues and progress. Any matters arising from the audit will be discussed and remedial actions required will be confirmed and actioned. Site inspections and checking of erosion and sediment control measures will carried out between meetings.

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SECTION 7: Heavy Weather Response and Contingencies

7.1 Predicted wet weather

The contractor will be required to monitor the weather, and in advance of any wet weather ensure that all ESCP measures are in place and fully operational. If site works are to cease for a period of greater than 24 hours the contractor will ensure the measures identified in the wet weather plan section of this document are followed. Heavy weather is defined as 7mm in 1 hour or 20mm over 24 hours.

7.2 Contingencies

In the event of natural hazards, extreme climatic events the following contingency actions may need to be undertaken:

Cause	Effect	Contingency Action
Earthquake	Failure of SRP	Determine extent of loss of sediment, direct water away temporarily, repair and then redirect water back to SRP
Extreme rainfall event	Failure of SRP	Determine extent of loss of sediment, direct water away temporarily, repair and then, redirect water back to SRP
	Scour of drains	Repair and amour if required
	Failure of silt fence	Clean out and repair or replace

SECTION 8: Review

As the construction of the earthworks progresses, additional or modified ESCP measures may be required to respond to ground conditions or construction methodologies. GWRC will be advised of, and the reasons for, these measures. GWRC approval will be obtained before implementing any amendments to the approved ESCP.

SECTION 9: Site Responsibilities

The following table sets out site responsibilities:

Name/Company	Position	Responsibilities	Contact Details
Kieran Liddicoat *Cuttriss Consultants Ltd*	Engineer	Regular inspections of site to ensure work being undertaken in accordance with design. Fortnightly audit and meeting with contractor. Resolution of any issues. Reporting to GWRC	04 902 5929 027 3442544 kieran@cuttriss.co.nz

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Mike Friday *Dmac Homes Ltd*	Clean Fill Operator	Installation and maintenance of ESCP measures. Daily inspection of structures. Weekly inspection of all measures. Weekly meeting with engineer. Implementation of any actions or remedial works as a result of audit	021 965 699 mike@fhgroup.co.nz

SECTION 10: Construction Timeline

The earthworks are scheduled to commence upon receipt of consent. It is anticipated that the works will be completed across multiple summer earthworks seasons subject to suitable weather conditions. Earthworks fill areas are to be stabilised and decommissioned for winter period. The construction methodology of stabilising the earthworks progressively means that the area of exposed earthworks is kept to a minimum thus minimising the risk of sedimentation.

SECTION 11: Temporary Reinstatement

Some measures, such as filter sox and cut off drains across haul roads will be removed during the day while trucks and machinery are accessing the site. They will be put back in position at the end of the day as part of the site close up procedure.

SECTION 12: Decommissioning

No decommissioning of the ESCP measures will be undertaken until approval to do so is received from GWRC and/or the Engineer. This will only be after the site, or parts of the site, is fully stabilised and that there is no evidence of sediment leaving the area concerned.

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EROSION AND SEDIMENT CONTROL

STAGING FOR NORTHERN FILL

1. CONSTRUCT STABILISED SITE ENTRANCE
2. METAL EXISTING FARM TRACK FOR HAUL ROAD (MAINTAIN AS REQUIRED)
3. INSTALL SILT FENCE FOR AREAS 1-3.
4. CONSTRUCT SRP1.
5. CONSTRUCT DIRTY WATER DIVERSIONS.
6. STRIP AND STOCKPILE TOPSOIL WITHIN FILL AREA 1.
7. IMPORT CLEAN FILL
8. TOPSOIL AND STABILISE FILL AREA WITH HYDROMULCH
9. REPEAT STEPS 5-8 FOR FILL AREA 2 AND 3.

STAGING FOR SOUTHERN FILL

1. METAL EXISTING FARM TRACK FOR HAUL ROAD (MAINTAIN AS REQUIRED)
2. INSTALL SILT FENCE FOR AREAS 4-5.
3. CONSTRUCT SRP2.
4. CONSTRUCT DIRTY WATER DIVERSIONS.
5. STRIP AND STOCKPILE TOPSOIL WITHIN FILL AREA 2.
6. IMPORT CLEAN FILL
7. TOPSOIL AND STABILISE FILL AREA WITH HYDROMULCH
8. REPEAT STEPS 4-7 FOR FILL AREA 5.

9 DP 342618
1 DP 551868
2 DP 551868
3 DP 551868
COAST ROAD
INDICATIVE GWRC EROSION ZONE
PASSING AREA
INDICATIVE TOPSOIL STOCKPILE EXTENT FOR STAGE 1
EXISTING FARM TRACK TO BE UTILISED AS HAUL ROAD
SRP1
MAIN POND 38x12m
MAXIMUM
CATCHMENT 25,000m²
EXISTING FARM TRACK
SRP2
MAIN POND 30x10m
MAXIMUM
CATCHMENT 17,000m²
DIRTY WATER DIVERSION PIPES 2x Ø300mm
PROPOSED SITE ACCESS AND STABILISED SITE ENTRY FOR CLEAN FILL
PASS NG AREA 1
HEAVY DUTY CONCRETE VEHICLE CROSSING
1 DP 380969
1 DP 15042
7 DP 24739
6 DP 24739
1 DP 50675
PT 4 DP 24739
3 DP 24739

0 40 80 120 160 200m
SCALE BAR 1 SCALE 1:2000 (A3 1:4000)

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FREEBOARD TO BE ACHIEVED BY BUNDING ON DOWNHILL SIDE
Q20 WATER LEVEL
0.30
0.20
3
1
0.90
0.50
1.50
1.05
0.60

DIRTY WATER DIVERSION
SCALE 1:25 (A3 1:50)

REVISION DETAILS	NAME	DATE

NOTES:

1. THIS PLAN IS TO BE USED FOR RESOURCE CONSENT PURPOSES ONLY & IS NOT TO BE RELIED UPON FOR ANY OTHER PURPOSE WITHOUT THE CONSENT OF CUTTRISS CONSULTANTS LIMITED.
2. DIMENSIONS AND AREAS SHOWN ON THIS SCHEME PLAN WILL BE SUBJECT TO FINAL LAND TRANSFER SURVEY
3. COORDINATES ARE IN TERMS OF NEW ZEALAND GEODETIC 2000 DATUM, WELLINGTON CIRCUIT.
4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953.
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.

LEGEND

- FENCE
- GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
- DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- PROPOSED SILT FENCE
- PROPOSED STORMWATER PIPE
- PROPOSED DIRTY WATER CUT OFF
- INDICATIVE DIRTY WATER FLOW

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CLIENT
DMAC HOMES LTD

PROJECT
PROPOSED CLEAN FILL
LOT 5 DP 551868,
1044 COAST ROAD,
WAINUIOMATA

ISSUED

EROSION AND SEDIMENT CONTROL PLAN

SCALE	REDUCED SCALE
A1 - 1:2000	A3 - (A3 1:4000)

	NAME	DATE
FIELDWORK	-	-
DESIGNED	KML	12/23
DRAWN	KML	12/23
CHECKED	SG	12/23

DRAWING NUMBER 30246 ESCP
SHEET 1 OF 1 SHEETS
REVISION -

From: Dan Kellow
To: Flood.Advisory@gw.govt.nz
Subject: 1044 Coast Road, Wainuiomata - Resource consent to operate a cleanfill.
Date: Wednesday, 9 July 2025 3:07:00 pm
Attachments: Appendix A - Flood Modelling by River Edge Consulting.pdf
Appendix E - Scheme Plan by Cuttriss Consultants Ltd.pdf

Hello,

On behalf of Hutt City Council, I am processing a resource consent to operate a cleanfill on this site. Andrew Banks is processing the consent application lodged with GWRC for the same proposal.

I understand Andrew has received advice from the Flood Advisory Team that the conclusions reached in the flood modelling information (River Edge Consulting report dated 8 July 2022 - attached) have been accepted as being correct and that the flood displacement effects are acceptable.

In addition to displacement effects, I need to consider whether locating a cleanfill in this location is an acceptable landuse.

One matter that I would like advice on is whether a 1% AEP flood (plus climate change) would adversely impact the integrity of the fill areas. The finished cleanfill will have 1m vertical and 2m horizontal batter slopes that will be capped with topsoil and returned to pasture. I am wanting to know if a flood event is likely to have any scouring effect, or other effect that I am not aware of, on the fill and batter slopes. Are you able to advise on this matter?

I am assuming that in the event that a 1% AEP flood (plus climate change) occurs when stages 3 , 5 – 8 are uncomplete then the flood event can be expected to move cleanfill material that has not been capped and grassed.

Please get in touch to discuss as necessary and thank you for considering this matter.

Kind regards,

Dan Kellow
s7(2)(a) [redacted]

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Email Attachment (1)

RIVER EDGE CONSULTING

River Edge Consulting Limited
PO Box 6321
Marion Square
Wellington 6141
021 238 7515

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8 July 2022

Kris Gough
Cuttriss Consultants Ltd.
kris@cuttriss.co.nz

Dear Kris,

1044 Coast Rd, Wainuiomata - Flood Modelling

1. Background

As requested, I have carried a flood assessment of proposed filling over portions of a site at 1044 Coast Road, Wainuiomata. The proposed fill platforms are as shown on your drawings 30246 SCH, dated April 2022.

Flood maps prepared by Greater Wellington Regional Council (GWRC) show the site being subject to inundation (https://mapping.gw.govt.nz/GW/Floods/). In the Wainuiomata area, I understand that these maps are based on a GWRC model last revised in 2011 (using 1999 river cross-sections) and on LiDAR dating from 2004[1].

The design flood scenario considered is a 1% AEP[2] event, with a climate change allowance as incorporated in the GWRC model.

2. Model revisions

In 2021, GWRC commissioned a new LiDAR survey of the Wainuiomata river corridor and floodplain, and a new river cross-section survey. The data from those surveys have been made available by GWRC.

I have used this new information to prepare a new and more detailed model of the Wainuiomata river and floodplain. The new model covers the reach from the Leonard Wood Park recorder to the coast (Figure 1, attachments).

The new model uses a 2-dimensional (2-D) representation of the river channel and floodplain, whereas the original GWRC model used only a 1-D representation of the river and floodplain. The software used is the DHI product MIKE 21 FM.

---

[1] GWRC (2011); *Update of Modelling of Wainuiomata Flood Hazard.* 25 October 2011.
Westlake, S. (2014?); *Dissemination of Flood Hazard Information – Lessons Learnt from Mangaroa and Wainuiomata Rivers.* Water NZ Stormwater Conference

[2] Annual Exceedance Probability. 1% AEP also referred to as a 100-year event

Email Attachment (1)

As the LiDAR survey did not capture river bed levels below the water surface, the 2021 river cross-section survey data have been used to interpolate a model bathymetry along the river centreline. This river bathymetry has been incorporated into the LiDAR topography to provide a single combined river-floodplain model topography.

A fine model resolution has been used: a maximum element size of 9 m^2 for the river channel as well as for the floodplain in the vicinity of the proposed fill and a maximum element size of 25 m^2 for the remainder of the floodplain. In total, the model contains over 1 million elements, with an average size of 12.8 m^2 over the entire model area.

The model hydrology is based on the GWRC model. That incorporated a 20% climate change allowance. The inflow to the new model at its upstream end, at Leonard Wood Park, has been taken from the 2011 GWRC model results at that point. This inflow peaks at 231 m^3/s. Additional inflows are applied for Scholl Creek (about 800 m downstream of Leonard Wood Park) and Catchpool Stream (on the downstream boundary of the 1044 Coast Road property); these peak at 23 m^3/s and 57 m^3/s, respectively.

The downstream boundary condition assumed is a tidal cycle with a 1 m sea level rise assumed[3]. The site of interest is sufficiently far upstream of the coast, however, that the tidal boundary conditions are not critical.

The GWRC model was calibrated to the large flood event in February 2004. The river channel roughness values used in the GWRC model have been applied to the river channel in the new 2-D model, after adjustment in recognition of the fact that channel meandering (a component of channel roughness in traditional 1-D models) is effectively represented by the 2-D schematisation. Floodplain areas were assigned a surface roughness based on visual inspection of aerial photographs. However, a sensitivity test was also carried out in which the model roughness was increased by 10%.

3. Results – existing situation

For the design scenario (1% AEP flood plus climate change), the peak flood levels show only a limited portion of footprint of the proposed fill areas would be inundated in the existing situation (Figure 2). The results for the sensitivity test (with roughness increased by 10%) show a small increase in the predicted flood extent (Figure 3).

The new model predictions have been compared to the earlier GWRC results on the river centreline at two cross-section locations (Figure 4). Cross-section 640 is near the site of the proposed filling while cross-section 580 is the nearest where the alignment of the 2021 cross-sections matches most closely that of the 1999 sections (Figure 4). Figures 5 and 6 show the flood level hydrographs predicted by the new model for those two locations, for the design scenario and the sensitivity test, along with results from the 2011 GWRC model.

Differences with the 2011 model are expected, as there has been over 20 years of the river alignment and cross-sectional changes, in addition to the different modelling approaches. Nonetheless, peak water levels at section 640 for the new model are within 100 mm of the 2011 model, while the new model appears more conservative at section 580.

[3] Based on information in https://environment.govt.nz/assets/Publications/Files/coastal-hazards-guide-final.pdf, a sea level rise of 1.06 m could be expected under climate change scenario RCP8.5 to 2120, for example.

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The new model results have next had a 600 mm freeboard applied, the same amount that GWRC applied to its model results at the time. Figure 7 shows a comparison of the new model results with freeboard and the published 1% AEP floodmaps available online. Again, the new model results appear reasonably consistent with the GWRC published maps. This gives further confidence that the new model can be used for assessing the impact of the proposed filling.

4. Results – proposed fill

The new model has also been run with 2 m of fill placed over the footprints identified. This would effectively make the fill platforms flood-free.

Figure 8 shows the predicted impact on peak flood depths of the proposed filling. Significant effects are confined to an area next to the northern fill platform, within the property boundary. Outside the property, the predicted impacts are negligible (less than 1 - 2 mm).

For the sensitivity test (i.e., where the existing and proposed cases are both run with the surface and river roughness increased by 10%), significant impacts are again confined to the property at 1044 Coast Road (Figure 9). The predicted increase in depth over the property to the north is no more than 5 mm, again a trivial amount and, as seen in Figure 3, that is in an area already subject to significant flood depths.

I conclude therefore that the effect of the proposed filling on the flood hazard posed by Wainuiomata River to the neighbouring properties would be negligible.

Yours sincerely,



Philip Wallace
Director
RIVER EDGE CONSULTING LIMITED

Attachments: Figures 1-9

Cc: Mike Friday
Friday Homes

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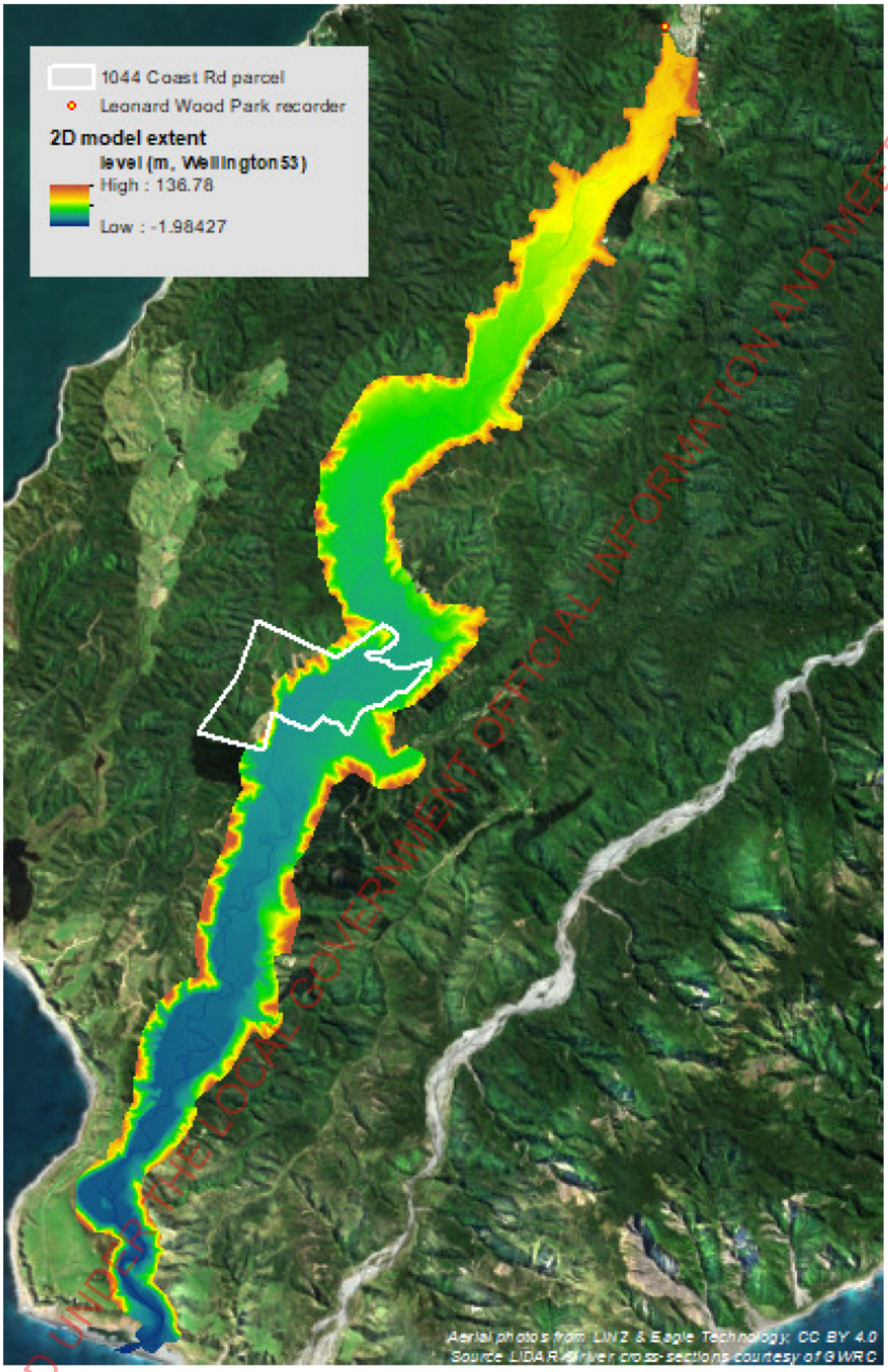


Figure 1 *Extent of refined model*

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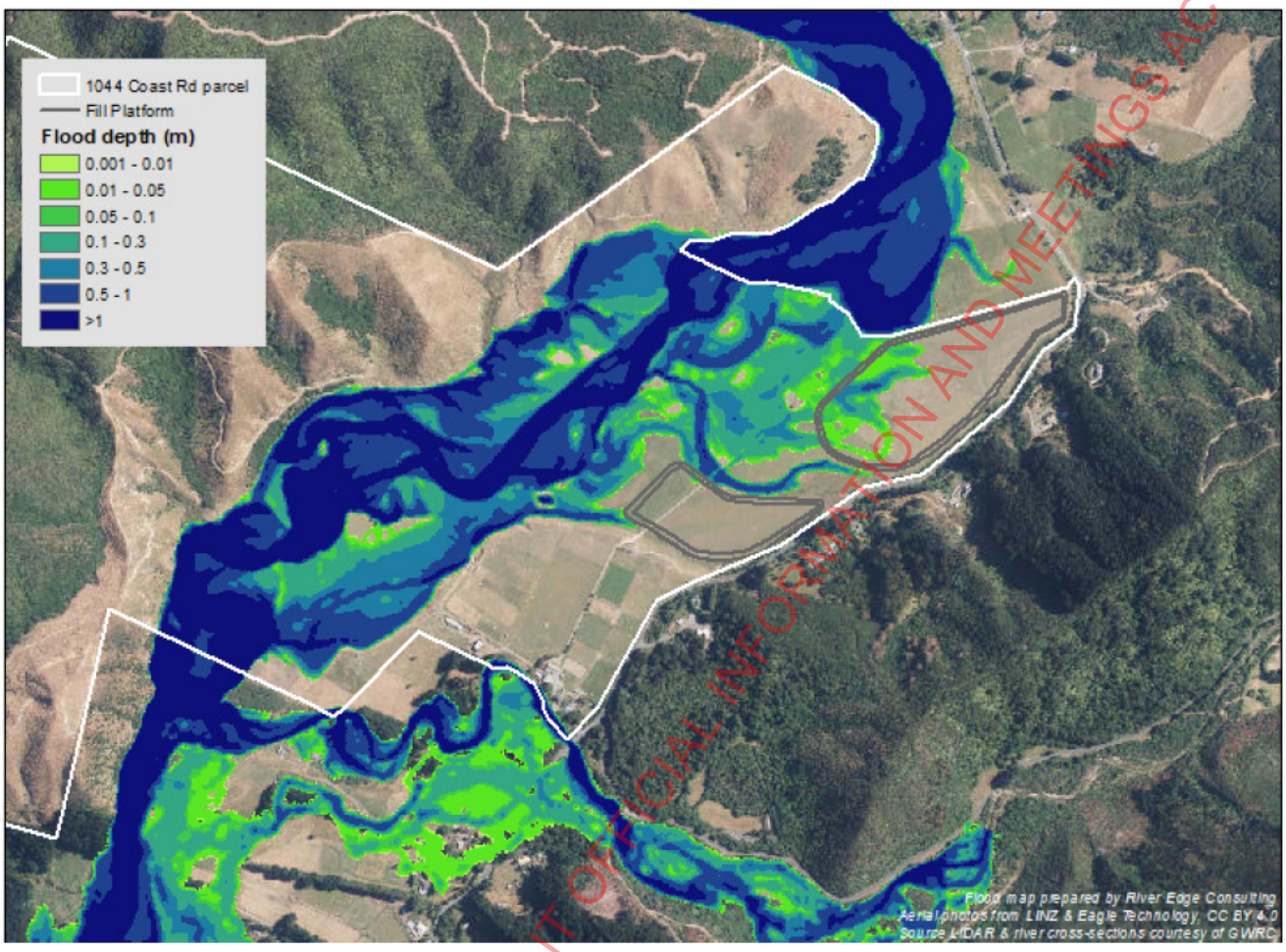


Figure 2 *Site location and predicted peak 1% AEP flood depths (with climate change)*

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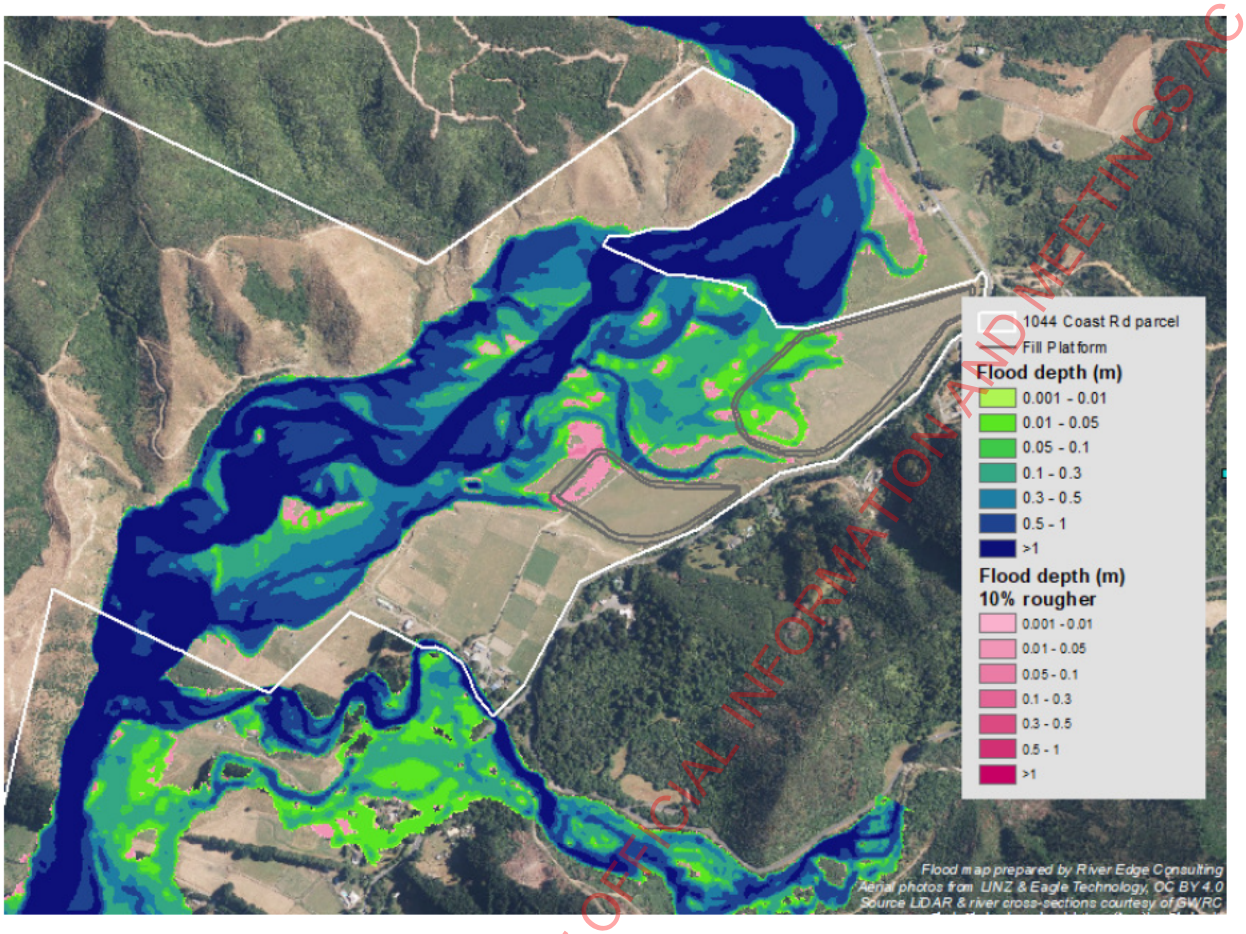


Figure 3 *Model predictions – new model and sensitivity test (10% rougher surface)*

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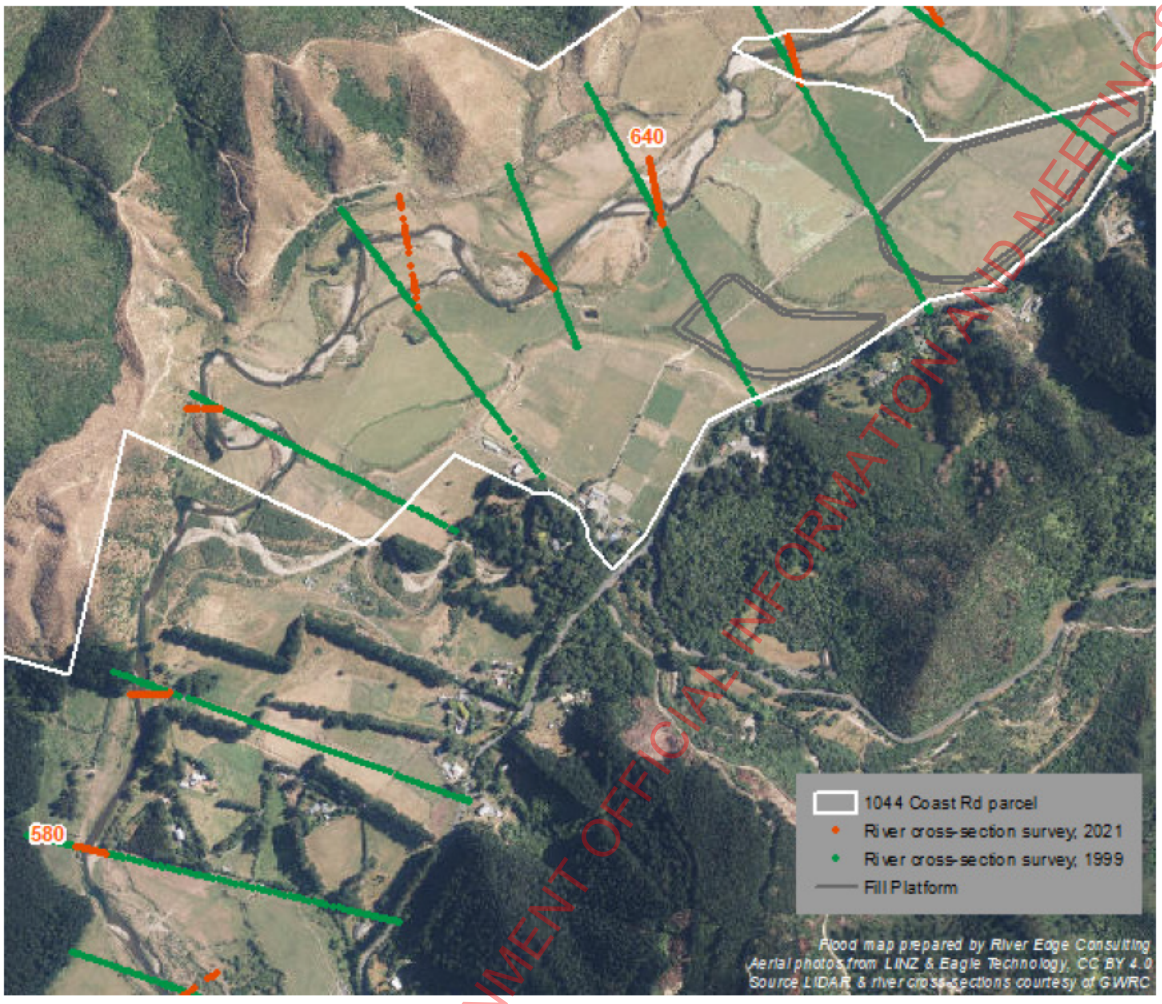


Figure 4 *Cross-section locations in vicinity of 1044 Coast Road*

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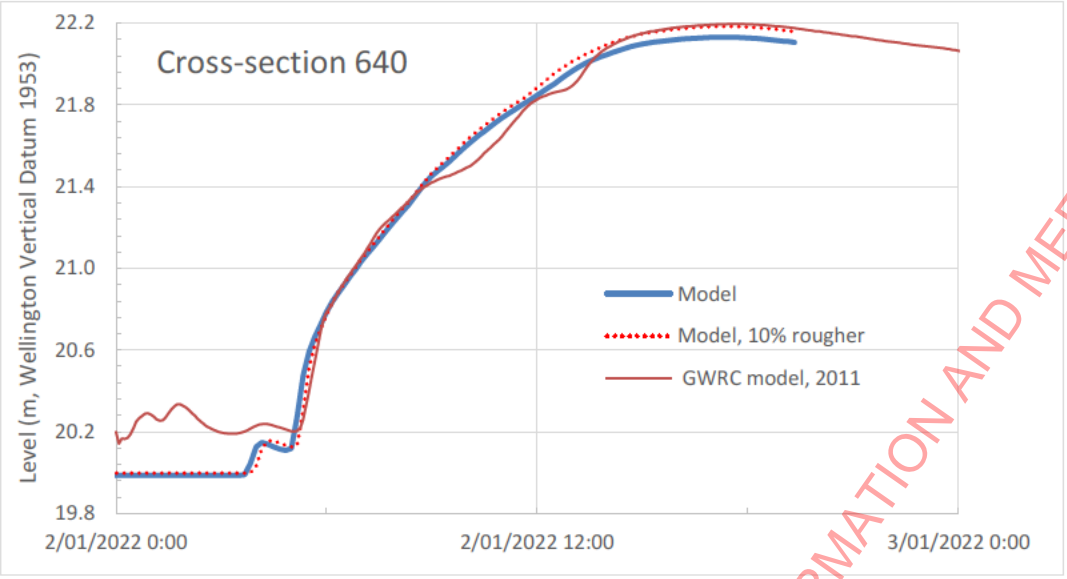


Figure 5 *River centreline level at cross-section 640 – new model (base and 10% rougher sensitivity test) and GWRC 2011 model*

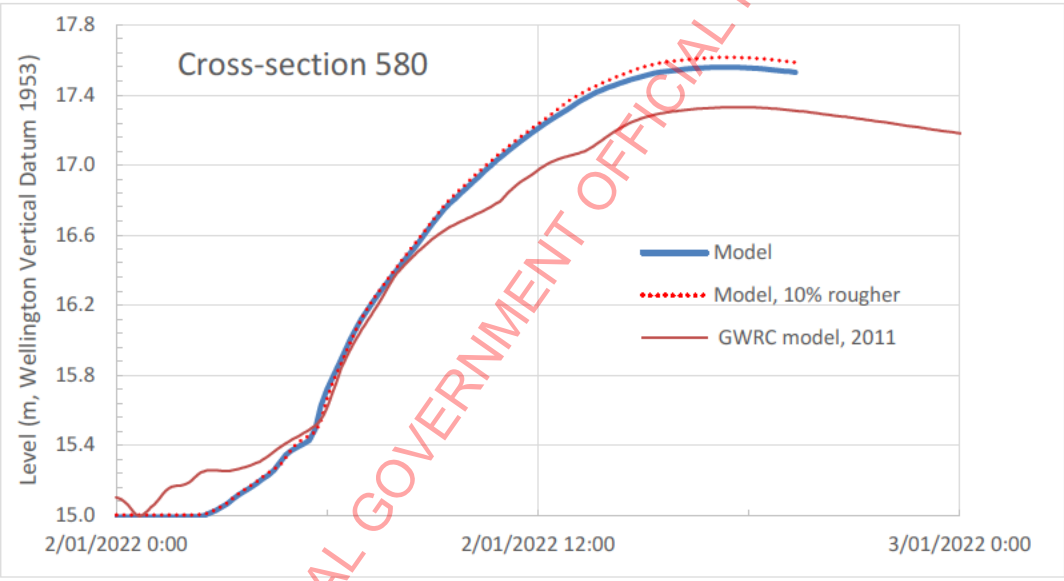


Figure 6 *River centreline level at cross-section 580 – new model (base and 10% rougher sensitivity test) and GWRC 2011 model*

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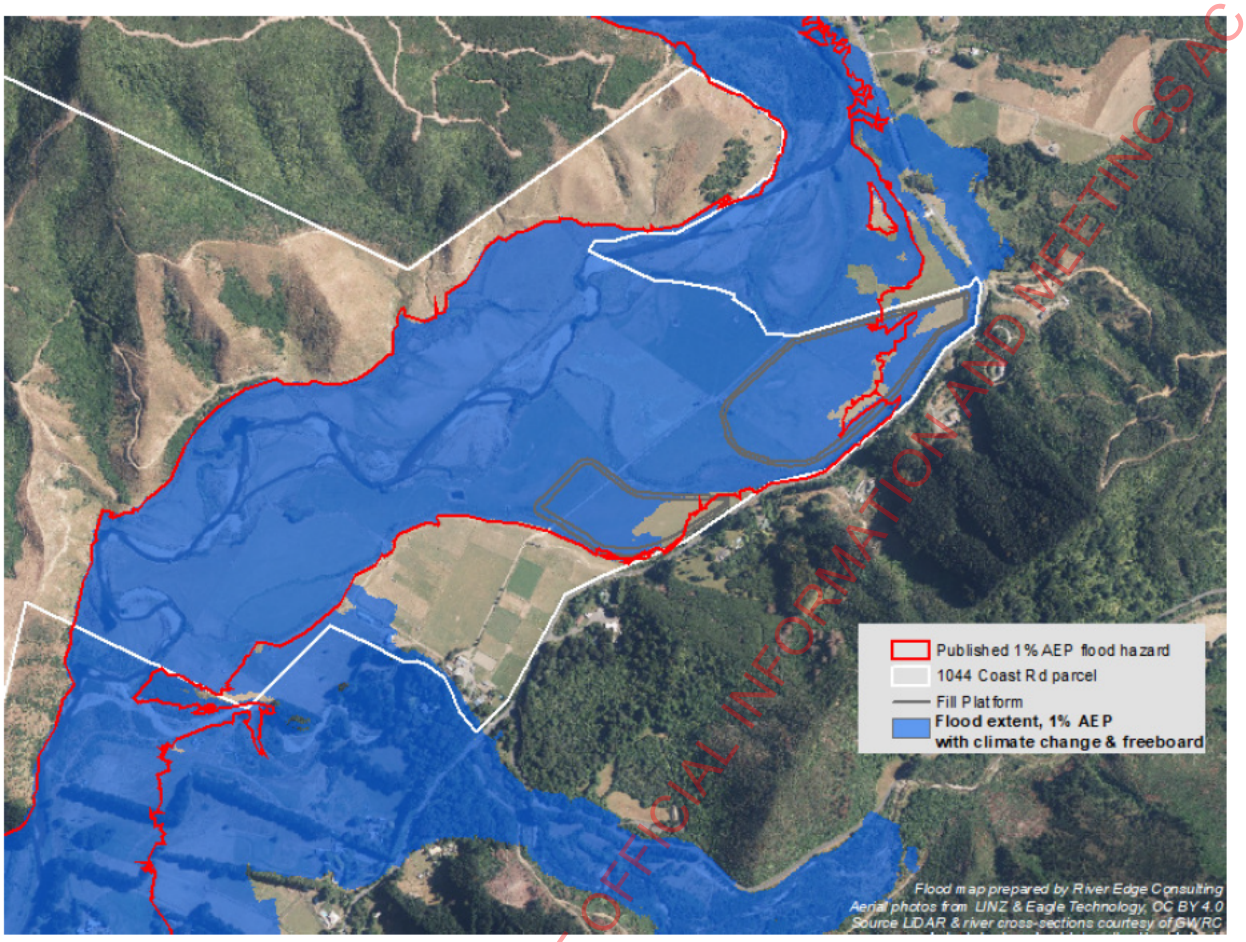


Figure 7 *1% AEP flood, with climate change and with freeboard: new model predictions and published hazard map based on 2011 GWRC model*

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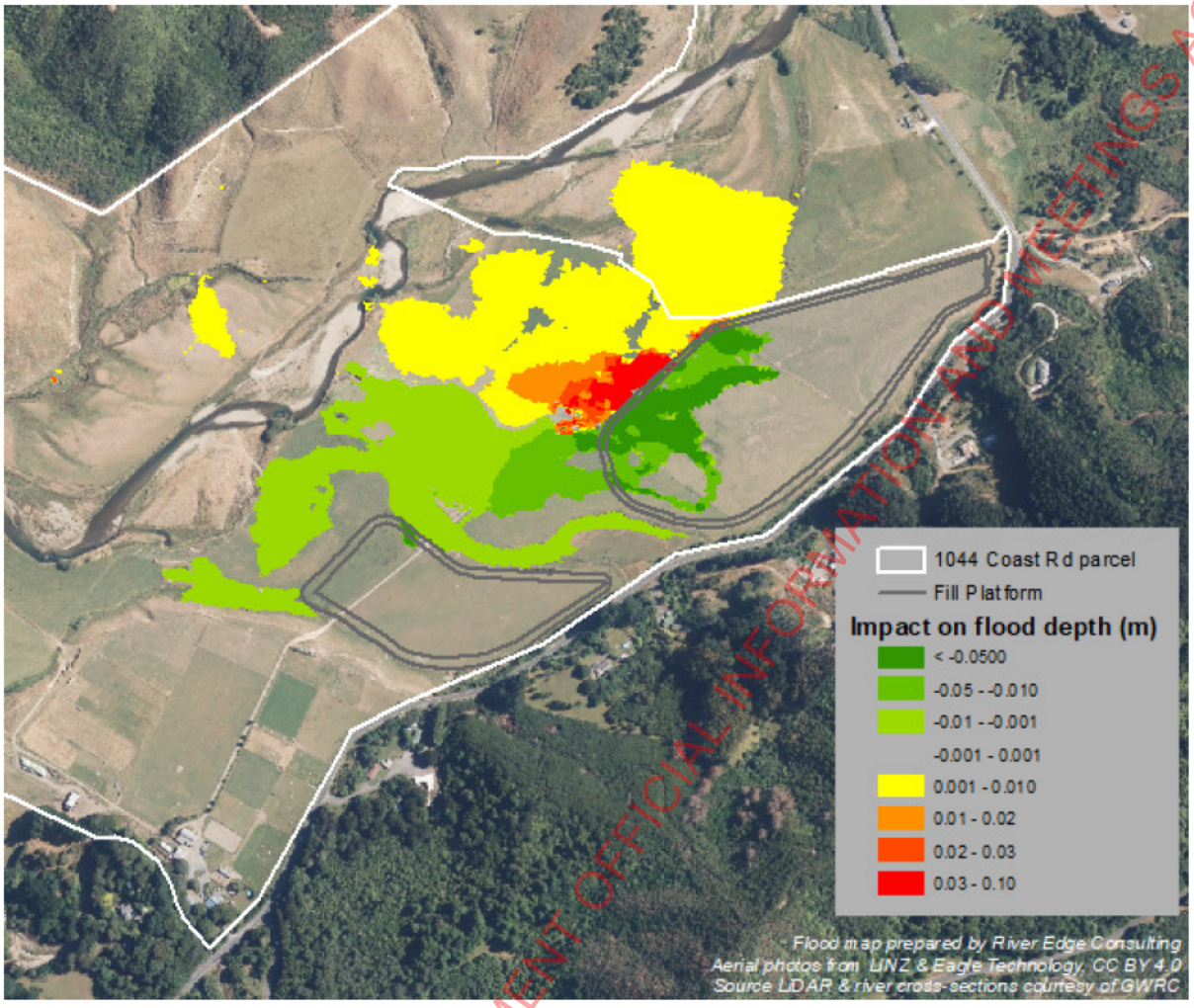


Figure 8 *Predicted impact of proposed fill platforms on 1% AEP flood levels*

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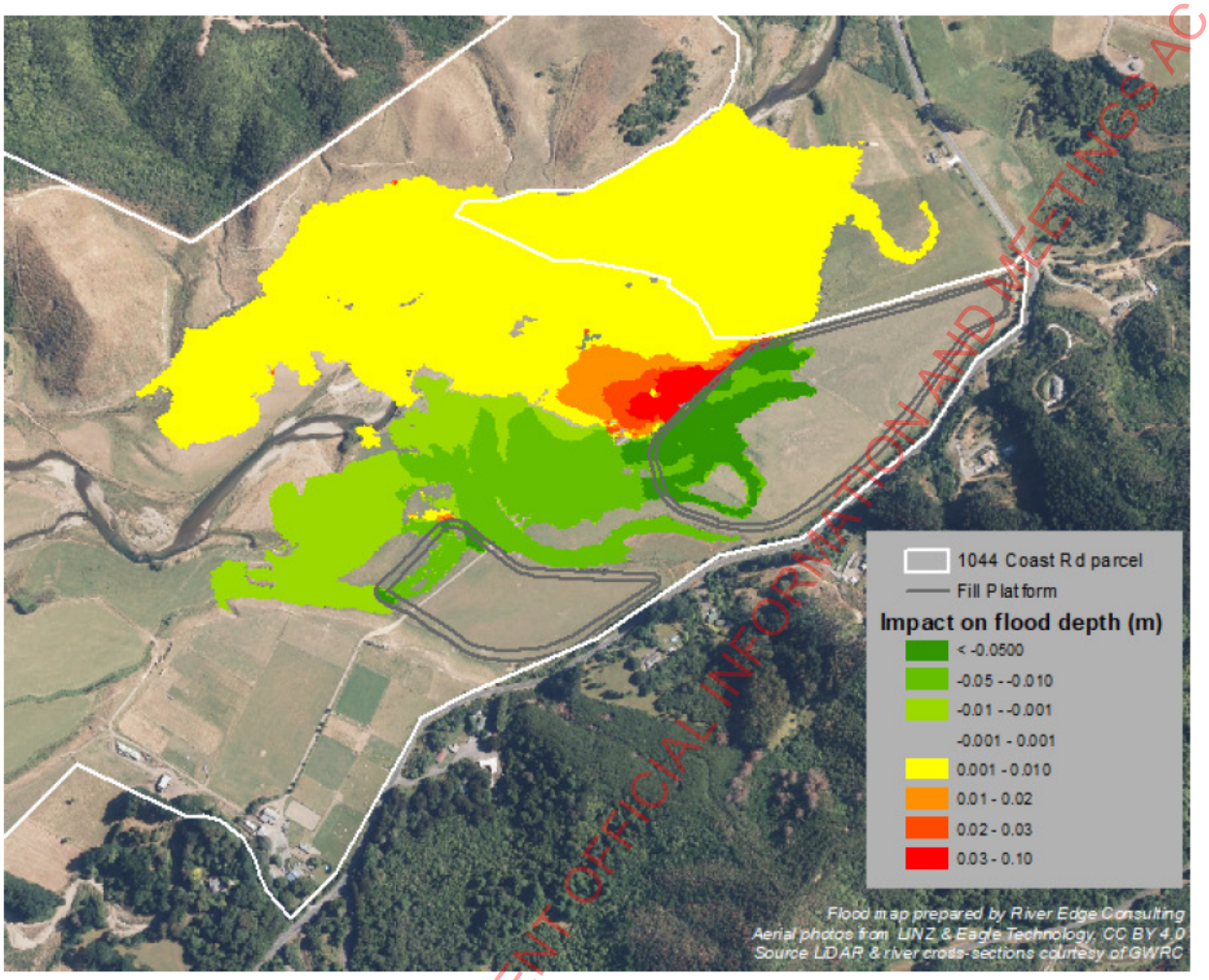
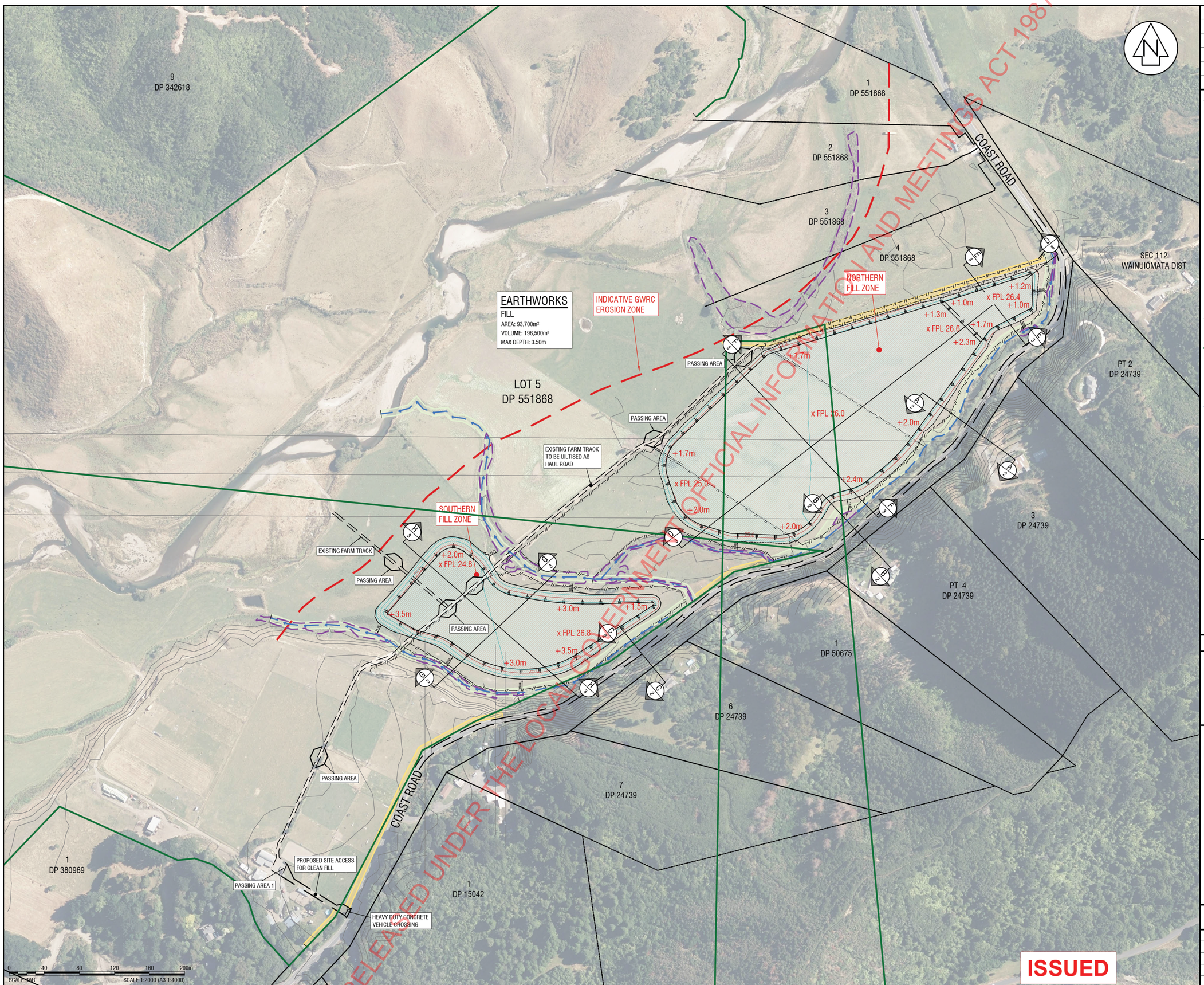


Figure 9 *Predicted impact of proposed fill platforms on 1% AEP flood levels (sensitivity test, 10% rougher surface)*

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A	EXISTING FENCING AND PLANTING	KML	02/25

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4. LEVELS ARE IN TERMS OF MEAN SEA LEVEL WELLINGTON VERTICAL DATUM 1953. ORIGIN OF LEVELS: STATIC OBSERVATIONS FROM WELLINGTON AIRPORT [WGTN], SOURCED FROM NZVD2016 CONVERSION OCTOBER 2022
5. SERVICES HAVE BEEN LOCATED ON SITE WHERE POSSIBLE, OTHERWISE SHOWN FROM RELEVANT SERVICE AUTHORITIES RECORDS, AND SHOULD BE VERIFIED ON SITE.
6. CONTOURS ARE SHOWN AT 1.0m INTERVALS
7. SURVEYED BY: RYAN MCNIE , 12 OCTOBER 2023. INSTRUMENT USED: TRIMBLE GPS R10 & DJI MATRICE 300 RTK.
8. WETLAND AREAS SHOWN FROM RMA ECOLOGYS PRELIMIANRY RESULTS OF ECOLOGICAL ASSESSMENT DATED 22/11/2023.

LEGEND

- FENCE / GATE
- BOUNDARY
- TOP OF BANK / BOTTOM OF BANK / EXISTING CONTOUR (1m) / DESIGN CONTOUR MAJOR (5m) / DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
- WETLAND INDICATED BY RMA ECOLOGY
- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- PROPOSED VISUAL BUFFER PLANTING
- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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PROJECT
PROPOSED SUBDIVISION
LOT 5 DP 551868
1044 COAST ROAD,
WAINUIOMATA -
EARTHWORKS CONSENT
AND RURAL SUBDIVISION

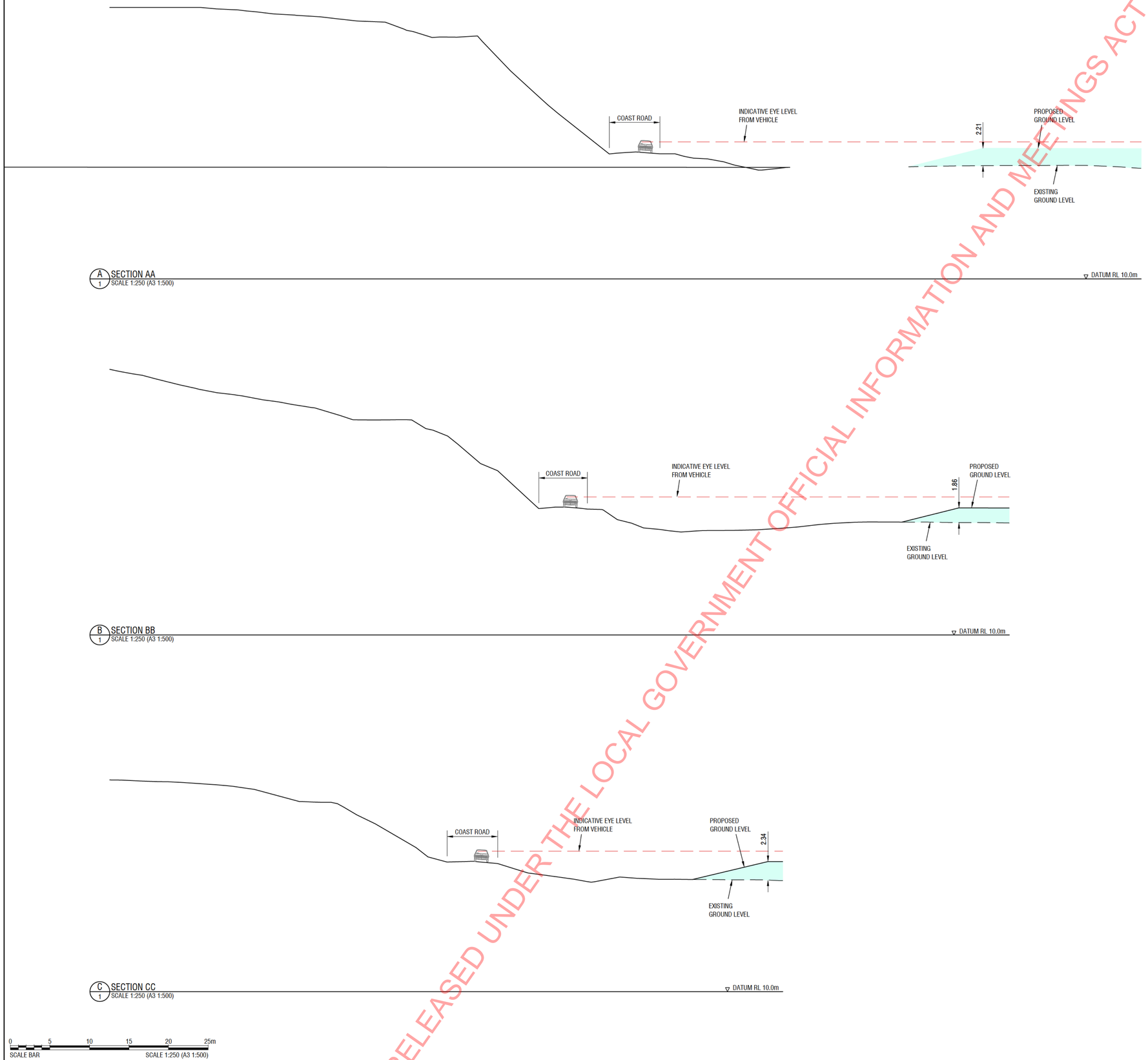
EARTHWORKS LAYOUT

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DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER 30246 SCH
SHEET 1 OF 3 SHEETS
REVISION A

Email Attachment (2)



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LEGEND

- FENCE
- GATE
- BOUNDARY
- TOP OF BANK
- BOTTOM OF BANK
- EXISTING CONTOUR (1m)
- DESIGN CONTOUR MAJOR (5m)
- DESIGN CONTOUR MINOR (1m)
- INDICATIVE SWALE OR WATERCOURSE
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- PROPOSED FILL
- PROPOSED NATIVE PLANTING AREA
- PROPOSED VISUAL BUFFER PLANTING
- x FPL 26.0 — APPROXIMATE PLATFORM LEVEL
- +2.5m — APPROXIMATE FILL HEIGHT

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AND RURAL SUBDIVISION

EARTHWORKS SECTIONS

SCALE
A1 - 1:2000

REDUCED SCALE
A3 - (A3 1:4000)

	NAME	DATE
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DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER
30246 SCH

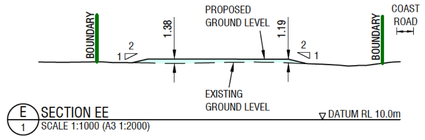
SHEET 2 OF 3 SHEETS

REVISION A

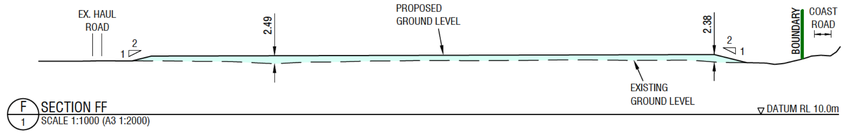
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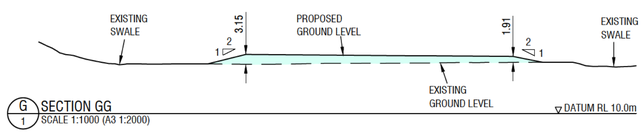
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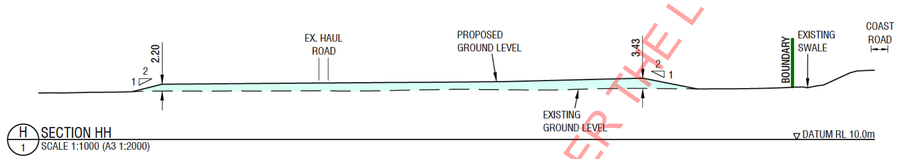
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F 1 SECTION FF
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G 1 SECTION GG
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H 1 SECTION HH
SCALE 1:1000 (A3 1:2000)

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SCALE BAR SCALE 1:1000 (A3 1:2000)

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WAINUIOMATA -
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EARTHWORKS SECTIONS

SCALE
A1 - 1:1000

REDUCED SCALE
A3 - (A3 1:2000)

	NAME	DATE
FIELDWORK	RM	10/23
DESIGNED	KML	12/23
DRAWN	BW	12/23
CHECKED	KDG	12/23

DRAWING NUMBER
30246 SCH
SHEET 3 OF 3 SHEETS
REVISION A

Document 17

From: s7(2)(a)
To: Dan Kellow
Subject: Re: [EXTERNAL] 1044 Coast Rd - Cleanfill - LVA Review (final)
Date: Thursday, 24 July 2025 10:31:18 am
Attachments: image001.png
noname
noname
RM240334 LVA Review LK 24-07-25.docx
RM240334 LVA Review LK 24-07-25.pdf

Hi Dan,
I have checked the NZILA Guidelines document and yes, it seems the version I had has been updated - the LVA shows the correct version, though does add an extra term 'negligible' which in fact makes it an 8-point scale. As far as I'm concerned, 'very-low' equates to negligible so should not be included as a separate rating. Anyway, I have updated my version - see last page of document, attached.
Let me know if you have any further questions.
Kind regards,
s7(2)(a)

On Wed, Jul 23, 2025 at 4:25 PM Dan Kellow <Dan.Kellow@huttcity.govt.nz> wrote:

> Hi s7(2)(a)
>
> Thanks for your report. I have one question for you. A snip from the applicants LVA is shown below.
>
> This scale above has 'Minor' overlapping both Low and Low- Moderate whereas the scale in Table 2 of your report has 'Low' as Less than Minor.
>
> Can you explain this difference – is one scale out of date?
>
> Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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Document 17

From: s7(2)(a) [redacted] @gmail.com>
Sent: Tuesday, 22 July 2025 10:18 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: [EXTERNAL] 1044 Coast Rd - Cleanfill - LVA Review (final)

Hi Dan,

Attached please find my revised review of the LVA. There is a PDF version and a Word version showing the tracked changes from my earlier review, if its of any help.

Let me know if you have any comments - happy to discuss any aspects. I feel more comfortable with the findings of the assessment having visited the site as it provided a better understanding of the impacts of the proposal. I have made a couple of recommendations, including getting a detailed landscape plan and planting programme for the various stages, particularly where there is overlap.

Apologies for taking an extra day to get this to you - I seem to have lots of distractions and people popping by.

Kind regards,

s7(2)(a) [redacted]

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Consent Ref 240334

24 July 2025

Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council,
30 Laings Road,
Hutt Central, Lower Hutt 5010

Dan.Kellow@huttcity.govt.nz

Dear Dan,

Landscape and Visual Assessment Peer Review for Hutt City District Council
Re: RC Application for proposed private cleanfill and associated earthworks at 1044 Coast Road, Wainuiomata

This peer review covers the Landscape and Visual Assessment report as prepared by Caitlin Cook, Registered Landscape Architect with Designgroup Stapleton Elliot (DGSE) to accompany an application by Kakariki Estate Limited (the Applicant) for landuse consent to establish and operate a private cleanfill and associated earthworks located at the above address. The Site has a General Rural zoning in the Hutt City Council Proposed District Plan.

The LVA report has been reviewed with regard to the following:

- The proposal is adequately described and the components of the project clearly articulated;
- All relevant statutory matters and relevant documents have been identified;
- Methodology used represents best practice and potential viewpoints are covered;
- The description of the existing environment is adequately covered;
- Landscape, natural character and visual amenity effects have been identified and evaluated in relation to the methodology;
- Mitigation measures, options and recommendations are appropriate;
- The proposal and its effects are assessed against the statutory framework; and
- Conclusions reflect the findings of the assessment.

A site visit was undertaken for the purpose of this review on the 15th July 2025 to view the Site from within the property as well as the surrounding context from the road. I am also familiar with the area from trips to the Wainuiomata Coast Road on several occasions on route to Baring Head on the south coast and walkways in the Catchpool Valley in the Remutaka Forest Park. As noted in the LVA, the Site is located opposite the entrance to the Catchpool Valley campsite, in proximity to this area with high recreational and natural character values.

1.0 PROPOSAL DESCRIPTION

The proposal is described in the Application prepared by Cuttriss Consultants Ltd (November 2024) and supported by further information in the LVA with regards to the landscape context of the Site and the physical components of the project. The Scheme Plan, by Cuttriss Consultants, provides details of the proposal with final earthworks extent, fill volume and depth relative to the surrounding context in the form of a detailed plan and cross sections. (Refer Appendix E of the AEE).

The proposal includes two distinct areas of earthworks (northern and southern fill zone) to be carried out in 8 stages of approximate similar area, with consent sought for a duration of up to 30 years. The LVA describes the cleanfill as covering a total area of 9.37ha with a volume of 196,500 m3 with maximum height ranging from 1.0 metres to 3.5 metres above existing ground, shaped to a flat surface with exterior batters shaped to 2H:1V.

A 10m setback is proposed from identified water courses and wetland areas, as identified in the Ecological Effects assessment prepared by RMA Ecology. Upon completion, each stage will be sequentially spread with stockpiled topsoil and re-grassed to reinstate pasture. The LVA considers the effects of each stage (after 2-3 years) and at the end of the activity (15+ years), which is considered an appropriate measure of time for the assessment.

Access to the Site would be via a new access road to be created via the existing farm track at 1044 Coast Road. As part of the proposal, there will be a new concrete vehicle crossing and new driveway entrance created to link to the existing farm track to be used as a haul road. This road would be located to the western side of the fill sites which is furthest away from the road so less visible than if it were located on the eastern side. Truck loads would be limited to 18 loads per day (maximum 36 single truck units). The LVA cites the Transportation Assessment recommendation to restrict truck movements on public holidays to limit the effects on recreational users – restrictions which are reflected in the proffered conditions of the AEE.

2.0 STATUTORY MATTERS AND RELEVANT DOCUMENTS

The LVA adequately sets out all the relevant statutory matters and relevant documents, including the RMA provisions and subsequent amendments. It refers to the AEE for full details of the statutory provisions with the LVA highlighting those pertaining to landscape. These are thoroughly assessed in the responses to each provision.

Statutory documents referred to include the Hutt City Proposed District Plan (PDP) and Operative District Plan (ODP). Rules for the General Rural Zone (GRUZ-02, 03, 04, 05) and policies (GRUZ-P1, P2, P3, P4) are listed and assessments provided. The PDP identifies a small portion of the Site being within the 'ONL-5 South Coast' Outstanding Natural Landscape overlay, though the proposed fill areas lie outside this overlay. Given the proximity to this ONL, any adverse effects relating to adjoining areas should, however, be considered in the assessment. I consider that any adverse effects are well outlined and considered in this regard.

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Other overlays identify parts of the Site as subject to flooding by the GWRC. The entire site is also shown to be identified in the National Policy Statement as containing highly productive land (NPS-HPL). These matters are listed and I consider these to be adequately assessed in the LVA responses.

While the effects arising from these matters (flooding and highly productive land) are covered by other experts, their implications need to inform any proposed landscape mitigation measures. This is covered further in section 6 where planting is recommended to streams and wetlands. The management of stockpiled topsoil will be an important factor in ensuring the highly productive nature of the land is returned to pre-fill productive levels on completion.

3.0 METHODOLOGY

The method used to assess the landscape and visual effects is based on best practice as outlined in the NZILA guidelines for visual assessment. The use of the seven-point scale as identified in the NZIL Landscape Assessment guidelines are mentioned are included (refer Figure 1 at 1.1 of the Methodology). The visual catchment is initially assessed using a desktop ZTV study (Zone of Theoretical Visibility – map included at Appendix 1 of the LVA). This was then followed up with site visits to determine the potential viewing audience. In total, 8 residential properties on Coast Road, generally opposite the site, were assessed as well as users of Catchpool Valley and Coast Road.

Photographs from the driveway entrances were taken and assessments made as to the distance and direction of indoor and outdoor living spaces of these dwellings towards the proposal. Evaluations are made as to the primary or dominant vista from these dwellings to determine the potential visibility of the proposal from each property, taking into account any intervening screening vegetation.

A Viewpoint Analysis Summary table is provided to summarise the visual effects – these are supported by 3 Appendices:

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- Viewpoints – photographs taken from opposite 8 existing properties on Coast Road with potential views towards the Site covering #'s 904A/B/C/D (driveway entrance), 919, 925, 935, 965, 977, 993, and 1025. These are supported with notes describing what portion of the proposal may be visible, date of photo, distance to site and GPS co-ordinates;
- Visual Simulations from 2 locations on Coast Road looking towards the Site (south and north ends) indicating existing and proposed planting after 2-3 years and 15+ years; and
- Recommended Mitigation Planting

I am satisfied that the LVA covers the range of viewpoints from publicly accessible locations at driveway entrances to properties that may view the proposal. The overall conclusion of the viewpoint analysis is that *the visual effects on the surrounding environment from* [the selected viewpoints] *will temporarily* [during operations for each stage] *range from very low to moderate, reducing to negligible to low upon completion*. The visual simulations indicate that these findings are based on any proposed screen planting being undertaken at the early

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stages (1-3), prior to works commencing on later stages (4-8). This is particularly relevant for properties located to the north at #'s 904 A, B, C and D Coast Road which have a view towards the later stages of the proposal.

Visual simulations are prepared for two viewpoints. These show the effects of proposed and existing screen planting from the driveway at 919/925 Coast Road – Viewpoint 2, and north of 1025 Coast Road – north of Viewpoint 8 (Refer Appendix 2 of the LVA.) These are generally well prepared although it would be useful to include the location of the site in the title of the simulations rather than having to rely solely on the Viewpoint Location Map for their locations.

The vegetation depicted in the images tends to be under-represented in terms of height after 15+ years and the species shown. In my opinion, given the species and timeframe depicted, the vegetation would appear higher and denser than what appears in the simulations. The images also do not extrapolate any further growth of the existing vegetation to depict a more realistic situation. If anything, the visual screening effect of the existing and proposed vegetation will provide more screening than that depicted in these images. Having said that, I do not consider that this would not alter the findings of the LVA.

The LVA does not include a description of the effects rating, of what is meant by 'low' or 'moderate' and how this relates the 'seven point scale' and its relation to the assessment of 'minor' as defined by the RMA as accepted by NZILA practice. For the sake of completeness, a table describing the 7-point scale rating is included as a footnote to this document.

4.0 DESCRIPTION OF THE EXISTING ENVIRONMENT

Site context

The LVA sets out a detailed description of the existing environment of the Site, in terms of both the local wider landscape context of the Coast Road and surrounding land uses - being farms, rural businesses and homes on large sections. These are described as widely spaced and separated from one another and setback from the road.

The existing landscape description within the Wainuiomata River valley, takes into account the Site's relationship with the nearby geographical and natural features along with the amenity and recreation values of the nearby Catchpool and Orongorongo Valleys which, in turn, provide access to the Remutaka Forest Park.

Chapter 5 provides a thorough assessment of the landscape values of the area including physical, associative and perceptual values. For each of these there is a clear assessment of the effects of the proposal on these values.

Site visibility

The baseline visibility has been adequately documented in the viewpoint assessments (Appendix 1 of the LVA) to enable an assessment of the visual effects from driveways of the properties directly opposite the Site and along the Coast Road. This includes a range of viewpoints from the road, as illustrated with photographs from existing driveway entrances and depicted further in the visual simulations in Appendix 2.

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In my opinion the range of viewpoints is adequately covered to enable an assessment of the visual effects of the proposal as seen from the surrounding properties with an aspect towards the site.

5.0 LANDSCAPE CHARACTER AND VISUAL AMENITY EFFECTS

The landscape values and effects of the proposal are thoroughly described in Chapter 5 to include physical, associative and perceptual values. The effects on each of these values is defined and found to be low-moderate, reducing to very low upon completion of the cleanfill activity.

The LVA responses and conclusions relating to District Plan policies and objectives for the General Rural activity area on open space, natural character and visual amenity values arising from the proposal are well outlined. It refers to the Erosion and Sediment Control Plan for the control of earthworks in defined stages, stabilising and disestablishing works in winter periods and reinstatement of grass to reduce visual impacts to low-moderate levels over time. Overall I concur with the assessment of Visual amenity effects described as follows:

> *Visual amenity values will be temporarily affected during each stage of the cleanfill operation. However, this will diminish over time as proposed screen planting establishes and matures. The general open character of the Site will largely be preserved, as screening planting will be limited to mitigation through judicious placement of planting for affected properties. Once the cleanfill activity is complete, the Site will largely return to its current state, with a slightly raised landform and enhanced visual amenity through appropriate planting.*

I agree with the findings that the effects on landscape character and visual effects as viewed from the Coast Road and on adjoining neighbours will be **low to moderate** during operations, reducing to **low** in the longer term. This will be subject to strategic staging, screen planting and reinstatement of the pasture. This will control the amount of change visible in the landscape at any one time and maintain the rural character of the surrounding area in the longer term.

6.0 PROPOSED MITIGATION MEASURES

Staging

Measures to mitigate the potential effects of the proposal include, in the first instance, management of operations in a strategically staged manner so that exposed areas are limited at any one time and reduced or disestablished over winter periods.

Earthworks

The LVA recommends final earthworks contouring with maximum grade of 2H:1V to exterior batters – to be varied according to adjoining levels as well as 'rounding off' batter transitions to better tie the resultant landform into the adjacent topography. It recommends varying the grade and finish of batter slopes to provide a more natural edge finish through mimicking natural erosion patterns to break uniformity. This will need to be reflected in any final earthworks plans and conditions.

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Planting

Mitigation measures in the form of planting are included in Appendix 3 of the LVA. This includes plans in three areas as the project progresses – i.e. Stage 1, Stage 2 and Stages 3-8. The three plans show existing planting (mainly exotic species along the roadside boundary) to be retained to be supplemented with native planting at the roadside and wetland buffer planting. A detailed planting palette of local eco-sourced species is provided for each stage and area. Wetland planning includes a 10m buffer around the streams and wetlands as identified in the Ecology report which accompanies the AEE.

I consider these measures to be appropriate in mitigating the potential visual effects of the proposal. While the plans are good in concept, I recommend these be reinforced through conditions to ensure their effective implementation – this to take the form of detailed planting plans showing species, plant grades, spacing and numbers of plants to be planted. They should also include a detailed programme of planting works, their commencement and how they overlap with the various stages of the cleanfill operations.

Conditions

Batter slope design and retention of existing planting as well as proposed mitigation planting will need to be included in conditions for earthworks and planting.

Some of the planting shown to be retained lies outside the Site, within the road corridor so will likely need some form of legal protection if this is to be relied upon for visual screening in the future.

It is expected that the visual effects of truck movements, machine operation and associated noise and dust would be managed though conditions as proffered in the AEE with respect to Environmental Management Plans including those for Stormwater; Erosion, Dust and Sediment Control; and auditing requirements.

7.0 ASSESSMENT AGAINST STATUTORY FRAMEWORK

The assessment against the statutory framework including the HCPDP and ODP as well as higher order documents is well documented and assessed. I agree with the LVA responses in this regard.

8.0 CONCLUSIONS OF THE LVA

The LVA provides a thorough assessment of effects of the proposal on the rural landscape character, visual and amenity values of the area. Effects from the Coast Road and nearby properties opposite and adjacent to the Site are well described and documented in the form of maps, photography and visual simulations. These illustrate the potential effects of the proposal including proposed mitigation measures in the form of planting and recommended final shaping of earthworks to blend the fill into the surrounding rural landscape.

I consider the assessment and LVA responses to the statutory matters and relevant documents to be thorough regarding consideration of effects on the wider rural landscape values. I agree with the conclusions that the effects will be low-moderate as each stage progresses, reducing to

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low on completion due to the temporary and incremental staging of the operations. The reinstatement to pasture will support the ongoing suitability of the land for rural land use activities thus maintaining the open space character and visual amenity in the long term.

The landscape effects of these temporary operations would be managed through the proffered conditions with strategically staged works and screen planting to mitigate the impact of the landscape change arising from the cleanfill for the duration of the activity. Some of the recommendations regarding final shaping of earthworks, programming of planting and retention of existing vegetation will need to be included in the conditions to ensure they take effect.

Overall, I agree with the findings of the LVA that the landscape and visual effects of the proposal will be **low-moderate** as each temporary stage is in operation (2-3 years), reducing to **very low** in the longer term and on completion (15+ years)

Linda Kerkmeester
LANDSCAPE ARCHITECT
(NZILA Registered)

FOOTNOTE

Table 1 below is used to guide the level of landscape and visual effects using a seven-point scale derived from NZILA *'Te Tangi a Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- 1. Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 1: Determining the overall level of landscape and visual effects

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Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[1] or an adverse effect on the environment is no more than minor[2]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.
In relation to this assessment, moderate-low level effects would generally equate to 'minor'.
The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

Less than Minor		Minor	More than Minor			
Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
					Significant[3]	

Table 2: Determining minor effects for notification determination and non-complying activities

[1] RMA, Section 95E

[2] RMA Section 95D

[3] To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

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Consent Ref 240334

24 July 2025

Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council,
30 Laings Road,
Hutt Central, Lower Hutt 5010

Dan.Kellow@huttcity.govt.nz

Dear Dan,

Landscape and Visual Assessment Peer Review for Hutt City District Council
Re: RC Application for proposed private cleanfill and associated earthworks at 1044 Coast Road, Wainuiomata

This peer review covers the Landscape and Visual Assessment report as prepared by Caitlin Cook, Registered Landscape Architect with Designgroup Stapleton Elliot (DGSE) to accompany an application by Kakariki Estate Limited (the Applicant) for landuse consent to establish and operate a private cleanfill and associated earthworks located at the above address. The Site has a General Rural zoning in the Hutt City Council Proposed District Plan.

The LVA report has been reviewed with regard to the following:

- The proposal is adequately described and the components of the project clearly articulated;
- All relevant statutory matters and relevant documents have been identified;
- Methodology used represents best practice and potential viewpoints are covered;
- The description of the existing environment is adequately covered;
- Landscape, natural character and visual amenity effects have been identified and evaluated in relation to the methodology;
- Mitigation measures, options and recommendations are appropriate;
- The proposal and its effects are assessed against the statutory framework; and
- Conclusions reflect the findings of the assessment.

A site visit was undertaken for the purpose of this review on the 15th July 2025 to view the Site from within the property as well as the surrounding context from the road. I am also familiar with the area from trips to the Wainuiomata Coast Road on several occasions on route to Baring Head on the south coast and walkways in the Catchpool Valley in the Remutaka Forest Park. As noted in the LVA, the Site is located opposite the entrance to the Catchpool Valley campsite, in proximity to this area with high recreational and natural character values.

1.0 PROPOSAL DESCRIPTION

The proposal is described in the Application prepared by Cuttriss Consultants Ltd (November 2024) and supported by further information in the LVA with regards to the landscape context of the Site and the physical components of the project. The Scheme Plan, by Cuttriss Consultants, provides details of the proposal with final earthworks extent, fill volume and depth relative to the surrounding context in the form of a detailed plan and cross sections. (Refer Appendix E of the AEE).

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3.0 METHODOLOGY

The method used to assess the landscape and visual effects is based on best practice as outlined in the NZILA guidelines for visual assessment. The use of the seven-point scale as identified in the NZIL Landscape Assessment guidelines are mentioned are included (refer Figure 1 at 1.1 of the Methodology). The visual catchment is initially assessed using a desktop ZTV study (Zone of Theoretical Visibility – map included at Appendix 1 of the LVA). This was then followed up with site visits to determine the potential viewing audience. In total, 8 residential properties on Coast Road, generally opposite the site, were assessed as well as users of Catchpool Valley and Coast Road.

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I am satisfied that the LVA covers the range of viewpoints from publicly accessible locations at driveway entrances to properties that may view the proposal. The overall conclusion of the viewpoint analysis is that *the visual effects on the surrounding environment from* [the selected viewpoints] *will temporarily* [during operations for each stage] *range from very low to moderate, reducing to negligible to low upon completion*. The visual simulations indicate that these findings are based on any proposed screen planting being undertaken at the early

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Site context

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In my opinion the range of viewpoints is adequately covered to enable an assessment of the visual effects of the proposal as seen from the surrounding properties with an aspect towards the site.

5.0 LANDSCAPE CHARACTER AND VISUAL AMENITY EFFECTS

The landscape values and effects of the proposal are thoroughly described in Chapter 5 to include physical, associative and perceptual values. The effects on each of these values is defined and found to be low-moderate, reducing to very low upon completion of the cleanfill activity.

The LVA responses and conclusions relating to District Plan policies and objectives for the General Rural activity area on open space, natural character and visual amenity values arising from the proposal are well outlined. It refers to the Erosion and Sediment Control Plan for the control of earthworks in defined stages, stabilising and disestablishing works in winter periods and reinstatement of grass to reduce visual impacts to low-moderate levels over time. Overall I concur with the assessment of Visual amenity effects described as follows:

> *Visual amenity values will be temporarily affected during each stage of the cleanfill operation. However, this will diminish over time as proposed screen planting establishes and matures. The general open character of the Site will largely be preserved, as screening planting will be limited to mitigation through judicious placement of planting for affected properties. Once the cleanfill activity is complete, the Site will largely return to its current state, with a slightly raised landform and enhanced visual amenity through appropriate planting.*

I agree with the findings that the effects on landscape character and visual effects as viewed from the Coast Road and on adjoining neighbours will be **low to moderate** during operations, reducing to **low** in the longer term. This will be subject to strategic staging, screen planting and reinstatement of the pasture. This will control the amount of change visible in the landscape at any one time and maintain the rural character of the surrounding area in the longer term.

6.0 PROPOSED MITIGATION MEASURES

Staging
Measures to mitigate the potential effects of the proposal include, in the first instance, management of operations in a strategically staged manner so that exposed areas are limited at any one time and reduced or disestablished over winter periods.

Earthworks
The LVA recommends final earthworks contouring with maximum grade of 2H:1V to exterior batters – to be varied according to adjoining levels as well as 'rounding off' batter transitions to better tie the resultant landform into the adjacent topography. It recommends varying the grade and finish of batter slopes to provide a more natural edge finish through mimicking natural erosion patterns to break uniformity. This will need to be reflected in any final earthworks plans and conditions.

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Planting

Mitigation measures in the form of planting are included in Appendix 3 of the LVA. This includes plans in three areas as the project progresses – i.e. Stage 1, Stage 2 and Stages 3-8. The three plans show existing planting (mainly exotic species along the roadside boundary) to be retained to be supplemented with native planting at the roadside and wetland buffer planting. A detailed planting palette of local eco-sourced species is provided for each stage and area. Wetland planning includes a 10m buffer around the streams and wetlands as identified in the Ecology report which accompanies the AEE.

I consider these measures to be appropriate in mitigating the potential visual effects of the proposal. While the plans are good in concept, I recommend these be reinforced through conditions to ensure their effective implementation – this to take the form of detailed planting plans showing species, plant grades, spacing and numbers of plants to be planted. They should also include a detailed programme of planting works, their commencement and how they overlap with the various stages of the cleanfill operations.

Conditions

Batter slope design and retention of existing planting as well as proposed mitigation planting will need to be included in conditions for earthworks and planting.

Some of the planting shown to be retained lies outside the Site, within the road corridor so will likely need some form of legal protection if this is to be relied upon for visual screening in the future.

It is expected that the visual effects of truck movements, machine operation and associated noise and dust would be managed though conditions as proffered in the AEE with respect to Environmental Management Plans including those for Stormwater; Erosion, Dust and Sediment Control; and auditing requirements.

7.0 ASSESSMENT AGAINST STATUTORY FRAMEWORK

The assessment against the statutory framework including the HCPDP and ODP as well as higher order documents is well documented and assessed. I agree with the LVA responses in this regard.

8.0 CONCLUSIONS OF THE LVA

The LVA provides a thorough assessment of effects of the proposal on the rural landscape character, visual and amenity values of the area. Effects from the Coast Road and nearby properties opposite and adjacent to the Site are well described and documented in the form of maps, photography and visual simulations. These illustrate the potential effects of the proposal including proposed mitigation measures in the form of planting and recommended final shaping of earthworks to blend the fill into the surrounding rural landscape.

I consider the assessment and LVA responses to the statutory matters and relevant documents to be thorough regarding consideration of effects on the wider rural landscape values. I agree with the conclusions that the effects will be low-moderate as each stage progresses, reducing to

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low on completion due to the temporary and incremental staging of the operations. The reinstatement to pasture will support the ongoing suitability of the land for rural land use activities thus maintaining the open space character and visual amenity in the long term.

The landscape effects of these temporary operations would be managed through the proffered conditions with strategically staged works and screen planting to mitigate the impact of the landscape change arising from the cleanfill for the duration of the activity. Some of the recommendations regarding final shaping of earthworks, programming of planting and retention of existing vegetation will need to be included in the conditions to ensure they take effect.

Overall, I agree with the findings of the LVA that the landscape and visual effects of the proposal will be **low-moderate** as each temporary stage is in operation (2-3 years), reducing to **very low** in the longer term and on completion (15+ years)

Linda Kerkmeester
LANDSCAPE ARCHITECT
(NZILA Registered)

FOOTNOTE

Table 1 below is used to guide the level of landscape and visual effects using a seven-point scale derived from NZILA *'Te Tangi a Manu: Aotearoa New Zealand Landscape Assessment Guidelines'*

Effect Rating	Use and Definition
Very High:	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
High:	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. *Concise Oxford English Dictionary Definition* *High: adjective- Great in amount, value, size, or intensity.*
Moderate- High:	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
Moderate:	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. *Concise Oxford English Dictionary Definition* *Moderate: adjective- average in amount, intensity, quality or degree*
Moderate - Low:	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
Low:	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. *Concise Oxford English Dictionary Definition* *Low: adjective- 1. Below average in amount, extent, or intensity.*
Very Low:	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table 1: Determining the overall level of landscape and visual effects

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Determination of "minor"

Decision makers determining whether a resource consent application should be notified must also assess whether the effect on a person is less than minor[1] or an adverse effect on the environment is no more than minor[2]. Likewise, when assessing a non-complying activity, consent can only be granted if the s104D 'gateway test' is satisfied. This test requires the decision maker to be assured that the adverse effects of the activity on the environment will be 'minor' or not be contrary to the objectives and policies of the relevant planning documents.
In relation to this assessment, moderate-low level effects would generally equate to 'minor'.
The third row highlights the word 'significant' which has particular reference to the NZCPS and Policy 13 and Policy 15 and where on the effects-spectrum 'a significant' effect would be placed.

Less than Minor		Minor	More than Minor			
Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
					Significant[3]	

Table 2: Determining minor effects for notification determination and non-complying activities

[1] RMA, Section 95E

[2] RMA Section 95D

[3] To be used only about Policy 13(1)(b) and Policy 15(b) of the New Zealand Coastal Policy Statement (NZCPS), where the test is 'to avoid significant adverse effects'.

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Document 18

From: Elliott Thornton
To: Dan Kellow
Subject: RE: [#CCL30246] RM240334
Date: Friday, 8 August 2025 2:08:53 pm
Attachments: image001.png
image002.png
image003.png
RE #CCL30246 1044 Coast Road Wainuiomata Coast - Update.msg

Absolutely not. I am not nominating public notification and I thought we were sitting at limited notification?

With regards to dust, I responded earlier on the 1st August stating that dust suppression is typically address through water spray. An appropriate condition could cover this off. You had concerns regarding the source of water, noting the GWRC water permit will lapse next year. I responded (attached) that we anticipate GWRC will grant an extension to the existing consent for a water permit from the Wainuiomata River. In the unlikely event that is it not renewed, there are water tanks on-site that could be used for 75,000L or they can import water as needed.

Could you therefore consider a dust management plan a proffered condition of consent.

It is also my view that should dust be an issue, which we don't expect it will be, any effects are likely limited to those you've identified as potentially affected persons nearby, and not on the wider environment as the scale of any single stage is small, the vehicle movements limited, and it's unlikely that the material will travel beyond the boundaries of the site, let alone far into the wider environment.

Therefore, while we feel pretty confidence dust suppression can be managed, it's unlikely to be much beyond the scale of the site that would warrant public notification.

Measure could also be employed on the trucks if needed such as a cover, in the same way that they would be if they were transporting the material to a different landfill site.

Therefore, we anticipate a Limited Notification decision to those affected persons you've already identified, but not public notification.

If you are looking to publicly notify, then please consent the consent suspended to enable us to address any outstanding concerns you may have.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him) | Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>

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Document 18

Sent: Friday, 8 August 2025 2:01 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] RM240334

Hi Elliott,

Thanks for your email.

Dust has not been dealt with by GWRC, and I have spoken with Andrew Banks about this.

Page 31 of the GWRC decisions states

"The applicant has stated that the clean fill operation will be managed so that it does not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke, vapours, droplets, or ash beyond the boundary of the property.
As air discharges will be undertaken as a permitted activity under R27, this consent does not authorise air discharges beyond the property boundary, nor does it include conditions to manage air discharges as a permitted activity. "

In addition, the GWRC ESCP condition does not include/reference dust mitigation.

To be clear, you are requesting that HCC release a notification decision requiring public notification rather than providing further information outlining how dust will be managed?

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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immediately. Thank you

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Friday, 8 August 2025 12:54 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] RM240334

G'day Dan,

Proceed to issue a decision. As per my earlier email, my view is that dust, flooding, erosion and sediment control have all been dealt with in the GWRC consent, so hopefully your decision focuses on the activity itself, visual and noise which I gather are the two main reasons you've considered effects as being minor.

Thanks,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Friday, 8 August 2025 12:21 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] RM240334

Hello Elliott,

Please note that in the absence of a response HCC will issue the notification decision at the close of business today.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

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P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz





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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 7 August 2025 9:58 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] RM240334

G'day Dan,

I'll come back to you today and thanks for the heads up on invoicing.

Cheers,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Thursday, 7 August 2025 9:00 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RM240334

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Hello Elliott,

1. Please come back to me today me regarding the draft notification decision and whether you wish to place the processing clock on hold or whether you want the notification decision issued.

2. Also please be aware that HCC have received the invoice for the additional LVA assessment following the receipt of the RFI response. The agreement for the initial review is attached and I understand HCC will invoice shortly for all work done post receipt of the LVA information.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton
To: Dan Kellow
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Update
Attachments: image001.png
image002.png
image003.png

G'day Dan,

Just checking where we're at with this?

Just an FYI, GWRC have given us draft conditions and our responses to these are relatively minimum, so their consent could be granted next week.

There was an earlier issue around dust suppression which is typically controlled through water spray. In response, we anticipate GWRC will grant an extension to the existing consent for a water permit from the Wainuiomata River. This requires renewal next year. In the event that is it not renewed, there are water tanks on-site that could be used for 75,000L or they can import water as needed.

We therefore don't see this as an impediment to consent being granted or being to rely on a water source for dust suppression.

Thanks,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Monday, 14 July 2025 5:04 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] [EXTERNAL] 1044 Coast Road, Wainuiomata Coast - Site Visit

Yes, that works. Thank you!

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 14 July 2025 5:04 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: Re: [EXTERNAL] [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Site Visit

Meet the client by the gate at 10.30 if that works?

Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
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| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Monday, July 14, 2025 4:52:23 PM
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [EXTERNAL] [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Site Visit

Hi Elliott,

Are there any instructions for going on site tomorrow morning?

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Regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz





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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Thursday, 10 July 2025 4:21 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: [EXTERNAL] [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Site Visit

Hi Dan,

Can you lock in 10am Tuesday for your landscape expert to visit the site. Can you confirm this once you've heard back.

Please also let me know if you'd like me in attendance.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053

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From: Alicia Todd
To: Dan Kellow
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management
Date: Monday, 18 August 2025 9:28:00 am
Attachments: s7(2)(a), s7(2)(f)(i) [redacted]

Hi Dan,

Example notification pack linked here with a letter template

Notification packs to affected persons

Please source the latest plans. It might also pay to have the applicant condense a document with all newly proffered mitigation that arose during the RFI process to have this appended to the AEE originally submitted – I'll leave that to you.

Let me know if you have any questions,

Alicia

From: Alicia Todd
Sent: Monday, 18 August 2025 9:18 am
To: Baylee O'Sullivan <Baylee.OSullivan@huttcity.govt.nz>; Stephen Dennis <Stephen.Dennis@huttcity.govt.nz>; Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Anna Martin <Anna.Martin@huttcity.govt.nz>
Subject: FW: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Morning team,

FYI @Dan Kellow formally issued the limited notification decision to the applicant for the Friday Homes cleanfill site at 1044 Coast Road on Friday. This is RM240334 and the decision is below. I have set up a 'notification' folder in sharepoint.

Notification

Dan has sent to Elliott seeking confirmation for HCC to commence the limited notification process. Noting the applicant has already paid the limited notification fee in their initial lodgement, I expect this to come today and for the process to need to commence ASAP with no delay for receipt of payment.

@Baylee O'Sullivan Can I please request an internal contact for Dan to assist in the preparation of notification packs e.g. printing, posting etc?

@Dan Kellow next step for you on receipt of the all clear from Elliott is to draft letters to go to the identified persons and supporting notification packs with application documents. Can you please do this and let me know when complete so I can review? I will send you some examples separately.

Let me know if there are any questions

Alicia

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Friday, 15 August 2025 4:51 pm
To: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Hi,

I will release to Elliott now.

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

From: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Sent: Friday, 15 August 2025 12:00 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Done let me know if you have any questions.

Please let me know before you release the decision so I can keep Baylee up to speed.

Alicia Todd
Consultant Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** **W:** www.huttcity.govt.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Thursday, 14 August 2025 2:46 pm
To: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Hi Alcia,

I have updated the report so could you please review, thanks. Draft Notification Decision 14.08.2025.docx

He doesn't necessarily agree with the various conclusions but has requested we proceed with limited notification.

Cheers

Dan

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

From: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Sent: Thursday, 14 August 2025 1:55 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Thanks Dan.

Let me know if/when you need final notification report looked at again. Has Elliott otherwise accepted all points of

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your draft report?

I've updated CI with a 7 working day s37 as noted below. The consent is active and on a (net less than 7 days) day 13.

Alicia

Alicia Todd
Consultant Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** **W:** www.huttcity.govt.nz





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From: Dan Kellow
To: Elliott Thornton
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management
Date: Friday, 15 August 2025 4:56:00 pm
Attachments: Notification Decision 15.08.pdf
image001.png
image002.png
image003.png

Hello Elliott,

Please find attached the final notification decision.

The decision is that limited notification is required to the following persons:

- Owners and occupiers of s7(2)(a) Coast Road, Wainuiomata.

Please confirm that HCC should commence the limited notification process.

Kind regards,

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 13 August 2025 4:09 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

G'day Dan,

Please consider the 2,500m^2 max unstabilised fill to be a proffered condition as per your suggestion for the purposes of your notification decision.

I can also confirm we agree to exclude the time from the 5/08 (date we received the draft) – 13/08 from timeframes that contribute to working days under section 37 of the RMA.

Appreciate your pragmatic and diligence in getting this consent to this stage, and be very interested to see what, if any submissions are received.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 13 August 2025 4:01 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Hello Elliott,

Thanks for confirming the maximum amount of uncontrolled fill that the proposal will need to comply with. For the record I am considering this as a proffered consent condition parameter that I can now take into account when making a notification decision. The 2500m2 was not a parameter/condition proposed by HCC.

I requested in emails sent to you 4/08/25 and 6/08/25 that you confirm agreement to placing the processing clock on hold while you are considering the draft notification decision and deciding whether or not to amend the proposal. You have not replied to this request yet and have taken 7 working days to finalise the amendments to the proposal. Please confirm your agreement to have the processing clock on hold from 4/08 until 13/08.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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immediately. Thank you

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 13 August 2025 9:54 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

G'day Dan,

I can confirm that we accept a condition that the maximum area of uncontrolled rill is to be limited to no more than 2,500m^2.

If we use the assumed rate of water per m^2 in the MfE Guideline for Assessment and Managing Dust of 1L per m^2 per hour, based on an 8 hour day, with a water tanker of up to 10,000L, that's 2 trucks per day (4 additional vehicle movements, above the cleanfill trucks themselves). There is also approx. 75,000L rainwater storage on-site with roof water collection, and the potential to use water from the sediment retention ponds, which may reduce this but I note these are finite resources and in extended dry periods, the applicant is likely going to need to rely on water tanker.

We also accept a dust management plan, where specific details as to how dust will be managed, and the conditions in which those measures will be carried out, will require certification from Hutt City Council. As noted, this will likely include limitations on speed on the haul route, and maintenance of a complaints register.

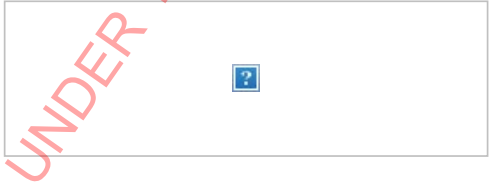
We hope this satisfies your concerns regarding water storage, and that the specifics of dust management can form the contents of a dust management plan.

If you need anything further, please get in contact.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Elliott Thornton
Sent: Tuesday, 12 August 2025 1:09 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

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G'day Dan,

I'll follow up with our engineer and come back to you. That sounds pragmatic. I just need to confirm the total area.

Cheers,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Tuesday, 12 August 2025 1:05 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

Hello Elliott,

I have reviewed your email and the GWRC decision and associated conditions.

You state below:

In practice, the entire catchment would not be open at any one time, as it would not be feasible based on the proffered restrictions on truck movements per day and see more likely that each stage would be split into smaller sub stages of around 300SM per day.

A normal sizes water cart is between 5,000L-10,000L so should sufficiently be able to service an area of between ~625-1,250SM per day. Based on the rule of thumb and a works period of 8 hours, a single water truck or tanker per day would be sufficient, practical and feasible.

You have not proffered a condition that supports your statement that '*the entire catchment would not be open at any one time'*. I acknowledge the number of truck movements limits the speed that clean fill will be deposited but this is not the same as limiting the amount of clean fill that could be exposed at any one time. At this point there is no certainty that the proposal is restricted to a maximum XXm2 that aligns with the parameters you set out below. GWRC Conditions 36 – 42 are relevant but again do not limit the amount of site that will potentially be active to anything less than the size of each respective stage.

For certainty I suggest you confirm/condition a maximum area of XXm2 that will be active non stabilised clean fill at any one time. The XXm2 must align with what is feasible to manage which stems from the amount of water that could trucked or stored on the site and then sprayed. I suggest you consider proffering consent conditions the same or very similar to conditions 36 – 42 imposed by GWRC. HCC would need to

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rely on conditions within its own decision in regard to dust mitigation..

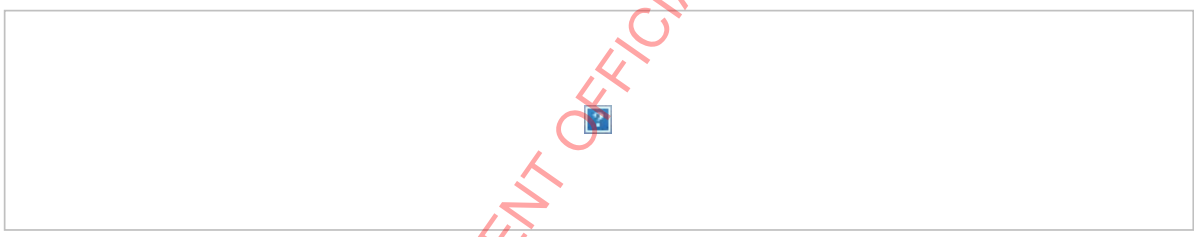
I accept the dust from vehicles travelling along the internal road could be managed via adherence with consent conditions limiting truck speed.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz





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---

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 11 August 2025 5:14 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Dust Management

G'day Dan,

Further to our conversation last Friday, I can confirm that it remains our clients intention to renew the water permit in relation to the Wainuiomata River to provide a water source suitable for dust suppression should it be needed. In the event that this water source is not available, the alternatives available include:

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- Water from the sediment retention pond;
- Rainwater tanks from roof water collection on the property; and
- Imported water truck.

With regards to the first two alternative sources, these are finite and probably can't be relied upon in extended dry periods, leaving the third option as the most likely. Having reviewed the Ministry for the Environment (MfE) Good Practice Guide for Assessing and Managing Dust 2016, we believe that the use of water to manage dust on the haul route internal to the site should not be required provided speeds are kept low. This leave the working area of exposed earth and stockpiling as the likely sources of dust. The details and triggers for this use of this can be outlined in a Dust Management Plan.

The MfE guide states that generally, 1L of water per square metres per hour. The largest catchment would require 14,200L per hour to supress dust based on the maximum catchment size of 14,200SM. In practice, the entire catchment would not be open at any one time, as it would not be feasible based on the proferred restrictions on truck movements per day and see more likely that each stage would be split into smaller sub stages of around 300SM per day.

A normal sizes water cart is between 5,000L-10,000L so should sufficiently be able to service an area of between ~625-1,250SM per day. Based on the rule of thumb and a works period of 8 hours, a single water truck or tanker per day would be sufficient, practical and feasible.

Could we therefore amend the limitations on truck movements, to exclude water trucks needed to service the development, and the specifics of the conditions upon which water is used for dust management, be detailed in a Dust Management Plan to be conditioned for certification prior to works commencing.

It's also worth noting that we do propose a sealed entrance, which will minimise tracking of material onto Coast Road, and significant screen planting is proposed on the periphery including along the entire Coast Road frontage, which would provide wind reduction controls and physical barrier to dust being dispersed beyond the site boundary.

This approach aligns with the MfE best practice guideline. We'd also recommend conditions regarding the establishment of a complaints register, monitoring, and dust management based on specific triggers all to be outlined in a Dust Management Plan.

We remain of the view that effects of dust can be managed to be less than minor on adjacent properties and can be controlled through management techniques.

I hope this satisfies your concerns regarding wider environmental effects of dust, and that a single water truck would have sufficient supply per day to address the requirements.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow
To: Elliott Thornton
Cc: Nicole Heron
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Notification Decision
Date: Monday, 18 August 2025 2:42:00 pm
Attachments: s7(2)(a), s7(2)(f)(i) [redacted]

Hello,

Thanks for spotting the numbering error. Please find attached an updated notification decision. For the record the only change in the attached document is to update page 30 by replacing '909A and 909B' with '904A and 904B'.

Since lodgement there has been additional mitigation proposed which is included across several emails. There were also numerous conditions proffered via the RFI response. It may be helpful to have these conditions made more prominent, rather than be sitting in an RFI, by including these in an addendum to the AEE along with the matters set out below. This could prevent some questions/confusion from potential submitters.

I consider the following should be included in the addendum:

1. The condition confirming a maximum of 2500m2 of non-stabilised clean fill.

2. In the notification decision proffered condition 12 was updated by me in response to the RFI which said, "*We propose that condition 12a be updated to reflect the recommendations of the LVA including reference to the recommended mitigation planting.*" As a result, the condition in the AEE differs from what is included in the notification decision. The RFI did not request that 12b be updated to align with the DGSE Stage 1 Mitigation Planting Plan and as a result condition 12b does not reflect what is stated on the DGSE Stage 1 Plan. Proffered conditions 12 and 13 are inconsistent with the DGSE mitigation planting plans. To deal with the inconsistency I suggest confirming that the mitigation planting will follow the layout and timing stated on the DGSE mitigation planting plans and either confirm conditions 12 and 13 are superseded or amend them so they match the DGSE plans.

3. Condition 16 refers to rehabilitation (at a maximum of 2.5ha) whereas I think this should state per stage.

Happy to discuss.

Kind regards,

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Monday, 18 August 2025 9:26 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Nicole Heron <nicole.heron@cuttriss.co.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Notification Decision

G'day Dan,

Further to Nicole's email below, I can confirm that the client seeks to proceed with the notification. Can you get this underway as soon as possible.

Thanks,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

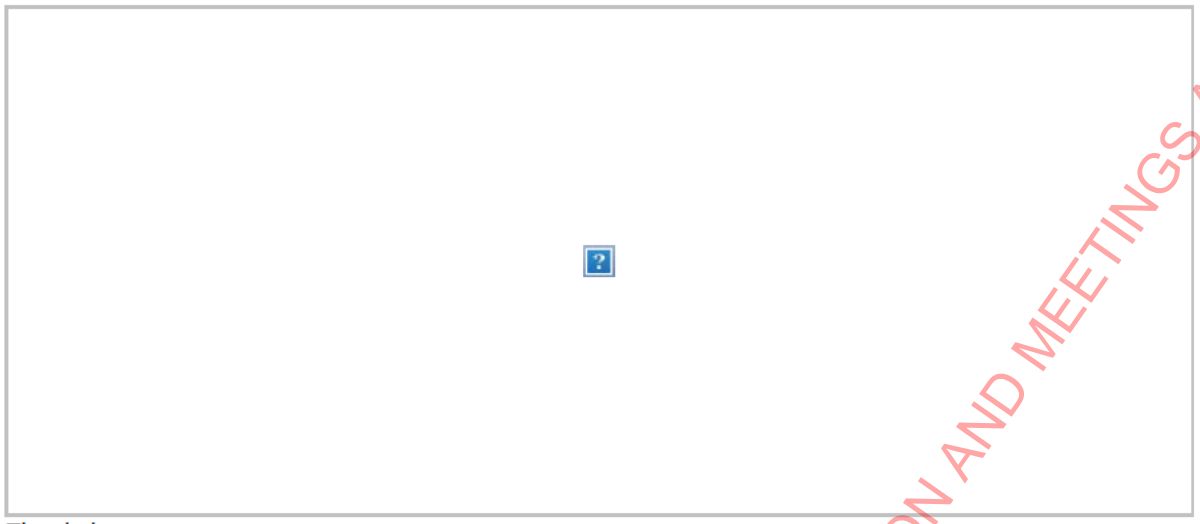
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From: Nicole Heron <nicole.heron@cuttriss.co.nz>
Sent: Monday, 18 August 2025 9:25 am
To: Dan.Kellow@huttcity.govt.nz
Cc: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Notification Decision

Hey Dan,

As discussed, it looks like there is a typo in the notification decision. Page 30 references 909A and 909B Coast Road, addresses that don't exist. We believe these should be 904A and 904B Coast Road instead. Can you please take a look, and if you agree, can this please be updated by way of a 133A amendment?

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Thanks!

Ngā mihi nui | Thank you

Nicole Heron | Senior Planner
Cuttriss Consultants Limited
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Document 21

From: Alicia Todd
To: Dan Kellow
Subject: RE: RM240334 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments
Date: Monday, 8 September 2025 5:36:00 pm
Attachments: image002.png
image004.png
image005.png

All looks good, thanks Dan.

I edited DoC letter first and just made a couple of small comments – implement them across all letters.

Happy to proceed. Thanks for this!

Doing OPWs now

Alicia

From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Friday, 5 September 2025 12:10 pm
To: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RM240334 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

Hi Alicia,

Now that Elliott has provided the proffered conditions do you want to check the draft letters? I have not created the three letters that need to be addressed to the occupiers of 904D, 977 and 1025 Coast but will do after you have reviewed. You will find two folders within the Notification folder that are self-explanatory.

I'm around until 3pm today to discuss.

Thanks

Dan.

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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Document 21

From: Elliott Thornton
To: Dan Kellow
Cc: Alicia Todd
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments
Date: Thursday, 4 September 2025 5:29:27 pm
Attachments: image001.png
image002.png
image003.png
Attachment B - Proffered Conditions.docx

G'day Dan,

Thanks for your email. I had this drafted a few days ago but hadn't yet sent it on as I'd been caught up in full day meetings.

This effectively is the same condition as per my earlier email.

I'm also happy to agree to an extension of time under section 37 to cover the period from 15th August 2025 to 4th September 2025.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Thursday, 4 September 2025 8:20 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

Hello Elliott,

How are you getting on with the revised set of conditions? That's all we need before proceeding with limited notification.

Please also confirm your agreement to apply the section 37 extension from 15th August, as previously agreed, to the date that you reply to this email with a complete set of proffered conditions.

Kind regards,

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Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: Dan Kellow
Sent: Friday, 29 August 2025 11:01 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

Hello Elliott,

Your suggested condition looks good to me.

Kind regards,

From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 27 August 2025 4:38 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

G'day Dan,

No worries at out.

Does Hutt City Council have some standard wording I can use?

Otherwise, I'll remove 'dust' from condition 34 and instead add a Dust Management Plan with similar wording. Can you provide any comment on the following suggested condition:

1. No later than 20 working days before the commencement of any cleanfill or earthworks, the consent holder shall ensure that the contractor submits a Dust Management Plan prepared by a Suitably

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Document 21

Qualified Professional, demonstrating compliance with G9 Dust Control within Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated. As a minimum it must also include:

- Details of inspection, maintenance, monitoring and control of dust; and
- Identification of appropriate auditing requirements to ensure performance of dust controls

All works must be carried out in accordance with the certified management plans.

If you feel the above would suffice, I'll send through a revised condition set with this included under the title Dust Management Plan so that it's clearly separate from Erosion and Sediment Control.

Thanks,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 27 August 2025 4:22 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

Hi Elliott,

Because the Notification Decision included condition 30, which requires a separate DMP, this condition needs to stay. For this site dust is a separate issue from broader construction management effects so a standalone condition is required. For the sake of keeping the notification process moving please include a DMP condition. You could of course revisit the wording of conditions come the Hearing.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 27 August 2025 9:08 am
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

G'day Dan,

Condition 34 of the proffered conditions set requires an Erosion, **Dust** and Sediment Control Plan be submitted for certification and prepared in accordance with the GWRC guidance.

G9.0 from Page 166 of the relevant GWRC guidance, details best industry practice for dust control.

In addition, condition 30 of the proffered conditions set deals with dust complaints.

I don't think it needs to be any more complicated than that.

If Hutt City Council have a specific standard condition for dust management you'd like to substitute instead, I'm more than happy to do so, but in my view Condition 34 captures dust management and requires compliance with the industry standard practice across for the Wellington Region. I can't think of a better standard to certify compliance against either.

In relation to your request for section 37 extension, I agree that the time from the date of the notification decision being the 15th August, until the 26th August be excluded from working day calculations.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |

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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Elliott Thornton
Sent: Tuesday, 26 August 2025 5:58 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Addendum with Attachments

G'day Dan / Alicia,

Thanks for your comments. I have taken these into account.

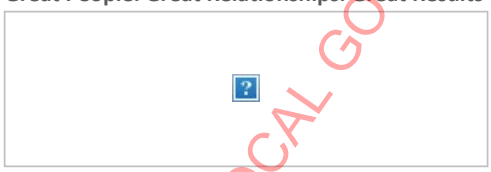
Please find attached an addendum summarising the changes since lodgement, and revised proffered conditions.

Can you give me a likely timeframe for notification?

Thanks,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Monday, 25 August 2025 7:30 am
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Proposed revised proffered conditions with changes

Hello Elliott,

Please see comments below regarding keeping or discarding conditions.

Conditions 1 – 7, 9 and 10. Irrespective of the fact that GW have a specific rule about contamination HCC

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will still impose conditions in relation to contamination and therefore conditions 1 – 7, 9 and 10 should remain. Contaminated soil is a landuse matter within HCC's jurisdiction. I expect you may replace what is proffered to match what GW imposed but I recommend you only do this post the submission period to keep things simple for now.

Condition 8 is relevant to HCC so should remain.

Condition 16 – must remain an HCC condition and the reference to 2.5ha is inconsistent with the size of each stage. Condition 18 of the GWRC does not reference returning the land to LUC 3 which is the current requirement. Until any change is enacted we treat it as HPL.

Condition 17 – keep but add a clause saying the condition will not apply if LUC3 is not classed as HPL. This can be dealt with at s42 stage.

Condition 33. A note defining 'stabilised' should be added that uplifts definition from GW decision.

I look forward to the addendum.

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz





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Document 21

From: Elliott Thornton
Sent: Friday, 22 August 2025 4:39 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Proposed revised proffered conditions with changes.

G'day Dan / Alicia,

Please find attached the updated proffered conditions, capturing the matters that arose in the section 92 responses.

In particular, I've added the berm vegetation maintenance, limits of truck movements, restrictions on unstablised material, and a requirement for a noise and vibration management plan. For the specific noise controls that come out of the NDY recommendations, instead of listing them out, I've cross referenced the section in their report in that they have to form part of the noise and vibration management plan.

Let me know your thoughts, particularly on removing the GWRC overlaps, which I note you mentioned in your notification report already in relation to ecology.

I'll then send an update or addendum to the AEE and we can get on with notification.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Elliott Thornton
Sent: Thursday, 21 August 2025 1:06 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: [#CCL30246] 1044 Coast Road, Wainuiomata Coast - Proposed revised proffered conditions with changes.
Importance: High

G'day Dan / Alicia,

Thank you for your suggestion. I have taken these onboard and made these changes to cover landscape mitigation to accord with the DGSE Landscape Report recommendations. I've also included a new condition around restricting truck movements, and a maximum unstabilised fill with relation to dust management. These are in track changes to make it easier for you to consider.

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To avoid duplication, clear responsibilities and ease of compliance and monitoring, now that we have a GWRC decision, there are a large number of conditions which better sit with GWRC than HCC. I have highlighted these in the attached document, and suggested they be removed as they're best sitting with GWRC.

An advice note to the HCC decision could state that:

- Compliance and monitoring of conditions relating to acceptance of waste, management of wetlands, management of streams, water quality, erosion and sediment control, flooding and site rehabilitation are covered off are the responsibility of Greater Wellington Regional Council and are covered off in the land use decision ref: WGN250145 dated 8th August 2025.

Please see the revised set of conditions and a copy of the GWRC conditions for your consideration.

This approach would clearly distinguish RMA responsibility between Territorial and Regional Council as per section 30, 31 of the RMA, and make it easier for all involved in managing the cleanfill operations.

Feel free to give me a call once you've considered this position. I can then tidy these up and issue either an addendum or revised AEE accordingly.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
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| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 20 August 2025 4:52 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: Payment has been made by Kakariki Estate Limited for Hutt City Council for NZD 2,865.00

Hi Elliott,

Thanks for letting me know this has been paid.

I was waiting for your addendum to the AEE clarifying what has been amended/proffered since the application was first submitted? As stated in my email sent Monday I consider that at least the following should be included in the addendum:

1. The condition confirming a maximum of 2500m2 of non-stabilised clean fill.

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2. In the notification decision proffered condition 12 was updated by me in response to the RFI which said, "*We propose that condition 12a be updated to reflect the recommendations of the LVA including reference to the recommended mitigation planting.*" As a result, the condition in the AEE differs from what is included in the notification decision. The RFI did not request that 12b be updated to align with the DGSE Stage 1 Mitigation Planting Plan and as a result condition 12b does not reflect what is stated on the DGSE Stage 1 Plan. Proffered conditions 12 and 13 are inconsistent with the DGSE mitigation planting plans. To deal with the inconsistency I suggest confirming that the mitigation planting will follow the layout and timing stated on the DGSE mitigation planting plans and either confirm conditions 12 and 13 are superseded or amend them so they match the DGSE plans.

3. Condition 16 refers to rehabilitation (at a maximum of 2.5ha) whereas I think this should state per stage.

I still consider clarification through an addendum is worthwhile to ensure potential submitters have the best chance of being clear of what is proposed, including mitigation.

Please advise if you will be submitting an addendum. Please note I am not working Friday so it would be good to move this on tomorrow (Thursday).

Kind regards,

Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz

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From: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Sent: Wednesday, 20 August 2025 12:12 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Subject: FW: Payment has been made by Kakariki Estate Limited for Hutt City Council for NZD 2,865.00

G'day Dan,

Please see attached confirmation that the outstanding invoice has been paid.

Can you please continue with notification.

Kind regards,

Ngā mihi nui | Thank you
Elliott Thornton (he/him)| Principal Planner | BUrbEnvPlan | MNZPI |
Cuttriss Consultants Limited
| e. elliott.thornton@cuttriss.co.nz | m. +64 21 449 053
| http://www.cuttriss.co.nz

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From: messaging-service@post.xero.com <messaging-service@post.xero.com>
Sent: Wednesday, 20 August 2025 12:11 pm
To: Elliott Thornton <elliott.thornton@cuttriss.co.nz>; mike@fhgroup.co.nz; katie@fhgroup.co.nz
Subject: Payment has been made by Kakariki Estate Limited for Hutt City Council for NZD 2,865.00

Kakariki Estate Limited

Hi,

Here's your remittance advice for payment of NZD 2,865.00.

If you have any questions, please let us know.

Thanks,
Kakariki Estate Limited

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Proffered Conditions

Landfill Classification (Waste Acceptance Criteria)

1. The proposed landfill is to be used for class 5 clean fill only as defined in the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 and only accept the following waste:
   - Virgin Excavated Natural Material (VENM) such as clay, gravel, sand, soil or rock fines that:
     - Has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and
     - Does not contain any sulfidic ores or soil or any other waste.
   - Maximum incidental inert manufactured materials (eg concrete, brick, tiles) to be no more than 5% by volume per load; and
   - Maximum incidental or attached biodegradable materials (eg vegetation) to be no more than 2% by volume per load; and
   - After the above allowances for inert manufactured materials and biodegradable materials, maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

2. At least 20 working days prior to operation, carry out soils test to determine the background chemical contaminant levels of the site. The soil test is to be carried out by a suitably qualified and experienced practitioner who specialises in contaminated land investigations and the result submitted to Council.

3. Every load deposited must be visually inspected to ensure it meets the cleanfill acceptance criteria under condition (1) above.

4. Laboratory testing is to be carried out by a suitably qualified and experienced practitioner who specialised in contaminated land investigations to at least a frequency of 1 per 50 loads, or 1 per 500m³ whichever is lesser. The testing is to confirm compliance with condition (1) above.

5. Any load that does not meet condition (1) must be rejected and disposed of at an alternative approved landfill suitable for the class of material.

6. No cleanfill material shall be deposited at the site which has been sourced from a site defined as ‘potentially contaminated’.

   Note: A potentially contaminated site includes any site that is listed on the Greater Wellington Regional Council’s Selected Land Use Register, or where there is reasonable cause to believe that activities listed on the Ministry for the Environment’s Hazardous Activities and Industries List have previously occurred, unless a Detailed Site Investigation has been completed confirming the source of the material is not contaminated.

7. No cleanfill material shall be deposited within 10m of any watercourse or wetland.

Survey

8. At least 10 days prior to commencement of cleanfilling, a survey of the cleanfill area as shown on the approved plans and documents is to be carried out by or under supervision of a licenced surveyor, and the boundaries of the cleanfill are to be clearly marked so that areas outside are clearly visible and identifiable as out-of-bounds for dumping. No dumping or movement of earth or soil is to be carried out outside the cleanfill areas including any temporary or stockpiling.

   Confirmation is to be provided from a licenced surveyor to Council 5 days prior to commencement of cleanfilling that the setout is at least 10m from any identified wetland or watercourse, and in accordance with the approved plans.

Record Keeping

9. An electronic record of all cleanfill material deposited at the site shall be maintained for the duration of the resource consent. The record shall include:
   a. The name of the company delivering the material;
   b. The date of delivery;
   c. The physical address of the land the material was sourced from;
   d. A description of the material as per the inspection required by condition (3) above;
   e. Any laboratory reports pertaining to the composition of the material as per condition (4) above;
   f. The weight and volume of the delivered material;
   g. The approximate location on-site where the material will be dumped.

10. The consent holder shall prepare an annual monitoring report for the period of 1 July to 30th June to the Council, by 30 September each year for the duration of this resource consent. The annual monitoring report shall include but not be limited to:
   h. The electronic record of cleanfill accepted at the site as per condition (9).
   i. A record of any material rejected at the site as per condition (5)
   j. A record of any spills on-site and remedial actions carried out.
   k. A record of any discovered contamination and any measures to address the contamination such as remediation and validation.
   l. Confirmation from a licenced surveyor con firming that the cleanfill remains within the boundaries specified by condition (8) above, at least 10m from any identified watercourse or natural inland wetlands, and does not exceed the Finished Platform Level's shown on the approved Earthworks Layout prepared by Cuttriss Drawing No. 30246 SCH Sheet 1 of 3 dated 10/10/2024.

Duration

11. The duration of the cleanfill activity must not exceed 30 years unless lapsed, been surrendered or been cancelled at an earlier date.

Landscaping

12. Prior to the commencement of cleanfilling activities, the consent holder shall submit a detailed landscape plan to Council for certification in accordance with approved Recommended Mitigation Planting Plans by DGSE dated May 2025 Ref: L2-L4

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Note: The purpose of the landscaping is to screen cleanfilling activities from view of the northern properties which contain residential houses and roadsides, and enhance the ecological values of the adjacent watercourses and wetlands.

13. Landscaping is to be carried out in stages, and the following timing:
    a. Stages 1 and 2 – Planting to commence prior to breaking ground but may overlap with the initial stages of cleanfill operations provided it is completed within two planting seasons.
    b. Stages 3 – 8 – Planting to be carried out prior to conclusion of Stage 8 cleanfilling.

14. A statement of compliance is to be submitted from a suitably qualified Landscape Architect at completion of any roadside or internal planting area or from a suitably qualified ecologist at completion of any wetland planting required by Condition 13 above.

15. All mitigation planting required by Condition 12 and 13 above, is to be maintained at the consent holders cost for a minimum period of 2 years, or until completion of the stage outlined in Condition 13 above, which is greater. Any dead plants are to be replaced, and where a particular species dies en-masses, it is to be substituted after consultation with a suitably qualified ecologist or Landscape Architect.

Rehabilitation

16. The consent holder shall progressively rehabilitate the site as each section or cleanfill stage is completed (at a maximum of 1.5ha). Within 6 months of that section or stage being finished, rehabilitation of that area shall be completed. The rehabilitation is to include but not limited to:

    a. A state compatible with a Land Use Capability 3 (LUC3) which existed prior to the cleanfilling activities, which as a minimum would include pasture, but may also include alternatives for cropping, orcharding or similar unless the NPS-HPL is amended to exclude LUC3 from the definition of highly productive land; or
    b. Final cover in accordance with section 5.9 of the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 as applicable to a class 5 landfill (cleanfill) if the NPS-HPL is amended to exclude LUC3 as highly productive land; and
    c. Spreading a minimum depth of 300mm topsoil over the site; and
    d. Top soil is not to be compacted during the spreading; rather top soil is to be tilled or ripped to improve drainage; and
    e. The development of a free-draining and stable landform; and
    f. Re-grassed and re-planted all exposed areas as soon as practicable to prevent erosion losses; and
    g. Monitoring and maintaining rehabilitated areas to ensure they are functioning appropriately post-closure; and
    h. At completion of the rehabilitation, remove all mobile machinery and plant from the site (or stage).

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17. Certification is required within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the LUC3 land as highly productive land.

Vehicle Crossing and Passing Bays

18. Prior to commencement of cleanfill activities, an extra heavy vehicle crossing is to be constructed as shown on the approved plans to Coast Road, and the concrete extended to the site boundary with sufficient length of 1 truck length, and width to enable 2 trucks to pass.

19. Prior to commencement of cleanfill activities in a particular area, passing bays are to be constructed that enable 2 trucks to pass, generally in the areas shown on the approved plans up to the point of that area.

Pre-start Meeting

20. Prior to the commencement of the cleanfill, the consent holder shall hold a pre-start meeting that:
    a. Is located on the subject site.
    b. Is scheduled not less than 5 days before the anticipated commencement.
    c. Includes Hutt City Council and Greater Wellington Regional Council officers.
    d. Includes representatives from the contractors who will undertake the works and any relevant suitably qualified professionals involved in the compliance, monitoring or site rehabilitation. The meeting will discuss erosion and sediment control measures, the cleanfill methodology, and familiarity with the necessary conditions of any consent.

Operating Hours

21. Truck movement associated with the cleanfill is limited to a total of 18 loads per day (36 total truck movements).

    Note:

    This condition only applies to trucks dumping cleanfill material on-site. It does not apply to trucks associated with the existing farming, domestic activities, water tankers or any other truck associated with the day to day management of the site.

    This condition is imposed to minimise disruption and adverse effects on the road users along Coast Road.

22. The operation of the cleanfill and associated haulage on Coast Road is restricted to operating between 7:30am and 5:30pm Monday to Friday, and 7:30am to 1pm Saturdays and is not to operate on the following dates:
    - 20th December – 10th January inclusive;
    - 1st June to 30th September inclusive;
    - Any long weekend (i.e. where a public holiday as defined under the Holidays Act 2003 falls on a Friday or Monday);
    - Any public holiday.

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These restrictions do not apply to any measures necessary for stormwater / surface water management or dust mitigation measures.

Note:

The purpose of this condition is minimise nuisance to nearby residents located adjacent to Coast Road, minimise conflicts between trucks and recreational users of Catchpool Valley, and restrict activities during high rainfall to minimise risk of sedimentation into nearby streams and Wainuiomata River.

Noise

23. Tonal reverse alarms shall be prohibited on all machinery located permanently on the site. Broadband reverse alarms may be fitted if reverse alarms are required.

24. Vehicles on-site for cleanfilling are limited to:
    a. 10T tipper truck;
    b. Roller of 3T;
    c. Excavator of 20T.

    And must be well-maintained.

25. Prepare a Noise and Vibration Management Plan (NVMP) to identify how effects from operational noise and vibration will be managed to minimise nuisance on adjoining residential dwellings for certification. The NVPM shall include but need not be limited to:
    a. Identify the Best Practicable Option and define procedures to manage and minimise noise and vibration effects associated with the cleanfill activities;
    b. Inform the duration, frequency and timing of works to manage distruption;
    c. Require engagement with affected receivers and timely management of complaints.

26. The NVMP must, as a minimum, address the recommended conditions under section 9 of the Acoustic Services Report prepared by NDY ref: rp231101w0003 Rev. 3 dated 10th Mary 2025 and the following:
    a. Identify the noise and vibration limits that apply to the proposal, including hours of operation.
    b. Identify the surrounding houses where noise and vibration limits may apply;
    c. Detail the mitigation measures that will be implemented to manage the noise and vibration effects from the cleanfill;
    d. The identification of staff and contractor responsibilities for the management of noise and vibration;
    e. Include and
    f. The procedure for the receipt, recording and handling of any noise and vibration complaints received.

27. The NVMP certified under condition (32) above must be implemented at all times that the cleanfill is in operation.

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Berm Vegetation Maintenance

28. For the duration of cleanfilling activities, maintain vegetation along the berm between the fenceline and the physical road for 180m from the vehicle crossing within the legal road to a height of no more than 1m above ground level.

    Note:

    This condition is imposed to ensure adequate and safe sightlines for vehicles entering and leaving the site at all times.

Tracking detritus

29. The consent holder shall avoid as far as practicable the conveyance, tracking or carrying of earthworked materials onto Coast Road. The consent holder shall inspect the vehicle crossing and road access area at the material disposal site daily during cleanfill operations when material is transported to the site. In the event material is tracked onto the Coast Road, where safe to do so, the consent holder shall clear the earthworked materials from the road(s) and clean the road so it is restored to its original condition in such a way that avoids the material being washed into nearby watercourses.

    Note:

    Earthworked materials include all detritus, soil, wood chip or rock. This may require the installation of a wheel wash facility.

Complaints

30. The consent holder shall distribute written communication (letters) to all property owners and occupiers along Coast Road (from No.'s 115B and 122 in the north, south to 1044 Coast Road) no later than 20 working days prior to the commencement of works onsite. The letter shall identify the procedures for making inquiries for information and/or complaints/concerns regarding the works. This shall include at a minimum:

    a) The consent holders name and key contact details

    b) The main site manager, name and contact details;

    c) A 24-hour contact telephone number for the consent holder or appointed agent;

    d) A clear explanation that the contact telephone number is for the purpose of receiving complaints and information from the public about noise or dust nuisance or any other problem resulting from the exercise of this consent.

    No later than 10 working days prior to the commencement of activities associated with this consent, the consent holder shall submit a copy of the letter and a list of properties served with this letter to the Council's Compliance and Monitoring Team as proof of compliance.

31. The consent holder must maintain a complains register. The complaints register must include details of when a complaint was received, the steps taken by the consent holder to investigate the complain, and any steps taken to address the issue raised. The complaints register must be provided to Council annually, and available on request.

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Signage

32. The consent holder must erect signage at the cleanfill entrance:
    a. Clearly identifying the northern entrance for cleanfill activities for haulage trucks;
    b. The name and contact information of the cleanfill operator; and
    c. 'Trucks cross' warning signage at both the northern and southern approaches.

    The signage must be maintained as legible until the completion of the cleanfill activities, and removed should activities cease for a period exceeding 12 months.

    Note:

    This condition is to manage complaints and also to ensure that the cleanfill entrance is clearly identified separately to the residential or farming entrance.

Environmental Management Plans

33. A maximum of 2,500m² in area of unstabilised earth is permitted at any time.

    Note:

    This condition is imposed to ensure that the extent of any unstabilised earth is limited to an area able to be serviced by no more than 2 water tankers at any time for the purposes of dust management.

    Stabilised has the same meaning as under the GWRC Natural Resources Plan being the process of having made an area of disturbed soil resistant to erosion. This may be achieved by using methods including but not limited to indurated rock or through the application of base course, or grassing a surface that is not otherwise resistant to erosion. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is considered stabilised once 80% vegetative ground cover has been established over the entire area.

34. No later than 20 working days before the commencement of any earthworks, the consent holder shall ensure that the contractor submits the following for certification:
    - An Environmental Management Plan prepared by suitably qualified person(s) and detail how all the conditions of this consent shall be complied with.
    - Erosion, and Sediment Control Plan demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated
    - Stormwater Management Plan
    - Inspection, maintenance, monitoring and control Plan
    - Hazardous Substances Management and Spill Prevention and Management Plan
    - Identification of appropriate auditing requirements to ensure performance of all components of the site's Environmental Management Plan

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- Ongoing maintenance plan (including maintenance of drainage systems to ensure the ongoing effectiveness of the consented design)
- Noise Management Plan
- Traffic Management Plan (including site access design)
- Site closure plan

All management plans must be prepared by a suitably qualified professionals and all works must be carried out in accordance with the certified management plans.

Dust Management Plan

35. No later than 20 working days before the commencement of any cleanfill or earthworks, the consent holder shall ensure that the contractor submits a Dust Management Plan prepared by a Suitably Qualified Professional, demonstrating compliance with G9 Dust Control within Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated. As a minimum it must also include:

    - Details of inspection, maintenance, monitoring and control of dust; and
    - Identification of appropriate auditing requirements to ensure performance of dust controls

    All works must be carried out in accordance with the certified management plans.

Top Soil Management Plan

36. No later than 20 working days prior to commencement of any earthworks, the consent holder shall prepare and lodge a topsoil management plan for certification of Council.. The purpose of the plan is to outline a framework that ensures that the topsoil is managed and replaced in such a way that the land use capability is re-established at completion of the cleanfill activities, and that minimises the potential soil loss to water. The plan is to outline the method to which soil is extracted, temporarily stockpiled, managed and then reestablished on the site.

    Note: If the National Policy Statement for Highly Productive Land is amended to exclude LUC3 from the definition of highly productive land, compliance with this condition is no longer required.

Review

37. The Council (or Greater Wellington Regional Council) may annually, on any of the last five days of May or November, serve notice of it's intention to review the conditions of this resource consent for the purposes of:
    i. Dealing with an adverse effect on the environment occurring as a result of the exercise of this resource consent;
    ii. Requiring best practice options to be adopted by the consent holder to remove or reduce any adverse effect on the environment as a result of the exercise of this resource consent;
    iii. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the resource consent; or

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iv. Requiring the consent holder to comply with a relevant rule in an operative District or Regional Plan (or proposed Plan that has immediate legal effect).

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From: Laura Hutchinson
To: Melissa Schwalger
Subject: RE: Toolkit Request - Laura Hutchinson
Date: Thursday, 11 September 2025 2:09:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png

Awesome, thanks for your help.

Laura

From: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Sent: Thursday, 11 September 2025 2:00 pm
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: Re: Toolkit Request - Laura Hutchinson

Cool, that's set to go live, please do check on Monday morning to make sure everything is working.

Melissa Schwalger
Senior Communications & Engagement Advisor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** s7(2)(a) **W:** www.huttcity.govt.nz

From: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Sent: Thursday, September 11, 2025 13:51
To: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Subject: RE: Toolkit Request - Laura Hutchinson

We're planning on sending letters out tomorrow so could the website go live 15th September 2025 @ 9am?

Thanks,
Laura

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

From: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Sent: Thursday, 11 September 2025 1:48 pm
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: Re: Toolkit Request - Laura Hutchinson

OK great, if there aren't any other changes, just let me know when you want it to be live. If you know now, I can set a time for it.

Melissa Schwalger
Senior Communications & Engagement Advisor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010

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P: M: s7(2)(a) W: www.huttcity.govt.nz

From: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Sent: Thursday, September 11, 2025 13:44
To: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Subject: RE: Toolkit Request - Laura Hutchinson

Hi Melissa,

That should be okay, the page makes it pretty clear as to who is considered affected and who isn't with the change you suggested to "affected property owners" I think it should be okay for the website to go live.

Thanks,
Laura

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 M: s7(2)(a) W: www.huttcity.govt.nz

From: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Sent: Thursday, 11 September 2025 10:33 am
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: Re: Toolkit Request - Laura Hutchinson

Hi Laura, all those updates should be good now.
The only issue that I've discovered is that it's not possible to give people a link to access without making the consultation visible on the public landing page. The only way around that is if you have people's emails and have manually pre-added them to get link access.
I'm assuming that asking that of potential submitters will add an undesirable layer of complexity. Are you OK with the possibility of other people stumbling onto the consultation? We've made it clear who can make submissions....

Melissa Schwalger
Senior Communications & Engagement Advisor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: M: s7(2)(a) W: www.huttcity.govt.nz

From: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Sent: Thursday, September 11, 2025 08:12
To: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Subject: RE: Toolkit Request - Laura Hutchinson

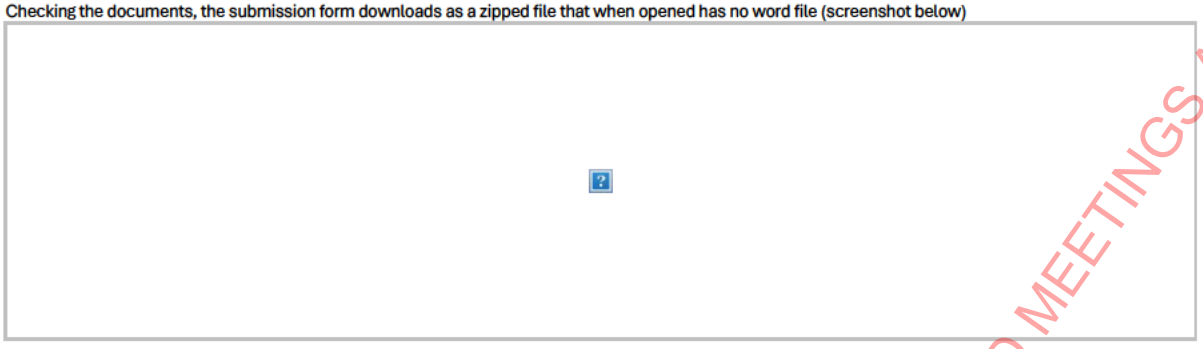
Hi Melissa,

Thank for that, the short URL is good as well, thank you!

Sorry for missing your previous email, I agree with the change from "you are invited" to :affected property owners and occupiers" to clarify things.

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Checking the documents, the submission form downloads as a zipped file that when opened has no word file (screenshot below)



I have also attached the documents you requested as PDFs.

Would you also be able to change the deadline to 5pm on Thursday 16th October 2025?

Thanks for your help with this

Laura

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 M: s7(2)(a) W: www.huttcity.govt.nz



From: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Sent: Wednesday, 10 September 2025 4:33 pm
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: Re: Toolkit Request - Laura Hutchinson

Hi Laura, I've drafted the page, which is here: haveyoursay.huttcity.govt.nz/imited-notified-resource-consent-for-a-cleanfill-at-1044-coast-road-wainuiomata
The short URL is hutt.city/cleanfillRC - the one you suggested was too many characters, but I can change it to something else if you prefer.

Please check the content and that all links and docs are accounted for. I was unable to add Dust Management confirmation 14.08.msg and Flooding assessment - omitted from AEE - received 16.12.2024.msg as that file type can't be added to the platform. Can you provide them as pdfs or word files please.

Thanks
Melissa

Melissa Schwalger
Senior Communications & Engagement Advisor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: M: s7(2)(a) W: www.huttcity.govt.nz



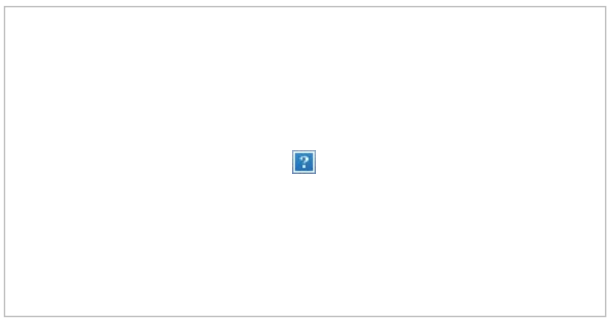
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From: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Sent: Wednesday, September 10, 2025 10:04
To: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Subject: RE: Toolkit Request - Laura Hutchinson

Hi Melissa,

Hope you're well sorry for the delay in getting back to you, I was waiting to hear back from the team about the details for the website (which I now have).

As per my request below, we were looking to set up a page which can only be accessed via a certain link which we will include in letters to those found affected, something similar to the below. With the application documents linked on the right hand side and then the main text on the left.



We were thinking of the title being "Limited Notified resource consent for a cleanfill (landfill – class 5)" and I've also attached the document with the main text we were thinking of to summarise the consent (similar to what will be included the letters).

Then the documents for the right can be found here – Plans and docs to make available via link . I'm hoping for them to be in the following order

1. Submission Form

ECR-FORM-108 - Submission on a Notified Application for a Resource Consent.docx

2. Consent documents as originally lodged

Consent documents as originally lodged

3. Further documents or information provided during processing

Further documents or information provided during processing

In relation to the link name, hoping for it be a basic name to make it easy for people to get to – maybe /coastroadcleanfill – but open to any suggestions.

We're hoping to get the letters out soon, so do you have capacity to get something set up in the next couple of days? Totally understand things might be busy right now so sorry for the late notice.

Happy to chat about any of the above Thanks for your help.

Kia pai te rā,

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Laura

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

From: Melissa Schwalger <Melissa.Schwalger@huttcity.govt.nz>
Sent: Thursday, 21 August 2025 1:52 pm
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: Fw: Toolkit Request - Laura Hutchinson

Hi Laura, I cover comms and engagement for your directorate, so just let me know when you're ready to move forward.

---

thanks

Melissa

From: WebServices <web@huttcity.govt.nz>
Sent: Thursday, 21 August 2025 12:00 pm
To: WebServices <web@huttcity.govt.nz>
Subject: Toolkit Request - Laura Hutchinson

Requester name: Laura Hutchinson

Requester email: laura.hutchinson@huttcity.govt.nz

Request details:
A resource consent has been limited notified, so we are looking to set up a page (accessible only via a certain link) on the HCC Have your Say website so those who have been found affected can submit on the consent. We did something similar for a digital billboard in Petone with Jess Bormleys help but I understand she has left Council. For right now we're just looking for a point of contact with someone who will have capacity within the next couple of weeks to help set up the website once we have the information to go.

Public website link:
Document link in Te Pātaka:
Additional information:

Deadline:

Supporting material:

Do you need additional support?

Melissa Schwalger
Senior Communications & Engagement Advisor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** s7(2)(a) **W:** www.huttcity.govt.nz

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From: Laura Hutchinson
To: Stephen Dennis
Cc: Dan Kellow; Alicia Todd
Subject: RE: 100 Coast Rd - RM240334 - limited notification
Date: Friday, 12 September 2025 8:16:42 am
Attachments: image001.png
image002.png
IMG2HCCLogo-Colour-EmailSignatureV5_png.png

Short URL will be - hutt.city/cleanfillRC

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

From: Stephen Dennis <Stephen.Dennis@huttcity.govt.nz>
Sent: Thursday, 11 September 2025 3:43 pm
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Cc: Dan Kellow <Dan.Kellow@huttcity.govt.nz>; Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: 100 Coast Rd - RM240334 - limited notification

Great work Laura!

Thanks for taking care of this, I'll take a look at the website. Assume we have a short url link in the letter itself?

Cheers,
S

Stephen Dennis
Principal Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6768 **M:** **W:** www.huttcity.govt.nz

From: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Sent: Thursday, 11 September 2025 3:26 pm
To: Stephen Dennis <Stephen.Dennis@huttcity.govt.nz>
Cc: Dan Kellow <Dan.Kellow@huttcity.govt.nz>; Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: RE: 100 Coast Rd - RM240334 - limited notification

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Hi all,

Letters are all ready to go and will be sent out tomorrow. Given most are rural sites, I've given 4 days for delivery, meaning submissions close 5pm Thursday 16th October 2025.

I've also got the website finished with the help of Melissa in the comms team, which will go live on Monday but there is a draft link you can look at here - https://haveyoursay.huttcity.govt.nz/shared_link/etovddmk

Happy to chat/make any changes as required.

Thanks,
Laura

Laura Hutchinson
Intermediate Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 495 4620 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

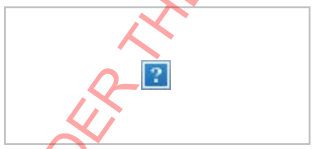


From: Stephen Dennis <Stephen.Dennis@huttcity.govt.nz>
Sent: Wednesday, 10 September 2025 8:51 am
To: Laura Hutchinson <Laura.Hutchinson@huttcity.govt.nz>
Subject: FW: 100 Coast Rd - RM240334 - limited notification

Fyi

Stephen Dennis
Principal Resource Consents Planner

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6768 **M:** **W:** www.huttcity.govt.nz



From: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Sent: Wednesday, 10 September 2025 8:15 am
To: Stephen Dennis <Stephen.Dennis@huttcity.govt.nz>
Cc: Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: 100 Coast Rd - RM240334 - limited notification

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Hi Stephen

The limited notification letters are ready to go for 1044 Coast Road. Alicia has peer reviewed. There are nine adjacent sites/persons being served although four of those have a different service address so thirteen letters in total. The letters are dated Friday 12th September with submissions closing 5pm Friday 10th of October. Of course these dates may change depending on when the letters are sent.

You will find two folders within the Notification folder – one contains a subset of the application documents to serve with the letters and the other contains all of the application documents to make available online. A submission form needs to be included with each letter along with the documents in the 'Plans and docs to send with letter' folder.

All thirteen letters need updating in the highlighted sections shown at the end of this email.

Please call or email to discuss as necessary.

Kind regards,

Dan.

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Dan Kellow
Resource Consents Planner - Contractor

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6666 **M:** **W:** www.huttcity.govt.nz



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From: s7(2)(a)
To: Dan Kellow
Subject: your reference RM240334
Date: Wednesday, 24 September 2025 2:46:24 pm

You don't often get email from carolgeale@hotmail.com. Learn why this is important

Hello Dan,

Could you please send to me an electronic copy including letter to myself and all relevant information from Cuttriss in relation to the application 11044 Coast Road, Wainuiomata.

Many thanks
s7(2)(a)

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From: Baylee O"Sullivan
To: Resource Consents; Dan Kellow
Cc: Alicia Todd
Subject: RE: Cleanfill 1044 Coast Road, Wainuiomata
Date: Friday, 26 September 2025 2:01:04 pm
Attachments: image001.jpg
IMG1HCCLogo-Colour-EmailSignatureV5_png.png

Just saw that, thanks Eder. @Dan Kellow would you mind responding? I suspect we just need to direct s7(2)(a) to GW given that we didn't find them affected and have to assume their interest is largely due to impacts on water quality/ecology but would be good to explain to her where we've got to re limited notification.

Thanks
Bayklee

Baylee O'Sullivan
Resource Consents Lead

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: **M:** s7(2)(a) **W:** www.huttcity.govt.nz

From: Resource Consents <Resource.Consents@huttcity.govt.nz>
Sent: Friday, 26 September 2025 1:57 pm
To: Dan Kellow <Dan.Kellow@huttcity.govt.nz>
Cc: Baylee O'Sullivan <Baylee.OSullivan@huttcity.govt.nz>; Alicia Todd <Alicia.Todd@huttcity.govt.nz>
Subject: FW: Cleanfill 1044 Coast Road, Wainuiomata
Importance: High

Hello,

Wellington Fish & Game Council have taken an interest in the cleanfill application.

Cheers,
Eder

From: s7(2)(a) @fishandgame.org.nz>
Sent: Friday, 26 September 2025 1:54 pm
To: Resource Consents <Resource.Consents@huttcity.govt.nz>
Subject: Cleanfill 1044 Coast Road, Wainuiomata
Importance: High

You don't often get email from acoughlan@fishandgame.org.nz. Learn why this is important

Good afternoon

It has been brought to our attention that there is an application for a consent for cleanfills in this site, near to the Wainuiomata River and bordering Catchpool Stream. Fish & Game has previously had to

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make Greater Wellington aware of impacts to both waterways from activity on this site, and both waterways have sportsfish present schedule, with the Wainuiomata River having both trout fishery and trout spawning values, and Catchpool Stream having trout spawning values under Schedule I of the operative Greater Wellington Natural Resources Plan.

As such, I would appreciate being part of the notification and submission process on this consent application. Who should I talk to about this, or would it be preferable if I go directly to Greater Wellington Regional Councils consenting team?

Kind regards

s7(2)(a) | Resource Officer

Wellington Fish & Game Council

292 Featherston Street, Palmerston North | PO Box 1325 Palmerston North 4440

P +64 6 359 0409 | **M** s7(2)(a)

E s7(2)(a)@fishandgame.org.nz | **W** https://fishandgame.org.nz/wellington/

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From: Dan Kellow
To: s7(2)(a) @fishandgame.org.nz"
Subject: Cleanfill proposal - 1044 Coast Road
Date: Friday, 26 September 2025 2:26:00 pm
Attachments: Notification Decision final 15.08 (2).pdf
WGN250145 - Officers report.pdf

Hello s7(2)(a)

Please find attached the Hutt City Council (HCC) notification decision for this proposal. The application is going through the 'limited notified' process with several of the adjacent landowners being found to be potentially affected to the extent where they can make a submission if they wish to. Submissions can not be made by the wider public. The attached notification decision records HCC's decision on notification.

Resource consent is required from both Greater Wellington Regional Council and HCC. Greater Wellington Regional Council have already issued their decision - please see attached.

Kind regards,

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Greater Wellington
Te Pane Matua Taiao

Resource Consent

RESOURCE MANAGEMENT ACT 1991

Consent No.	WGN250145	
Consent ID(s)	[40111] Discharge Permit – Discharge to Land	
	[40112] Discharge Permit – Earthworks to Land/Water	
	[40113] Land Use Consent – Soil Disturbance	
	[40142] Discharge Permit – Discharge to Water	
	[40230] Water Permit – Surface Water Diversion	
Name	Kakariki Estate Limited	
Address	PO Box 30389, Lower Hutt 5040	
Decision made under	Sections 104D, 105, 107, and 108 of the Resource Management Act 1991 (RMA)	
Duration of consents	Granted: 8 August 2025	Expires: 8 August 2055
Lapse date	8 August 2030	
Purpose for which consents are granted	The construction and operation of a cleanfill area, including: • [40111] The discharge of up to 196,500 m^3 of cleanfill material to land; • [40112] [40113] Earthworks up to 9.37 hectares and associated discharges of sediment and flocculant to a surface waterbody or land where it may enter a surface waterbody; and • [40142] The discharge of water into water within a natural inland wetland for the purpose of constructing or operating a cleanfill area; • [40230] The diversion of flood water from the Wainuiomata River.	
Location	1044 Coast Road, Wainuiomata at or about map reference NZTM 1760229.5420885	
Legal description of land	Lot 5 DP 551868 held in Record of Title 594741	
Conditions	See below	

Decision approved by:	Richard Percy	Team Leader, Environmental Regulation	

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Consent conditions WGN250145

[40111] Discharge Permit – The discharge of up to 196,500 m^3 of cleanfill material to land

[40112] Discharge Permit and [40113] Land Use Consent – Earthworks up to 9.37 hectares and associated discharges of sediment and flocculant to a surface waterbody or land where it may enter a surface waterbody

[40142] Discharge Permit – The discharge of water into water within a natural inland wetland for the purpose of constructing or operating a cleanfill area

[40230] Water Permit – The diversion of flood water from the Wainuiomata River

INTERPRETATION

The following terms shall have the prescribed meaning where they are used in these conditions:

Cleanfill activities means:

a) Earthworks;

b) Deposition, placing, moving, contouring, or compacting cleanfill material;

c) Stockpiling of earth or cleanfill material;

d) Rehabilitation of a cleanfill area;

e) Installation or decommissioning of erosion and sediment control measures;

f) Installation or decommissioning of haul roads used to provide vehicle access to areas where cleanfill material will be deposited or placed.

Cleanfill area means the areas (identified as Northern Fill Zone and Southern Fill Zone) shown as "proposed fill area" in the cleanfill drawings.

Cleanfill drawings mean the Final Earthworks Layout and Scheme Plan drawings prepared by Cuttriss Consultants Limited, identified as Drawing Number 30246 SCH Sheets 1 to 3, contained in Appendix C to the application documents received on 21 December 2024.

Cleanfill material means material that is imported to the site that is virgin excavated natural material such as clay, soil, and rock that are free of:

a) Combustible, putrescible, degradable or leachable components;

b) Hazardous substances;

c) Products or materials derived from hazardous waste treatment, hazardous waste stabilisation, or hazardous waste disposal practices;

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d) Materials that may present a risk to human health; and

e) Liquid waste.

When discharged to the environment, clean fill material will not have a detectable effect relative to the background, and the fill site will be able to be utilised for an unrestricted purpose on closure.
Earthworks means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock); but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.

Except that, for the purposes of Rules WH.R20, WH.R21 and P.R19, P.R20, of Proposed Plan Change 1 to the Natural Resources Plan for the Wellington Region (October 2023), 'earthworks' has the same meaning as given in section 3 of the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017.

ESC Guide for Land Disturbing Activities in the Wellington Region means Revision 1 (February 2021) of the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region*.

Heavy rainfall event means a rainfall event greater than 7mm in 1 hour, or 20mm in 24 hours, as measured at the *Wainuiomata River at Wainui Reservoir* or *Lake Kohangatera* rainfall monitoring sites.

Manager means the Manager, Environmental Regulation, Wellington Regional Council.

Notification or notice means email of notification to notifications@gw.govt.nz. Please include the consent reference number (WGN250145) and the name and phone number of a contact person responsible for the works.

Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the ESC Guide for Land Disturbing Activities in the Wellington Region, unless alternative methods are provided for by the Erosion and Sediment Control Plan.

Stage or **cleanfill stage** means an individual stage of cleanfill activities as described in the staging drawings.

Staging drawings mean the Erosion and Sediment Control Plan drawings prepared by Cuttriss Consultants Limited (Drawing number 30246 ESCP, Sheets 1 to 8, Revision B) received by the Wellington Regional Council on 22 July 2025 (in the updated response to the section 92 RFI), or any subsequent amendment to these drawings certified under Condition 59.

SQEP means a suitably qualified and experienced person (or persons) who can provide sufficient evidence to the Manager to demonstrate their suitability and competence in the relevant field of expertise for a particular task or action directed by a condition.

Virgin excavated natural material or **VENM** means natural material, such as clay, gravel, sand, soil or rock fines; that:

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a) has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and

b) does not contain any sulfidic ores or soils or any other waste.

Warranted Officer means any person authorised by the Wellington Regional Council under section 38 of the Resource Management Act 1991.

GENERAL CONDITIONS

1. The location, design, implementation and operation of the works shall be in general accordance with the resource consent application and the associated plans and documents lodged with the Wellington Regional Council, including:

    a) The application documents received on 21 December 2024;

    b) Additional information received on 29 April 2025 (response to section 92 RFI);

    c) Additional information received on 8 July 2025 (updated response to section 92 RFI);

    d) Additional information received on 22 July 2025 (updated ESCP and Sediment Retention Pond calculations).

    Where there is a contradiction or inconsistency between the application documents and further information provided by the applicant, the most recent information will prevail. In addition, where there is a contradiction or inconsistency between information provided by the applicant and the conditions of the consent, the conditions will prevail.

    Note: Any change to the location, design, implementation or operation of the works may require a new resource consent or a change of consent conditions pursuant to section 127 of the Resource Management Act 1991.

2. The consent holder shall ensure that a copy of this consent, and all documents and plans referred to in this consent, are:

    a) Provided to each operator or contractor undertaking the works authorised by this consent, prior to works commencing; and

    b) Kept on site at all times and presented to any Warranted Officer upon request.

    Note: It is recommended that contractors are briefed on the requirements of the conditions of this consent prior to works commencing.

CLEANFILL CONDITIONS

Class 5 Cleanfill general condition

3. The cleanfill shall be constructed, operated, monitored, and closed in general accordance with the provisions for Class 5 Clean Fills set out in the Waste Management Institute of New

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Zealand (WasteMINZ) Technical Guidelines for Disposal to Land, Revision 3.1, September 2023.

4. Cleanfill material shall only be deposited in the cleanfill areas identified in the cleanfill drawings.

Waste acceptance criteria

5. Cleanfill material shall meet the waste acceptance criteria. The waste acceptance criteria are:

   a) Virgin excavated natural material (VENM); and

   b) Maximum incidental inert manufactured materials (for example, concrete, brick, tiles) to be no more than 5% by volume per load; and

   c) Maximum incidental or attached biodegradable materials (for example, vegetation) to be no more than 2% by volume per load; and

   d) The maximum chemical contaminant limits set out in Table 1.

Note: incidental items or materials are those present in small quantities that cannot be practically separated from the materials intended for disposal.

Table 1: Maximum chemical contaminant limits

Contaminant of concern	Unit	Maximum allowable total
Inorganic elements		
Arsenic	mg/kg	Background concentration for the cleanfill area
Boron	mg/kg	Background concentration for the cleanfill area
Cadmium	mg/kg	Background concentration for the cleanfill area
Chromium	mg/kg	Background concentration for the cleanfill area
Copper	mg/kg	Background concentration for the cleanfill area
Lead	mg/kg	Background concentration for the cleanfill area
Mercury	mg/kg	Background concentration for the cleanfill area
Nickel	mg/kg	Background concentration for the cleanfill area
Zinc	mg/kg	Background concentration for the cleanfill area
Organic elements		
TPH C7 – C9	mg/kg	110
TPH C10 – C14	mg/kg	58
Benzene	mg/kg	0.0054
Ethylbenzene	mg/kg	1.1
Toluene	mg/kg	1.0
Total Xylene	mg/kg	0.61
Benzo(a)pyrene	mg/kg	Interim = 2
Total DDT	mg/kg	0.7

6. The maximum allowable total for the contaminants of concern (inorganic elements) in Table 1 shall be the background concentration of those contaminants in the existing land

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within each cleanfill area. This shall be determined by soil testing undertaken in an accredited laboratory and confirmed by a SQEP (contaminated land).

At least 20 working days prior to the commencement of cleanfill activities, the consent holder shall submit to the Manager a report prepared by a SQEP (contaminated land) that contains the results of the testing undertaken under this condition, and the background concentrations for the contaminants of concern (inorganic elements) in Table 1.

7. Any cleanfill material that:

   a) does not meet the waste acceptance criteria in Condition 5; or

   b) is from a property identified in the Wellington Regional Council Selected Land Use Register (SLUR) for the Wellington Region; or

   c) is from a property where there is reasonable cause to believe that an activity listed in the Ministry for the Environment Hazardous Activities and Industries List (HAIL) has occurred, unless a detailed site investigation has been undertaken by a SQEP confirming that the source of the material is not contaminated and testing of the material undertaken by a SQEP (contaminated land) in an accredited laboratory confirms that the material meets the waste acceptance criteria in Condition 5;

shall not be deposited in the cleanfill areas authorised by this consent.

Waste acceptance procedures and record keeping

8. Every load of cleanfill material to be deposited must be visually inspected prior to deposition to ensure compliance with the waste acceptance criteria in Condition 5.

9. Any load that does not meet the waste acceptance criteria in Condition 5 must be rejected and disposed of at a landfill authorised to take waste of that kind.

   The consent holder shall notify the Manager within 5 working days after a load has been rejected under this condition.

10. One sample of material from every 500m^3 of imported cleanfill material shall be tested by a SQEP (contaminated land) at an accredited laboratory for the presence of the contaminants of concern identified in Condition 5. The consent holder must immediately notify the Manager in the event that the results of the testing exceed the maximum allowable total for any contaminant of concern in Condition 5.

11. Once per year, a sample of material shall be taken from the active stage where cleanfill material is being deposited. This sample shall be tested by a SQEP (contaminated land) at an accredited laboratory for the presence of the contaminants of concern identified in Condition 5. The consent holder must notify the Manager in the event that the results of the testing exceed the maximum allowable total for any contaminant of concern in Condition 5.

12. The consent holder shall maintain a record of the following information for each load of material deposited for the duration of the consent:

   a) The name of the company delivering the material;

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b) The date and time that the material was delivered;

c) Vehicle and driver identification;

d) The physical address of the land that the material was sourced from;

e) A description of the material as determined by the visual inspection undertaken under Condition 8;

f) The volume of the material;

g) Where material may be deposited under the exception in Condition 7.c), a copy of the detailed site investigation and testing of the material referred to in that condition;

h) The approximate location on site where the material will be deposited.

The records required by this condition shall be provided to the Manager on request.

Cleanfill form, extent, and height

13. The form, extent, height, and finished ground levels of each cleanfill area shall not exceed the form, extent, height, and finished ground levels identified in the cleanfill drawings.

Identification of cleanfill areas and setbacks

14. At least 10 working days prior to the commencement of cleanfill activities in any stage, the consent holder shall mark out the following on site under the supervision of a licensed surveyor:

a) The area identified in the staging drawings as the "proposed fill area" for that stage. This shall be marked out with clearly identifiable marking.

b) A 10-metre setback from any wetland or bed of a river or other watercourse identified in the staging drawings located on the property within 100 metres of that stage. This area shall be marked using fencing or another form of visually distinguishable barrier that clearly identifies this area as being excluded from cleanfill activities.

15. At least 5 working days prior to the commencement of cleanfill activities in any stage, the consent holder shall provide written notice to the Manager, including a statement from a licensed surveyor, that the requirements of Condition 14 have been met.

16. Any markings required under Condition 14 shall be maintained until cleanfill activities in that stage have ceased.

Exclusion of cleanfill activities from setbacks

17. With the exception of the installation, maintenance, or decommissioning of discharge points for sediment retention ponds, undertaking any in-stream monitoring, or undertaking works in accordance with the certified Ecological Landscape Plan (ELP), cleanfill activities

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must not occur within 10 metres of any wetland or bed of a river or other watercourse identified in the staging drawings.

Rehabilitation

18. The consent holder shall complete the rehabilitation of each stage within 6 months of completing the deposition of cleanfill material within that stage. Rehabilitation shall achieve a free-draining and stable landform, and shall include but not necessarily be limited to:

    a) Spreading a minimum depth of 300 mm of topsoil over the cleanfill area;

    b) Topsoil shall not be compacted during spreading, rather topsoil shall be tilled or ripped to improve drainage;

    c) Topsoil shall be stabilised with grass or other form of vegetative stabilisation as soon as is practical after spreading;

    d) As a minimum, final cover shall be in accordance with the provisions for Class 5 Clean Fills set out in Section 5.9 of the Waste Management Institute of New Zealand (WasteMINZ) Technical Guidelines for Disposal to Land, Revision 3.1, September 2023;

    e) At completion of rehabilitation, all mobile machinery and plant shall be removed from the cleanfill area or stage.

19. Areas that have been rehabilitated shall be monitored and maintained as rehabilitated for the duration of the consent and for a period of no less than 12 months.

20. The deposition of cleanfill material authorised by this consent shall cease at least 18 months prior to the date that this consent expires or is surrendered, to allow time for rehabilitation under Conditions 18 and 0 to occur.

Ecological landscaping works

21. The consent holder must submit an Ecological Landscape Plan (ELP) to the Manager for certification at least 20 working days prior to the proposed date of commencement of cleanfill activities. The ELP shall be prepared by a SQEP (ecologist) and shall include details of planting and fencing to be undertaken within a 10-metre setback from any wetland or bed of a river or other watercourse identified in the staging drawings located on the property.

    The ELP shall be in general accordance with the Wellington Regional Council guide *Mind the stream: A guide to looking after urban and rural streams in the Wellington Region* (May 2022).

    Note: the ELP may include or be part of other landscape management plans required as a condition of consent with the Hutt City Council. However, certification provided by Wellington Regional Council under this condition only applies to the ELP required by the conditions of this consent and does not constitute certification of planting or landscaping that may be required by the conditions of other consents.

22. The works shall be undertaken in accordance with the certified ELP.

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23. Planting and fencing works described in the certified ELP may be carried out during any planting season (late autumn to early spring) after the commencement of this consent but must be completed no later than the planting season after the deposition of cleanfill material authorised by this consent has ceased.

24. Within 3 months of any works described in the certified ELP being completed, and no later than 12 months after the deposition of cleanfill material authorised by this consent has ceased, the consent holder shall provide written notice to the Manager that includes certification from a SQEP (ecologist) that the works are in accordance with the certified ELP.

25. The consent holder shall maintain the works undertaken in accordance with the certified ELP for a period of 12 months from the date that notice has been provided to the Manager that those works have been completed under Condition 0.

EARTHWORKS CONDITIONS

Erosion and Sediment Control Plan (ESCP)

26. The consent holder must submit an Erosion and Sediment Control Plan (ESCP) to the Manager for certification at least 20 working days prior to the proposed date of commencement of cleanfill activities. The purpose of the ESCP is to show what measures, procedures and methodologies will be put in place to manage the actual and potential erosion and sediment discharge related risks and effects of the cleanfill activities.

    The ESCP must be:

    a) Prepared by a SQEP;

    b) In general accordance with:

        i) The updated Erosion and Sediment Control Plan, Revision A, February 2025, received by the Wellington Regional Council on 29 April 2025;

        ii) The updated Sediment Retention Pond sizing calculations received by the Wellington Regional Council on 22 July 2025;

        iii) The staging drawings;

    c) In accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region.

    The ESCP must include the following information, plans and details as a minimum:

    d) Responsibilities and contact details of all parties responsible for the construction, inspection or maintenance of erosion and sediment controls;

    e) The locations of any rivers, streams, wetlands, waterbodies and stormwater drainage;

    f) Staging in general accordance with the staging drawings;

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g) Areas and cross-sections of cut and fill;

h) The extent of soil disturbance and vegetation removal;

i) Any areas that will remain undisturbed, including riparian vegetation to be retained;

j) Locations of all temporary stockpiles, permanent spoil deposition areas, access roads and stabilised construction entrances;

k) Nature of progressive stabilisation and site rehabilitation proposed;

l) All erosion and sediment control measures, including diversion channels, and staging details for those measures;

m) The catchment boundaries and areas of all sediment control devices;

n) The specific locations of all points of discharge to the receiving environment, including to the stormwater network;

o) Details of contingency measures in the event of heavy rainfall;

p) Details of the erosion and sediment control measures for haul roads, including a programme of monitoring and maintenance for those measures;

q) Details describing the regular auditing, inspection, and maintenance of erosion and sediment control measures;

r) Details of the methodology for undertaking any monitoring required by conditions of this consent, including location for upstream and downstream (at zone of reasonable mixing) water quality monitoring, and installing and maintaining monitoring equipment; and

s) Any other relevant site or information required to demonstrate compliance with the ESC Guide for Land Disturbing Activities in the Wellington Region or consent conditions.

Note: It is recommended that the ESCP is prepared with input from the contractor undertaking the works.

27. Works authorised by this consent shall not commence until the consent holder has received notice in writing that the ESCP has been certified by the Manager.

28. The consent holder shall undertake all works and install, operate, monitor and maintain all erosion and sediment controls in accordance with the certified ESCP.

ESCP review

29. The consent holder shall complete a review of the certified ESCP once per year within one month of the anniversary of the commencement of this consent. The purpose of the review is to identify whether the measures set out in the ESCP continue to be effective at managing

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the actual and potential erosion and sediment discharge related risks and effects of the cleanfill activities, and continues to be in accordance with ESC Guide for Land Disturbing Activities in the Wellington Region.

Where one or more events under Condition 49 have occurred in the previous year, the review shall include identification of whether any changes to the ESCP may be necessary to minimise the likelihood or consequence of those events occurring in the future.

The review shall be submitted to the Manager on completion.

Where changes to the ESCP are proposed because of the review, these shall be submitted as an amendment to the ESCP under Condition 59.

Flocculation

30. The consent holder must submit a Flocculation Management Plan (FMP) to the Manager for certification at least 20 working days prior to the proposed date of commencement of the works authorised by this consent.

The purpose of the FMP is to demonstrate how chemical treatment (flocculation) will be used, monitored and managed appropriately.

The FMP must be prepared by a SQEP in consultation with the contractor undertaking the works and party who will be responsible for the operation and maintenance of the system. The FMP must be in accordance with the ESC Guide for Land Disturbing Activities in the Wellington Region.

The FMP must include as a minimum:

a) Specific design details of the chemical treatment dosing system, based on a rainfall activated methodology for decanting earth bunds (DEBs) and sediment retention ponds (SRPs);

b) Monitoring, maintenance (including post-storm) and contingency programme (including a record sheet);

c) Details of optimum dosage, including assumptions;

d) Results of initial chemical treatment trials;

e) A spill contingency plan; and

f) Details of the person or bodies that are responsible for the operation and maintenance of the chemical treatment system and the organisational structure that will support this system.

31. Works authorised by this consent shall not commence until the consent holder has received notice in writing that the FMP has been certified by the Manager.

32. The optimum dosage for chemical treatment of DEBs or SRPs shall be determined by bench testing undertaken by a SQEP in accordance with Appendix F1.0 of the ESC Guide for Land Disturbing Activities in the Wellington Region.

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Bench testing shall be undertaken:

a) Prior to the commencement of each stage of cleanfill activities, using a representative sample of soil from the location of the planned source of cleanfill material for that stage;

b) At least once every 12 months thereafter, using a representative sample of soil from the cleanfill stage that is active at that time;

c) Within 5 working days after the occurrence of an event described in Condition 49.a).

33. The results of bench testing undertaken under Condition 32.a) for the first stage of cleanfill activities shall be incorporated into the FMP submitted for certification under Condition 30.

Within 5 working days after any subsequent bench testing is undertaken under Condition 0, the results of the bench testing and any amendments to the optimum dosage shall be submitted as an amendment to the FMP for certification by the Manager.

34. Where flocculation is required as a result of bench testing, the consent holder shall undertake flocculation in accordance with the certified FMP.

Earthworks parameters

35. The earthworks authorised by this consent shall not exceed any of the parameters set out in Table 2.

Table 2: Earthworks parameters

Maximum total area of earthworks	9.37 hectares
Maximum total volume of fill placed	196,500 m^3
Maximum slope of any earthworks	1:2
Maximum area of earthworks in any stage	The lesser of 1.42 hectares plus the topsoil stockpile area, or the calculated capacity of the sediment retention pond for that stage

Staging and progressive stabilisation

36. Earthworks shall be undertaken in accordance with the stages identified in the staging drawings.

37. Earthworks shall only occur in one stage at any one time.

38. Prior to the commencement of earthworks in any stage, the erosion and sediment control measures for that stage shall be installed in accordance with the certified ESCP.

39. Earthworks within each stage shall be progressively stabilised by:

a) Implementing stabilisation immediately over areas of land where earthworks have been completed within each stage to the new finished ground levels identified in the cleanfill drawings; or

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b) Implementing stabilisation over areas of land within each stage where earthworks have ceased for a period of more than 1 month.

40. Earthworks must not commence in any subsequent stage until the earthworks in the preceding stage have been completed and the preceding stage has been completely stabilised. Written notice must be provided to the Manager prior to the commencement of any earthworks in a subsequent stage. The written notice must include evidence that the preceding stage is stabilised and include a statement from an SQEP that the preceding stage is stabilised.

41. The consent holder shall maintain the land within any cleanfill area in a completed stage to avoid the occurrence of erosion in that area. Any erosion of land within a cleanfill area in a completed stage shall be contained, remedied, and stabilised immediately after the occurrence of any erosion.

42. Upon completion or ceasing the works authorised by this consent, the entire site shall be stabilised.

Earthworks during winter

43. All areas where earthworks have been undertaken shall be stabilised prior to 1 June each year and be maintained in a stabilised state until at least 30 September of that year. The stabilised surface shall be maintained in accordance with the ESCP.

44. No earthworks authorised by this consent, other than those necessary for the maintenance of erosion and sediment controls or the remediation of erosion or scour in a cleanfill area, shall take place during the period of 1 June to 30 September inclusive each year.

Erosion and sediment control as-builts

45. At least 2 working days prior to the commencement of earthworks within each stage, the consent holder shall provide the Manager with 'as-built' plans and details, which have been prepared and signed by a SQEP, confirming that the erosion and sediment controls for that stage have been constructed in accordance with the ESCP.

Note: For sediment retention ponds, as-built check sheets are available on the Wellington Regional Council's website at the following link: gw.govt.nz/earthworks.

For other ESC measures, as-built information for the purpose of this condition may include:

- *A signed copy of the certified ESCP with a statement that the ESC measure has been constructed in accordance with the certified ESCP. This statement may include the relevant construction quality check sheet for the ESC measure from Appendix C1.0 of the ESC Guidelines for Land Disturbing Activities in the Wellington Region; and*
- *Photographs of each control measure as constructed.*

Decommissioning

46. The consent holder must not remove or decommission any erosion or sediment control measure until the contributing catchment for the erosion or sediment control measure is completely stabilised. Written notice must be provided to the Manager prior to the removal

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or decommissioning of each erosion or sediment control measure. Written notice must include evidence of stabilisation and be signed off by SQEP confirming that the contributing catchment for the erosion or sediment control measure is completely stabilised.

Audits of erosion and sediment control measures

47. During works authorised by this consent, and until the site has been permanently stabilised, the consent holder shall have the site and erosion and sediment control measures audited by a SQEP.

The audits must identify whether all erosion and sediment controls have been installed, operated and maintained in accordance with the ESCP and ESC Guide for Land Disturbing Activities the Wellington Region, and identify any steps or measures required to ensure compliance is achieved.

The audits required by this condition must be undertaken:

a) on a minimum of a weekly basis (unless a reduced frequency is approved in writing by the Manager); and

b) as soon as practicable and within 24 hours after a heavy rainfall event.

Each audit must be recorded in writing and submitted to the Manager in accordance with the reporting conditions, or at the Manager's request.

Note: Any site audits carried out by Wellington Regional Council or its contractors do not constitute the audits required by this condition.

Sediment treatment device monitoring

48. The consent holder shall sample and record the parameters set out in Table 3 below as soon as practicable in the following instances as a minimum:

a) following a heavy rainfall event;

b) following the commencement of the discharge from any sediment retention pond (SRP), and daily for duration of the discharge.

The sampling and recording must be undertaken in accordance with the methodology included in the ESCP.

Table 3: sampling parameters for SRPs

Parameter	At the SRP		Within the unnamed tributaries of the Wainuiomata River	
	Inflow	Outflow	Downstream monitoring point (identified in the staging drawings)	Upstream monitoring point (identified in the staging drawings)
pH	Required	Required	Required	Required
Turbidity (NTU)	Required	Required	Required	Required

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Note: The consent holder is only required to undertake outflow monitoring if the device is discharging.

The consent holder must submit all monitoring data and information collected to the Manager within 5 working days of the date the sampling is undertaken, unless an alternative timeframe is approved by the Manager.

The monitoring required by this condition may only cease once the catchment has been completely stabilised, and sediment control measures decommissioned in accordance with Condition 46, unless otherwise approved by the Manager.

Monitoring response

49. When any of the following events occur:

a) the monitoring required under Condition 48 confirms that:

i) at the outflow of the device, the NTU value is 170 NTU or greater; or

ii) for any flocculated device the pH at the outflow of the device is at or below 5.5 or above 8.5; or

b) there is a failure or malfunction of any erosion and sediment control measure, or any other unauthorised discharge of contaminants, that has resulted in a discharge either directly or via land to a surface water body;

the consent holder shall:

c) Immediately notify the Manager of the event;

d) Immediately investigate the cause of the event and implement changes required to prevent a reoccurrence;

e) Take photographs of the discharge point, and upstream and downstream of the discharge point;

f) Re-establish erosion and sediment control measures as soon as practicable in accordance with the ESCP;

g) Within 5 working days of any of the events in a) or b) occurring, provide a written report to the Manager including the following information:

i) Date and time of the event;

ii) Weather conditions prior to and during the event;

iii) Photographs required in accordance with (e)

iv) Investigations undertaken;

v) Cause of the event;

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vi) Response actions taken;

vii) Lessons learnt and actions taken to prevent a recurrence.

50. Where an event described in Condition 0 has occurred, unless otherwise agreed in writing by the Manager, the consent holder shall have the receiving waterbody inspected by a SQEP (freshwater ecologist) within 3 working days of the consent holder becoming aware of the event. Within 5 working days of the SQEP undertaking the inspection, unless an alternative timeframe is approved by the Manager, the consent holder shall provide a report prepared by the SQEP to the Manager which includes the following details as a minimum:

a) Actual and potential environmental effects;

b) Cause analysis including source and failure identification;

c) Recommendations (e.g. preventative measures, remediation, additional monitoring (impact duration quantification).

Discharge quality

51. Any discharge to the Wainuiomata River or its tributaries shall not give rise to any of the following, more than 50 metres downstream of any discharge point:

a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials;

b) Any conspicuous change in colour or visual clarity;

c) A decrease in water clarity of more than:

i) 20% in a River class 1 and in any river identified as having high macroinvertebrate community health in Schedule F1 (rivers/lakes) identified the Wellington Regional Council Natural Resources Plan for the Wellington Region; or

ii) 30% in any other river;

d) Any emission of objectionable odour;

e) Rendering the freshwater is unsuitable for consumption by farm animals;

f) Any significant adverse effects on aquatic life.

Discovery of artefacts

52. If kōiwi, taonga, wāhi tapu or other archaeological material is discovered in any area during the works, the consent holder must immediately cease all work and within 12 hours notify the persons and iwi authorities set out below in writing. If human remains are found, the New Zealand Police must also be notified immediately. The consent holder shall allow the above parties to inspect the site and, in consultation with them, identify what needs to occur before work can resume.

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Notification must be given to:

a) The Manager;

b) Heritage New Zealand Pouhere Taonga;

c) Port Nicholson Block Settlement Trust;

d) Te Rūnanga o Toa Rangatira Incorporated.

No works may resume on site until the consent holder has provided to the Manager written notification that consultation with the parties identified above has been undertaken.

This condition does not apply to cleanfill material imported to the site.

Note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials.

CONDITIONS FOR DIVERSION OF FLOOD FLOWS

Diversion as-builts

53. At the completion of each cleanfill area, the consent holder shall submit as-built drawings of the cleanfill area to the Manager showing the original ground levels that existed before the commencement of cleanfill activities, and the finished ground levels of the completed cleanfill area. These drawings shall be prepared by, or under the supervision of, a licensed surveyor and demonstrate that the cleanfill area meets Condition 13.

Remediation after a flood event

54. For the duration of the consent, any erosion or scour of a cleanfill area that occurs as a result of the flooding of the Wainuiomata River or its tributaries shall be remediated and stabilised as soon as is practicable after flooding has ceased.

In the event that erosion or scour of a cleanfill area occurs, the consent holder shall notify the Manager:

a) As soon as practicable after the erosion or scour has occurred; and

b) Within 5 working days after the erosion or scour has been remediated and stabilised.

REPORTING AND ADMINISTRATIVE CONDITIONS

Pre-commencement site meeting

55. The consent holder shall arrange and conduct a pre-construction site meeting prior to any work authorised by this consent commencing and invite, with a minimum of 5 working days' notice, the Manager.

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The pre-construction meeting must not occur before the following management plans have been certified by, or notices have been provided to, the Manager:

a) The report on maximum chemical contaminant limits required by Condition 0;

b) The notice of cleanfill areas and setbacks required by Condition 0;

c) The ELP required by Condition 21;

d) The ESCP required by Condition 26;

e) The FMP required by Condition 30.

Note: In the case that any of the invited parties, other than the representative of the consent holder, does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.

Recommencement meeting after works have ceased for a certain period

56. Where the deposition of cleanfill material has ceased for a period of more than 12 months, prior to the recommencement of the deposition of cleanfill material the consent holder shall arrange for a site meeting to be conducted in accordance with Condition 55.

Reporting

57. The consent holder shall submit an annual report to the Manager by 30 June each year for the duration of the consent.

58. The annual report shall include the following information for the period covered by the report:

a) The records of each load of cleanfill material deposited in the cleanfill area under Condition 0;

b) Information on any loads that were rejected under Condition 0;

c) The results of random sampling undertaken under Condition 0;

d) The results of annual sampling undertaken under Condition 0;

e) A plan or plans prepared by, or under the supervision of, a licenced surveyor that show:

i) The extent of the active area of the cleanfill, being the areas where cleanfill material has been deposited in that period, and the areas that have not yet been remediated under Condition 18;

ii) The areas where the deposition of cleanfill material has ceased and that have been remediated and stabilised under Condition 18;

iii) The cumulative extent of the development of the cleanfill in relation to the authorised extent of the cleanfill set out in the cleanfill drawings;

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f) A summary of the audits of erosion and sediment control measures undertaken under Condition 47;

g) A summary of the results of any bench testing undertaken under Condition 0;

h) A summary of any sediment treatment device monitoring required under Condition 48;

i) A record of any incidents that have resulted in a monitoring response under Condition 49;

j) A record of any instances where remediation of erosion or scour has been required under Condition 54;

k) A record of any complaints received under Condition 60.

Amendments to Management Plans

59. The consent holder may request amendments to a management plan (ELP, ESCP, or FMP) by submitting the amended management plan to the Manager for the certification. Any amendments must be in accordance with the conditions of this consent. The amendments sought shall not be implemented until the consent holder has received notice in writing that amendments have been certified by the Manager. All works shall be carried out in accordance with the certified amendments.

Complaints

60. At all times from the commencement of works authorised by this consent until the works are complete and the site is stabilised, the consent holder shall maintain a record of any complaints received alleging adverse effects from, or related to, the exercise of this consent. The record shall include:

a) the name and address of the complainant;

b) the nature of the complaint;

c) location, date and time of the complaint and of the alleged event;

d) weather conditions at the time of the complaint (as far as practicable), and including wind direction and approximate wind speed if the complaint relates to air quality;

e) the outcome of the consent holder's investigation into the complaint;

f) measures taken to respond to the complaint; and

g) any other activities occurring in the area at the time of the complaint.

The consent holder shall also keep a record of any remedial actions undertaken. This record shall be maintained on site and shall be made available to the Manager, upon request. The

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consent holder shall notify the Manager of any such complaints as soon as practicable and within 24 hours after the complaint is received by the consent holder.

GENERAL NOTES

A. Where conditions require the submission of information to the Manager, information can be emailed to notifications@gw.govt.nz. Please include the consent reference WGN250145 and the name and phone number of a contact person responsible for the information submitted.

B. A resource management charge, set in accordance with section 36(2) of the Resource Management Act 1991, is payable to the Wellington Regional Council for the carrying out of its functions in relation to the administration, monitoring, and supervision of resource consents and for the carrying out of its functions under section 35 (duty to gather information, monitor, and keep records) of the Act.

C. The Wellington Regional Council is entitled to recover from the consent holder the costs of any s128 RMA review, calculated in accordance with and limited to the Council's scale of charges in force and applicable at that time pursuant to section 36 of the Resource Management Act 1991.

D. The granting of this resource consent does not provide the consent holder with the right to access private properties. Landowner entry requirements need to be gained and be in place before you may exercise this consent can be exercised.

E. Additional resource consents from your local city or district council may be required. You are advised to contact your local city or district council prior to commencing works.

F. Section 332 of the Resource Management Act allows any Enforcement Officer to enter the property at all reasonable times for the purpose of carrying out inspections to determine whether or not this consent is being complied with, or to take samples.

CONSENT REVIEW

Wellington Regional Council may review any or all conditions of this consent by giving notice of its intention to do so pursuant to section 128 of the Resource Management Act 1991, within one month of each anniversary of the commencement of this consent, for any of the following reasons:

A. To review the adequacy of any plan and/or monitoring requirements, and if necessary, amend these requirements outlined in this consent

B. To deal with any adverse effects on the environment that may arise from the exercise of this consent; and which are appropriate to deal with at a later stage

C. To require the implementation of Best Practicable Options, in respect to new methodologies for the undertaking of the works to avoid, remedy or mitigate any significant adverse effect on the environment arising from the works

D. To enable consistency with any relevant Regional Plans or any National Environmental Standards or Regulations

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The review of conditions shall allow for the deletion or amendment of conditions of this consent; and the addition of such new conditions as are shown to be necessary to avoid, remedy or mitigate any significant adverse effects on the environment.

CONSENT DURATION

Pursuant to section 123 of the Act, consent WGN250145 [40111] [40112] [40113] [40142] [40230] shall expire on 8 August 2055.

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Reasons for decision

1. Background and proposal

Kakariki Estate Limited (the applicant) has applied to Wellington Regional Council (GWRC) for land use consents, water permits, and discharge permits to construct and operate a cleanfill at 1044 Coast Road, Wainuiomata.

The proposal is to:

- Construct and operate a Class 5 cleanfill in two areas on the site (Figure 1), comprising:
  - A total area of 9.37 ha;
  - A total volume of 196,500 m^3; and
  - A maximum depth of 3.5 m above existing ground level.
- Install erosion and sediment control measures and maintain them for the duration of the operation of the cleanfill;
- Construction of a heavy-duty vehicle crossing at the entrance to the cleanfill site off Coast Road;
- Undertake fencing and riparian planting of streams and wetlands;
- Divert the flow of flood water from the Wainuiomata River because of the alteration of ground levels as part of the cleanfill.

The applicant has stated that the purpose of the cleanfill area is to provide for the disposal of cleanfill associated with the development of housing in Wainuiomata and the Hutt City district.

1.1 Other resource consents

The applicant has separately applied to the Hutt City Council for resource consents to authorise the cleanfill under the provisions of the City of Lower Hutt District Plan (reference number RM240334).

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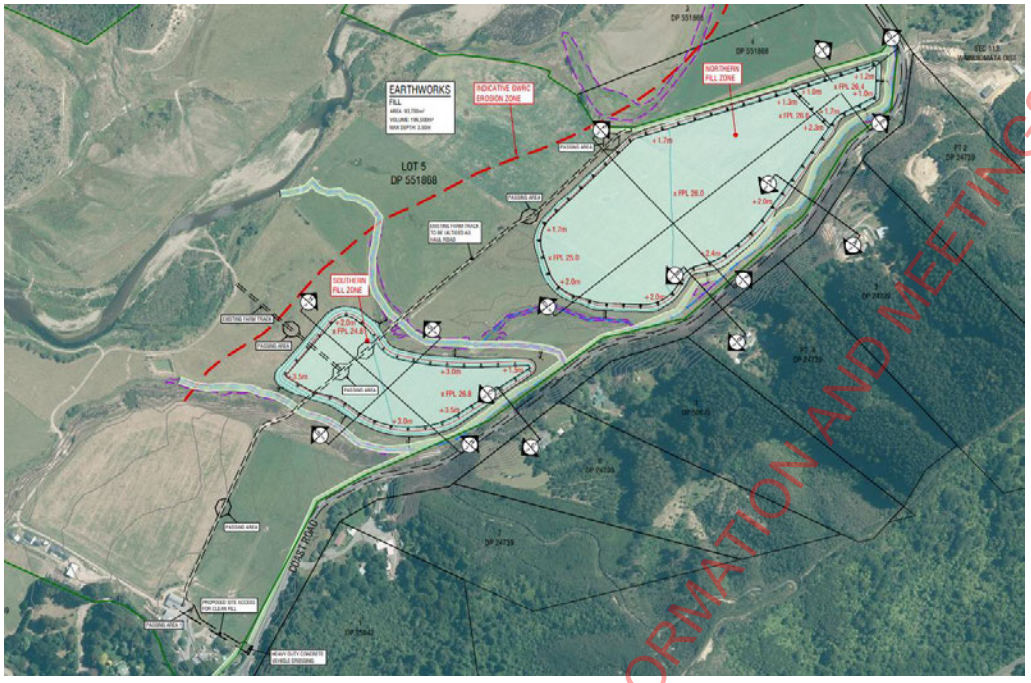


Figure 1: scheme plan of the proposed cleanfill. Source: Drawing 30246 SCH Sheet 1, in Appendix C of the applicant's AEE.

1.2 Construction of the proposed cleanfill

The cleanfill is proposed to be constructed in stages, with the southern cleanfill area comprising three stages, and the northern cleanfill area comprising five stages. Each stage will be no more than 1.42 ha in area.

Erosion and sediment control measures are proposed to be established around both the northern cleanfill area and the southern cleanfill area, to control the discharge of sediment associated with the cleanfill into the surrounding environment. This includes two sediment retention ponds (SRPs) (one for each cleanfill area), both of which will discharge treated water to existing adjacent wetland/stream complexes.

For each stage, existing topsoil will be removed and temporarily stockpiled. Upon completion of each stage, the stockpiled topsoil will be placed, spread, compacted, and hydroseeded to stabilise the stage.

Existing farm access tracks will be used as haul roads for the cleanfill, although additional haul roads will be constructed within each stage to allow for transportation of cleanfill within the stage area. Prior to the commencement of the cleanfill operation, a new heavy-duty vehicle crossing will be constructed at the Coast Road entrance to the site.

The applicant has also proposed to undertake fencing and riparian planting of wetlands and streams adjacent to the cleanfill areas. This may occur during or at the completion of cleanfill activities.

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1.3 Operation of the proposed cleanfill

The cleanfill areas are proposed to be operated as a Class 5 Cleanfill. The *Technical Guidelines for Disposal to Land*[1] describe a Class 5 Cleanfill as being a land fill that accepts only virgin excavated natural material (VENM). The *Technical Guidelines* define VENM as:

> *Natural material, such as clay, gravel, sand, soil or rock fines; that:*
>
> *a) has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and*
>
> *b) does not contain any sulfidic ores or soils or any other waste.*

The *Technical Guidelines for Disposal to Land* state that, for a Class 5 Cleanfill[2]:

- The principal control on contaminant discharges to the environment are the waste acceptance criteria (WAC);
- Monitoring of both accepted material and sediment runoff is required, along with operational controls.

The applicant has stated that the cleanfill areas are only intended for use by or on behalf of contractors working for Friday Homes (a housing and land developer) and that the cleanfill areas are not intended to be used by other commercial operators. The principal source of cleanfill material will be housing development in Wainuiomata.

The applicant proposes that the cleanfill areas will be operated, monitored and maintained in accordance with the methods set out in the *Technical Guidelines for Disposal to Land*. The measures associated with this are discussed further at section 5.1 of this report.

1.4 Timing of the works

The applicant proposes to operate the cleanfill over a 30-year period.

1.5 Location and site description

1044 Coast Road is a 170 ha property located in rural Wainuiomata, approximately 12 km inland from the south coast (Figure 2). The Wainuiomata River traverses the site from the north-east to the south-west. The property on the north-western side of the river is generally hill country, part of which is in pasture, and the remainder of which is vegetated with a mix of exotic weeds and native regenerating bush. The property on the south-eastern side of the river is generally flat and comprised of pasture divided into paddocks and connected by existing

[1] Waste Management Institute New Zealand (WasteMINZ). (September 2023). *Technical Guidelines for Disposal to Land, Revision 3.1*.
[2] Ibid, p.12.

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farm tracks (Figure 3). A dwelling and farm sheds are located at the southern end of the property, adjacent to Coast Road. The property is currently used for pastoral farming (currently containing around 500 head of cattle).

The site where the proposed cleanfill areas are located is predominantly flat pasture but also includes a network of wetlands and intermittent streams that flow to the Wainuiomata River. Figure 4 shows the intermittent stream that runs through the site between the proposed cleanfill areas. The intermittent stream and wetlands located along the south-eastern boundary (adjacent to Coast Road) is partially fenced (Figure 5).

The proposed cleanfill areas are accessed by existing farm access tracks that traverse the site. These tracks are formed with metal aggregate and cross the existing streams by way of culverts in two locations (see Figure 6 and Figure 7).

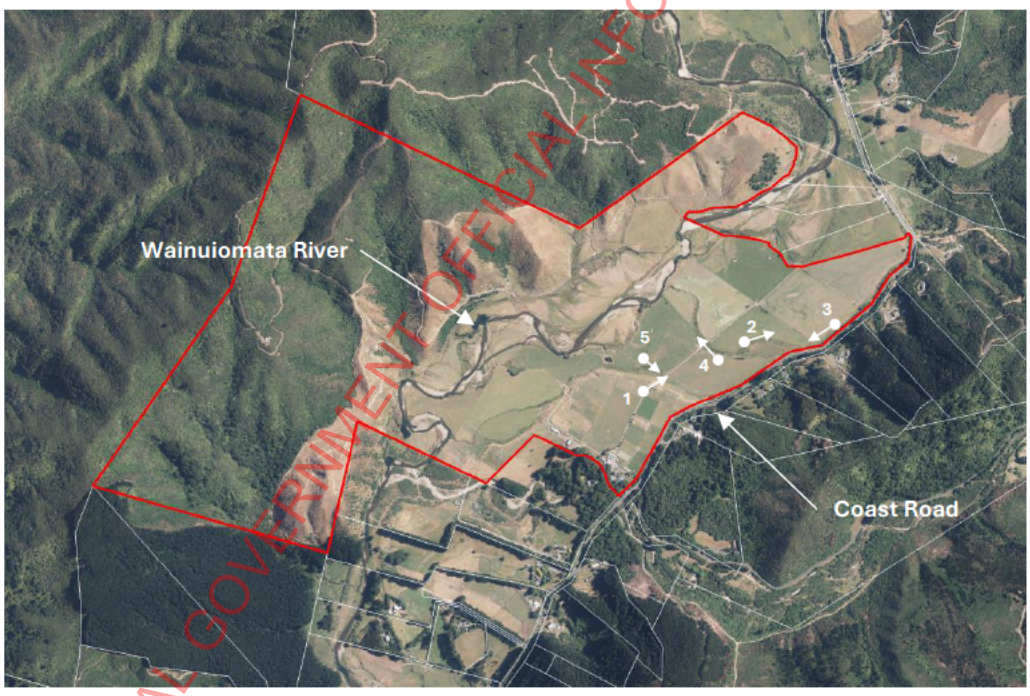


Figure 2: aerial image showing 1044 Coast Road (outlined in red). Photograph locations and directions are shown numbered.

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Figure 3: Photo 1. View looking north-east towards where the cleanfill areas are proposed to be located. Photo taken on 22 January 2025.



Figure 4: Photo 2. View looking north-east at the wetland and intermittent stream that passes between the two proposed cleanfill areas. Photo taken on 22 January 2025.

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Figure 5: Photo 3: Intermittent stream and wetlands located adjacent to the south-eastern boundary of the property. Photo taken on 22 January 2025.



Figure 6: Photo 4. Culvert crossing where the existing farm access track crosses the northern intermittent stream. Photo taken on 22 January 2025.

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Figure 7: Photo 5. Culvert crossing where the existing farm access track crosses the northern intermittent stream. Photo taken on 22 January 2025.



Figure 8: wetlands and intermittent streams adjacent to the proposed cleanfill areas. Delineated wetlands are shown green, with 10 m buffers shown blue. Source: Source: Appendix E of the applicant's AEE (Ecological Effects Assessment), p. 18.

1.5.1 *Natural Resources Plan schedules and notations*

The proposal is located within Whaitua Te Whanganui-a-Tara. The following table describes the areas that are scheduled within the Natural

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Resources Plan (NRP), either at the site or within the receiving environment.

NRP Schedule	Comments
At the site	
Schedule F1 (Rivers with significant indigenous ecosystems)	Wainuiomata River and tributaries (including those adjacent to the proposed cleanfill areas) are identified as: • a threatened or at risk fish habitat; • a migratory fish habitat.
Schedule H1 (Primary contact recreation)	The Wainuiomata River adjacent to the proposed cleanfill areas is identified as a primary contact recreation site.
Schedule I (Trout fishery and spawning)	The Wainuiomata River adjacent to the proposed cleanfill areas is identified as both a trout fishery river and as trout spawning water.
Within the broader receiving environment	
Schedule B (Ngā Taonga Nui a Kiwa)	Te Moana o Raukawa (Cook Strait) is located approximately 9 km downstream from the site.
Schedule C (Sites with significant mana whenua values)	Wainuiomata river mouth and foreshore is located approximately 5.5km downstream from the site.
Schedule D (Statutory acknowledgements)	Remutaka Forest Park is a statutory acknowledgement area to the Port Nicholson Block Settlement Trust (Taranaki Whānui). This is located adjacent to the proposed site entry on the eastern side of Coast Road. Te Moana o Raukawa is a statutory acknowledgement to the Port Nicholson Block Settlement Trust (Taranaki Whānui) and Ngāti Toa Rangatira, located approximately 9 km downstream from the site.
Schedule F1b (Inanga spawning habitat)	The Wainuiomata River approximately 6.5 km downstream from the site is identified as an inanga spawning habitat.
Schedule F2 (Significant habitats for indigenous birds)	Baring Head, approximately 9 km downstream from the site, is identified as a significant habitat for indigenous birds.
Schedule F3 (Identified natural wetlands)	The Curtis Swamp is located approximately 3 km downstream from the site.

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NRP Schedule	Comments
Schedule F4 (Sites with significant indigenous biodiversity values in the coastal marine area)	The Wainuiomata Estuary is located approximately 9 km downstream from the site.
Schedule K (Significant surf breaks)	The Wainuiomata River, approximately 9 km downstream from the site, is identified as a regionally significant surf break.

The following notations in Proposed Plan Change 1 to the Natural Resource Plan (NRP-PC1) apply at the site or on the property:

NRP-PC1 Notation	Comments
Freshwater Management Unit (FMU)	Te Whanganui-a-Tara
Part-FMU	Wainuiomata rural streams
Unplanned greenfield development areas	The entire property is located within an unplanned greenfield development area.
High erosion risk land (pasture)	Parts of the property to the north-west of the Wainuiomata River are identified as high erosion risk land (pasture).
Highest erosion risk land (woody vegetation)	Parts of the property to the north-west of the Wainuiomata River are identified as highest erosion risk land (woody vegetation).

2. Reasons for resource consent / activity status

2.1 Natural Resources Plan (NRP)

The Natural Resources Plan (NRP) was made operative on 28 July 2023, and those provisions are relevant to this activity. Proposed Plan Change 1 of the Natural Resources Plan (NRP-PC1) was publicly notified by the Council on 30 October 2023. All rules in the NRP-PC1 have immediate legal effect under section 86B(3) of the RMA. As the application was lodged after 30 October 2023, the NRP-PC1 is relevant to determining the resource consents required, activity status, the notification decision and the substantive assessment of the proposal under section 104 of the RMA.

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RMA section	NRP or NRP-PC1	Rule	Activity Status	Comments
Cleanfill material – discharges to air				
s15	NRP	R27	Permitted	The applicant has stated that the cleanfill operation will be managed so that it does not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke, vapours, droplets, or ash beyond the boundary of the property. As air discharges will be undertaken as a permitted activity under R27, this consent does not authorise air discharges beyond the property boundary, nor does it include conditions to manage air discharges as a permitted activity.
Cleanfill material – discharges to land and water				
s15	NRP	R80	Permitted	The proposed discharge of cleanfill material is not a permitted activity under rule R80, because it breaches the following conditions: • Condition (a), because the cleanfill material is located within 20 m of a surface waterbody; and • Condition (e), because the cleanfill material deposited at the property will exceed 400m^3 per 12-month period.
		R93	Non-complying	The discharge of cleanfill material onto or into land where contaminants may enter water in a site identified in Schedule F1 is a non-complying activity under rule R93.

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RMA section	NRP or NRP-PC1	Rule	Activity Status	Comments
Diversion of flood water				
s14	NRP	R151	Discretionary	The proposed deposition of cleanfill material is a discretionary activity under rule R151 because it will divert flood water from the Wainuiomata River in a 1% annual exceedance probability (1% AEP) flood event.
Earthworks				
s9, s15	NRP-PC1	WH.R23	Permitted	The rules for earthworks will apply to the cleanfill operation because the definition of earthworks under PC1 includes the discharge of cleanfill material to a cleanfill area. The proposed activity is not a permitted activity under rule WH.R23 because it breaches the following conditions: • Condition (c), because the area of earthworks will exceed 3,000m^2 per property in any 12-month period; and • Condition (c)(iv), because there is likely to be a discharge of sediment and/or flocculant into a surface waterbody.
		WH.R24	Restricted discretionary	The proposed activity is a restricted discretionary activity under rule WH.R24, as the applicant has stated that it will meet the discharge requirements under condition (a), and that earthworks will not occur between 1 June and 30 September in any year, as set out under condition (b).

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2.2 National Environmental Standards

The following national environmental standards are relevant to the activity status of this proposal:

- National Environmental Standards for Freshwater 2020

2.2.1 National Environmental Standards for Freshwater (NES-F)

The National Environmental Standards for Freshwater came into effect on 2 September 2020. The purpose of the NES-F is to protect natural inland wetlands and protect urban and rural streams. All regulations in the NES-F prevail over regional plans in accordance with section 43B of the RMA, unless the activity has a more stringent rule in an operative regional plan. The NES-F is relevant to determining the resource consents required and their activity status.

Regulation	Activity Status	Comments
45B(5)	Discretionary	Water from erosion and sediment controls associated with the operation of the cleanfill areas is proposed to discharge into natural inland wetlands. The discharge of water into a natural inland wetland for the purpose of constructing or operating a cleanfill area is a discretionary activity under regulation 45B(5).

For the avoidance of doubt, I consider that regulation 45B(3) does not apply, as the proposed earthworks are outside a 10m, but within a 100m, setback from natural inland wetlands are not likely to result in the partial or complete drainage of the wetlands.

2.3 Overall activity status

The activity is considered a non-complying activity under the NRP, a restricted discretionary activity under the proposed NRP-PC1, and a discretionary activity under the NES-F. Overall, the activity must be assessed as a **non-complying activity**.

3. Notification decision

A decision was made on 8 August 2025 to process the application on a non-notified basis as there are no reasons why the application is required to be publicly notified under section 95A or notified to any other person under section 95B. Further information on the notification decision, including an assessment of potentially affected persons, is provided in document #250145-1341016906-467.

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4. Consultation

Iwi authority	Comments
Port Nicholson Block Settlement Trust	A summary of the proposal and access to the application documents were provided to the Port Nicholson Block Settlement Trust in accordance with the agreement between GWRC and iwi authorities regarding consultation on consent applications. At the time of finalising this report, no comment had been provided by the Trust.
Te Rūnanga o Toa Rangatira on behalf of Ngāti Toa Rangatira	A summary of the proposal and access to the application documents were provided to Te Rūnanga o Toa Rangatira in accordance with the agreement between GWRC and iwi authorities regarding consultation on consent applications. Comments from Te Rūnanga o Toa Rangatira are discussed in Section 5 of this report.

5. Environmental effects

This section provides an assessment of the effects of the proposed activity on the environment. Information has been drawn from the application provided by the applicant and other information sourced during the processing of the application.

The application was assessed on behalf of Greater Wellington by the following technical experts:

- Gregor McLean, Erosion and Sediment Control Expert, Southern Skies Limited
- James Blyth, Hydrology/Hydrogeology Expert, Collaborations Limited
- Chloe Price, Ecologist, Morphum Environmental Limited
- Russlan Riyaz, Senior Engineer – Knowledge and Insights, Water Resilience, Greater Wellington

5.1 Effects of the discharge of cleanfill material to land

A cleanfill involves the deposition of cleanfill material to land. “Cleanfill material” is defined in the NRP as material that when buried will have no adverse effect on people or the environment, including virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free from hazardous substances. The principal environmental objective for cleanfills is that there is no contamination of the site beyond background contamination levels, and that there is no generation of leachate from deposited material.

The relevant guidance for establishing, operating, and decommissioning cleanfills in New Zealand is the Waste Management Institute of New Zealand (WasteMINZ) *Technical Guidelines for Disposal to Land* (Revision

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3.1, September 2023). These guidelines replace the previous *Guide to the Management of Cleanfills* published by the Ministry for the Environment in 2002. The WasteMINZ Technical Guidelines describe "Class 5 Clean Fills" as follows (at page 12):

> *A Class 5 Clean Fill accepts only clean fill material as defined in these Guidelines. These comprise VENM [virgin excavated natural material], such as clay, soil and rock that are free of combustible, putrescible, degradable or leachable components. The principal control on contaminant discharges to the environment from Class 5 Clean Fills is the WAC [waste acceptance criteria].*
>
> *Clean filling can generally take place on the existing natural or altered land without engineered environmental protection or the development of significant site infrastructure. However, surface water controls may be required to manage sediment runoff.*
>
> *Monitoring of both accepted material and sediment runoff is required, along with operational controls.*

Aside from erosion and sediment controls (which are addressed in section 5.2 of this report), the principal method for the management of the actual or potential effects of the deposition or discharge of contaminants associated with a cleanfill are the "waste acceptance criteria" (WAC). The WasteMINZ Technical Guidelines prescribe the WAC for cleanfills as being:

- Virgin excavated natural material (VENM);
- Maximum incidental inert manufactured materials (e.g., concrete, brick, tiles) to be no more than 5% by volume per load;
- Maximum incidental or attached biodegradable materials (e.g., vegetation) to be no more than 2% by volume per load;
- Maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

With respect to chemical contaminant limits referred to in the WAC, the WasteMINZ Technical Guidelines recommend that for inorganic contaminants, these are determined based on the background presence of those contaminants on site. With respect to organic compounds, the Guidelines recommend a series of prescribed limits.

Management of the effects of discharge of contaminants over the life of a cleanfill operation requires strict adherence to the WAC. To achieve this, the Guidelines recommend a range of operational procedures and reporting requirements for cleanfills. These include:

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- Load inspections;
- Verification sampling for contaminants on a random and annual basis;
- Record keeping for each load, including the source of the load, observations made by the inspector, and recording of the location where the load has been deposited.

To support monitoring throughout the duration of the consent, regular record keeping on the loads of material deposited at the cleanfill and the progression of the development of the cleanfill is necessary. The applicant has proffered a condition of consent requiring the submission of an annual report that would cover matters including the volume of material that has been deposited at the cleanfill in the preceding year, surveying of the progression of the cleanfill, and the results of sampling of cleanfill material. To provide a holistic summary of cleanfill activities over the period, I also consider that the report should include a summary of instances where testing, trigger levels, or monitoring responses have been required under other conditions of the consent and have included these matters be provided for in the reporting condition. I have also considered whether an annual report is appropriate, or whether a report should be provided more frequently. On the basis that most matters covered by the annual report can be requested by the Manager at any time, I consider that annual submission of the report is an appropriate frequency.

After considering the matters set out in the WasteMINZ Technical Guidelines, alongside the conditions proffered by the applicant, I consider that a range of conditions are necessary to ensure that the actual or potential effects of the deposition or discharge of contaminants associated with cleanfill activities. I therefore recommend conditions that include:

- General conditions that require cleanfill activities to be undertaken in general accordance with the WasteMINZ Technical Guidelines, and in accordance with the parameters established by the applicant that set out the planned scale and scope of cleanfill activities;
- Conditions that require cleanfill material to adhere to the WAC, including a requirement for background contaminant levels to be established prior to commencement of cleanfill activities;
- Conditions that specify waste acceptance procedures, including load inspections, random and annual verification sampling;
- Requirements to keep records of material being deposited at the cleanfill;
- Requirements for annual reporting on cleanfill operations.

Subject to the proposed activity being undertaken in accordance with the consent conditions, I consider that the adverse effects on the environment of the discharge of cleanfill material to land will be less than minor.

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5.2 Effects of erosion and sediment discharges

Cleanfills are, in large part, a long-duration earthworks activity. As such, a key actual or potential adverse effect of cleanfill activities is the discharge of sediment as a result of land disturbance. The earthworks that will occur as part of the establishment, operation, rehabilitation, and decommissioning of the cleanfill will include:

- Establishment and maintenance of erosion and sediment control measures;
- Removal and stockpiling of topsoil from cleanfill areas;
- Deposition, placement, moving, contouring, and compacting of cleanfill material;
- Cleanfill rehabilitation, including re-placement and spreading of topsoil and decommissioning of erosion and sediment control measures.

Earthworks are a form of land disturbance that have the potential to accelerate erosion and mobilise sediment within stormwater runoff. Where sediment-laden water enters surface waterbodies, this is likely to cause a local and temporary increase in turbidity, and an increase in suspended and deposited fine sediment downstream. The cumulative adverse effects of suspended and deposited fine sediment on the receiving environment include adverse effects on water quality, ecosystem health, habitats, the health and abundance of fauna, mana whenua values, and recreation and amenity values.

In this case, the receiving environment for sediment discharges associated with earthworks include streams and wetlands adjacent to the cleanfill areas and, downstream, the Wainuiomata River.

The applicant included a draft Erosion and Sediment Control Plan (ESCP) as part of their consent application. The purpose of an ESCP is to show what measures, procedures and methodologies will be put in place to manage the actual and potential erosion and sediment discharge related risks and effects of the cleanfill activities. The overall approach to erosion and sediment control proposed in the ESCP includes:

- Boundary controls around active parts of each cleanfill area, including clean and dirty water diversions, silt fences, haul roads, and stabilised entrances to avoid the uncontrolled discharge of sediment from earthworks areas;
- Direction of surface water flow within the active parts of each cleanfill towards a sediment retention pond (SRP) designed to treat surface water runoff prior to discharging into adjacent stream/wetland complexes;
- Staging the cleanfill operation into 8 consecutive stages to reduce the area of land that is disturbed at any one time.

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The approach to erosion and sediment control has been reviewed by Mr McLean, and I have relied on Mr McLean's advice in forming my opinion on the appropriateness of erosion and sediment control measures for managing the adverse effects of earthworks. I have also relied on the matters set out in the *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region* (Greater Wellington, 2021), referred to subsequently as the ESC Guide.

Following a review of the applicant's proposed approach to erosion and sediment control, the following matters were identified as being key issues for effective erosion and sediment control as part of the proposal:

- Staging;
- Sizing of SRPs;
- Flocculation;
- Sediment discharges from haul roads;
- Auditing, monitoring, and maintenance of erosion and sediment control (ESC) measures and review of the ESCP.

These matters are discussed in the following sections.

5.2.1 Staging

As set out in section E1.2 of the ESC Guide, by exposing only those areas that are needed for active earth-working at any one time, the duration of exposure and risk of erosion and sediment discharge will be minimised.

The cleanfill is proposed to be constructed in stages, with the southern cleanfill area comprising three stages (Figure 9), and the northern cleanfill area comprising five stages (Figure 10). Each stage will be no more than 1.42 ha in area. Each cleanfill area will include an SRP that is sized based on the maximum size of any stage within each cleanfill area (see discussion in section 5.2.2).

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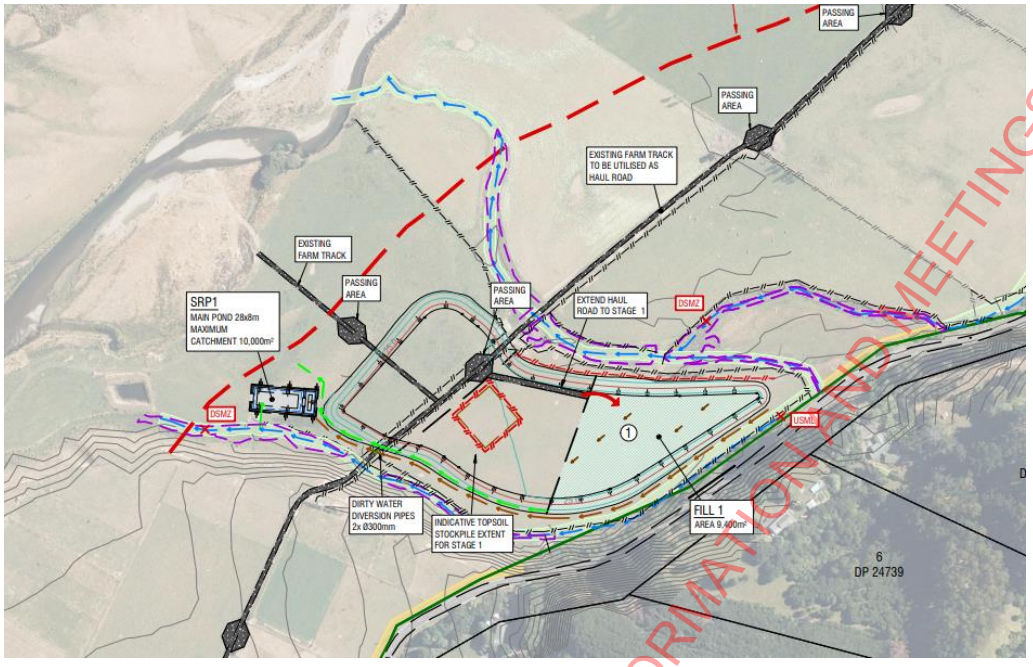


Figure 9: proposed staging for the southern cleanfill area, showing stage 1 out of 3. Source: Erosion and Sediment Control Plan drawings prepared by Cuttriss Consultants Limited (Drawing number 30246 ESCP, Sheets 1 to 8, Revision B) received by the Wellington Regional Council on 22 July 2025 (in the updated response to the section 92 RFI).

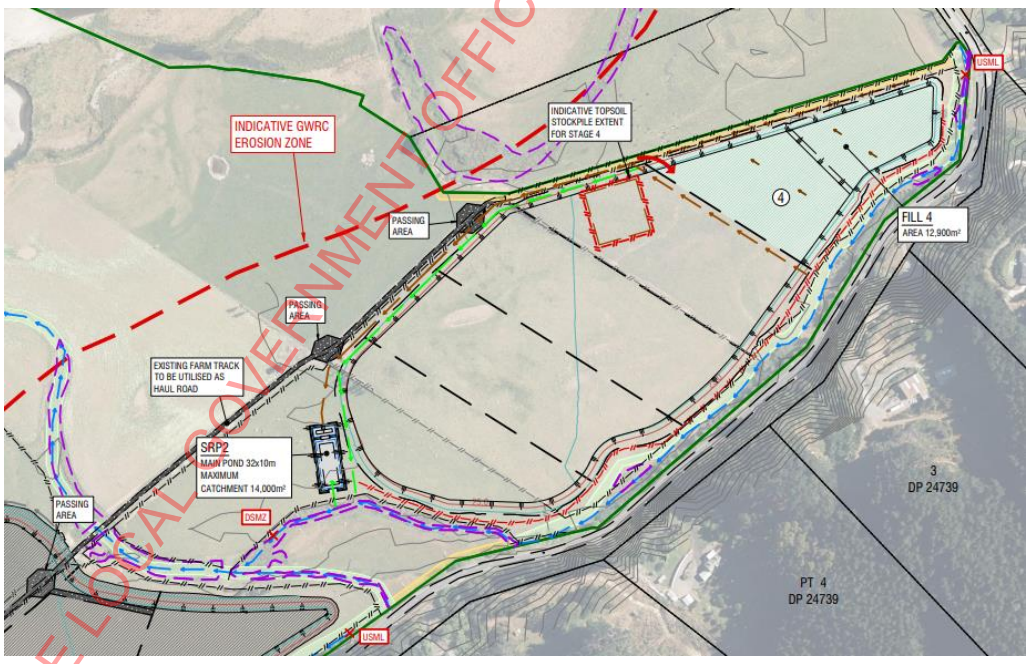


Figure 10: proposed staging for the northern cleanfill area, showing stage 4 out of 8. Source: Erosion and Sediment Control Plan drawings prepared by Cuttriss Consultants Limited (Drawing number 30246 ESCP, Sheets 1 to 8, Revision B) received by the Wellington Regional Council on 22 July 2025 (in the updated response to the section 92 RFI).

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The staging proposed by the applicant includes the establishment (and subsequent decommissioning of) boundary control measures such as clean and dirty water diversions and silt fences to ensure that only surface water runoff from within each stage is directed to the SRP for each cleanfill area. It also includes topsoil stockpiling for each stage.

Works will be progressed so that works will occur in no more than one stage at any one time. Each stage of works will be stabilised prior to the commencement works in the subsequent stage. The applicant's proposed approach to staging is a key element of the overall approach to erosion and sediment control, as it both limits the area of land that is 'unstable' at any one time. It also determines the sizing of each SRP.

I also note that the applicant has stated that earthworks will not occur in winter (the period between 1 June and 30 September inclusive), and that works are most likely to occur during summer earthworks seasons. In any case, the applicant has not applied for consent to undertake earthworks during winter, and I have included conditions to this effect.

Based on the review of Mr McLean, I consider that the proposed staging is appropriate and in general accordance with the ESC Guide. I have therefore included conditions that require that the ESCP that is submitted for certification be in general accordance with the staging proposed by the applicant, and that the earthworks are undertaken in accordance with the certified ESCP.

5.2.2 Sizing of SRPs

As set out in section F1.1 of the ESC Guide, the size of an SRP is determined by contributing catchment area and slope length.

The initial review of the ESCP identified that the contributing catchment for each proposed stage of earthworks included areas of land within each cleanfill area that were not part of each individual stage of earthworks. This meant that the contributing catchment would be much larger than the earthworks area for each stage, and as a result, the SRPs for each cleanfill area would be undersized. Following this, the applicant amended the staging drawings to show the location of clean and dirty water diversion bunds for each stage, to limit the size of the contributing catchment to only the area where earthworks would be undertaken in that stage.

The initial review of the ESCP also identified that the sizing of each SRP had not considered the total slope length of each contributing catchment, and that slope length needed to be determined based on the distance from the top of the earthworks catchment to the SRP forebay. As a result, the worst-case scenario slope length for each SRP would be more than 200 metres. Where slope length is greater than 200 metres, the SRP volume must be calculated based on a minimum volume of 3% of the catchment area. In their response to my section 92 RFI on 22 July, the

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applicant amended the size of each SRP to address this, by basing the size of each SRP on providing a minimum volume of 3% of the catchment area for the largest stage of earthworks within each cleanfill areas.

Following these matters being addressed by the applicant, Mr McLean advised that the calculated size of SRPs has been satisfactorily addressed. To provide for appropriate sizing of the SRPs, I have included as part of the conditions that the final size of SRPs be in general accordance with the SRP calculations provided by the applicant.

5.2.3 *Flocculation*

The purpose of flocculation is to provide for the efficient and effective operation of sediment retention devices. Section F2.0 of the ESC Guide states that flocculation of sediment retention ponds should typically always be provided. Mr McLean has also advised me that flocculation is likely to be required in order to provide for the effective operation of the SRPs in these circumstances.

As set out in Appendix F1.0 of the ESC Guide, the appropriate dosage of flocculant is determined through a process of bench testing. Determining the appropriate dosage in relation to a cleanfill is different to ordinary earthworks sites, because the material being deposited in the cleanfill is likely to come from a range of sources. This needs to be recognised in the bench testing methodology, by providing for bench testing using a representative sample of the source material, and regular testing thereafter to ensure that the dosage continues to be appropriate.

On the advice of Mr McLean, I have included conditions that:

- Require the preparation of Flocculation Management Plan (FMP) to set out the details for the chemical treatment dosing system that will be used and how this will be monitored and maintained (including contingencies for spillage);
- Require flocculation to be undertaken in accordance with the FMP; and
- Require bench testing to determine the dosage at the following points:
  - At the beginning of each stage, using a representative sample from the planned source of cleanfill material;
  - At least once every 12 months, based on a representative sample of the material within the stage of the cleanfill that is currently active; and
  - Within 5 working days of a discharge from the SRP that exceeds 170 NTU or is outside a pH range of 5.5-8.5, as such exceedances may indicate that the dosage rate is no longer appropriate.

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I consider that this approach will provide for the determination of appropriate levels of flocculation for the SRPs in accordance with the ESC Guide, in a manner that accounts for the potentially variable nature of soils being imported to the cleanfill.

5.2.4 *Sediment discharges from haul roads*

A further potential source of sediment discharges will be the haul roads that are used to transport cleanfill material from the entrance to the site, to the entrance of the active stage in each cleanfill area (at this point I note that the discharge of sediment that may occur during transportation of cleanfill material from its source to this site is not authorised by this consent). The haul roads proposed by the applicant are existing metal farm tracks, which I observed to be in good condition when I visited the site.

The applicant has indicated that the haul roads will be drained by existing swales either side of the haul road, and that during the course of cleanfill activities, filter socks will be placed at regular intervals within the swales to act as check dams to capture any sediment runoff.

The applicant has investigated the possibility of incorporating the haul roads into the area controlled by the SRPs, however this would only ever be possible for the parts of the haul roads that are located adjacent to each cleanfill area. In relation to the northern cleanfill area, this approach would add complexity to the flow-path for dirty water discharges to the SRP. In lieu of this, the applicant has provided clear indication on the staging drawings of the location of a controlled, stabilised entrance for each earthworks stage. This provides a form of mitigation that is likely to reduce the amount of uncontrolled sediment tracking from each active earthworks stage on to the haul road.

Mr McLean has advised me that, because the haul roads will be located outside of areas of land that are treated by the SRPs, the regular and ongoing maintenance of the haul roads and the erosion and sediment control measures associated with them will be necessary to avoid sediment discharges from the haul roads. I have therefore included within the condition requiring an ESCP to be submitted for certification a specific requirement that the ESCP describes the erosion and sediment control measures for haul roads and sets out a programme of regular monitoring and maintenance for those measures.

5.2.5 *Auditing, monitoring, and maintenance of ESC measures and review of the ESCP*

Auditing, monitoring, and maintenance of erosion and sediment control measures is necessary in order to provide certainty that those measures are providing for the effective management of sediment-laden runoff from active works areas, and avoiding sediment discharges into the wider environment, on an ongoing basis.

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Through their draft ESCP (provided on 29 April 2025 in response to my section 92 RFI), the applicant has proposed a range of auditing and monitoring measures, including:

- Daily auditing of ESC measures by the contractor, and weekly auditing by a SQEP.
- Monitoring of turbidity and pH at the inflow, outflow, upstream, and downstream of each SRP. This would be undertaken after heavy rainfall events and when the SRP is discharging. Upstream and downstream monitoring locations are show in the ESCP staging drawings.
- Requirements for the maintenance of the range of ESC measures proposed by the applicant, including specified triggers for maintenance for each different type of ESC measure.

These measures are consistent with good management practice for earthworks, and I have included conditions that provide for these matters.

In circumstances where monitoring of turbidity or pH identifies that specified thresholds are exceeded, or where there is a failure of an erosion or sediment control measure that has resulted in a discharge, I have included a condition that requires the consent holder to notify GWRC of the incident, record and investigate the causes of the incident, and implement measures to rectify the incident and prevent its reoccurrence. Identifying and addressing the causes of exceedances or failures in ESC measures ensures that they continue to provide effective erosion and sediment control for the duration of the consent.

Because of the long duration of this consent, I also consider that the ESCP needs to be reviewed on a regular basis, to ensure that it continues to achieve its purpose of providing for the effective management of actual and potential erosion and sediment discharge related risks (I note that the applicant has suggested in section 8 of the draft ESCP that review of the ESCP would occur "as construction of the earthworks progresses"). I have therefore included a condition that requires the consent holder to review the ESCP on an annual basis. Where there have been any exceedance or failures of ESC measures in the previous year, these must be taken into account, and the review must identify whether any changes to the ESCP are necessary to address these matters. I consider that a regular review of the ESCP is necessary to enable it to continue to provide for good management practice throughout the duration of the consent.

5.2.6 Summary of erosion and sediment control

The applicant has proposed, through a draft erosion and sediment control plan, a range of measures to avoid, remedy, or mitigate the actual or potential effects of erosion and sediment discharges on the receiving environment, in particular adjacent streams and wetlands. I have

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discussed what I consider to be the key erosion and sediment control management methods in the sections above.

Considering the measures proffered by the applicant, and advice provided to me by Mr McLean, I have included a range of consent conditions that I consider will provide for the appropriate management actual or potential effects of erosion and sediment discharges, including:

- Conditions that require a final ESCP to be submitted for certification prior to works commencing. The ESCP must be in accordance with the ESC Guide and in general accordance with the draft ESCP provided by the applicant, and the consent holder must undertake works in accordance with the certified ESCP.
- A condition that requires the ESCP to be reviewed on an annual basis.
- A condition that requires a flocculation management plan to be submitted for certification, and conditions that require a regime of bench testing to determine the appropriate dosage of flocculant on a regular basis.
- Conditions that provide certainty around staging, progressive stabilisation, and that no earthworks will occur during winter.
- Conditions that require (as part of the ESCP) ongoing maintenance of ESC measures.
- Conditions that require regular auditing of ESC measures, monitoring of SRPs, and require a monitoring response in circumstances where there has been an exceedance of monitoring thresholds or where an ESC measure has failed.

Subject to the proposed activity being undertaken in accordance with the consent conditions, I consider that the adverse effects on the environment of erosion and sediment discharges as a result of earthworks will be less than minor.

5.3 Effects on stream and wetland ecology

The applicant has included an Ecological Effects Assessment (Ecological Effects Assessment, RMA Ecology, November 2024, included in Appendix D to the applicant's AEE). The Ecological Effects Assessment (EEA) delineates the natural inland wetlands and streams on site (Figure 8) and assesses the effects of the proposal on those natural inland wetlands and streams.

With respect to natural inland wetlands and streams, the EEA identifies that the potential effects of the proposal include:

- Direct impacts of earthworks within, or within 10 m of, a stream or natural inland wetland;
- Inputs of sediment during construction;
- Complete or partial drainage or excess increases in water levels as a result of changes in surface or ground water flow;

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- Discharges of water from SRPs causing changes to water level regimes.

The latter two points are addressed in the next section of this report.

With respect to earthworks within, or within 10 m of, a stream or natural inland wetland, the applicant has designed the proposed cleanfill areas to avoid the areas that are within, or within 10 m of, any stream or natural inland wetland. As a result, there will be no loss of stream or natural inland wetland extent as a result of the proposed works. There will also be no direct effects of earthworks within, or within a 10 m setback from these areas. To ensure this continues to be the case during the course of the works, I have included conditions similar to those proffered by the applicant that require the consent holder to clearly identify and demarcate the 10 m setback from streams and natural inland wetlands on site within the vicinity of the active cleanfill stage. Works are to be excluded from these areas.

Aside from hydrology (which is discussed in the next section) the primary potential adverse effect on streams and natural inland wetlands will be the discharge of sediment to those water bodies. These effects will be avoided, remedied, or mitigated by the range of conditions associated with erosion and sediment control, which I have discussed in the previous section of the report.

Ms Price has reviewed the EEA and has advised me that the delineation of streams and natural inland wetlands provided by the applicant is appropriate. Ms Price has also advised me that the conclusion on effects management in relation to sediment discharges reached in the EEA that the level of adverse effect on stream and wetland ecology after mitigation (being staging and implementation of erosion and sediment control measures) will be negligible, is sound. However, Ms Price emphasised that this conclusion is only sound subject to the ongoing effectiveness of erosion and sediment control measures. I accept Ms Price's advice and have included conditions to address this matter as described in the previous section of the report.

I also note that the applicant has proffered conditions that require fencing and planting of the area within 10 m of streams and natural inland wetlands on site adjacent to the proposed cleanfill areas. This may occur at any time, but no later than the planting season after the deposition of cleanfill material has ceased. I consider this will result in a positive effect on stream and natural inland wetland ecology, but only after the fencing and planting has been established.

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Based on Ms Price's advice, and subject to the consent conditions, I consider that actual or potential adverse effects on the ecology of adjacent rivers, streams, and natural inland wetlands will be less than minor (and there will be positive effects after fencing and planting has been implemented).

5.4 Effects on stream and wetland hydrology

The placement of cleanfill material adjacent to rivers, streams, and natural inland wetlands has the potential to alter surface water flows and groundwater recharge through infiltration. This can result in adverse effects on the hydrological conditions of those surface water bodies.

Mr Blyth has reviewed the application and advised the following:

> *While there is no physical monitoring data presented for these wetlands, the ecological and hydrological AEE's presented by RMA Ecology and PDP support the conceptual hydrological framework for the majority of these sites being riverine wetlands located primarily in depressions. As catchments are primarily unmodified... surface water inputs should remain similar. Depending on the level of compaction, there may be some change in shallow groundwater levels that could promote increased surface water runoff. However, the addition of cleanfill in a 2-3m mound over time may eventually result in a mounding of shallow groundwater under the cleanfill areas, that could increase groundwater head and subsequent recharge to downgradient areas of wetlands.*

Mr Blyth has also considered the impacts of the SRPs on stream and wetland hydrology, and has advised that:

> *Given the majority of the wetlands are along natural tributaries which remain unchanged (i.e. no large catchment modifications), I considered the SRP's modification of hydrology (i.e. concentration of stormwater flows through the ponds then out into selected wetlands) to have less than minor effects.*

Mr Blyth also observed that the proposed staging of works to reduce the catchment size also serves to minimise modifications to the catchment, and reduced concentrations of catchment flows to and discharges from the SRPs. Staging of works therefore contributes to minimising adverse effects on stream and wetland hydrological conditions.

Based on Mr Blyth's advice, and subject to the consent conditions, I consider that actual or potential adverse effects on the hydrological conditions of adjacent rivers, streams, and natural inland wetlands will be less than minor (and may in fact be positive over time).

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5.5 Effects on flood hazards

The applicant has included a Flood Modelling Assessment with their AEE (see *1044 Coast Rd, Wainuiomata – Flood Modelling* by River Edge Consulting Limited, dated 8 July 2022, in Appendix A of the applicant's AEE). The Flood Modelling Assessment identifies that the cleanfill activities will occur, in part, within the modelled 1% annual exceedance probability (AEP) flood event (plus climate change) for the Wainuiomata River (Figure 11). This principally applies to the northern cleanfill area, although there is a small extent of the modelled flood event that overlaps with the southern cleanfill area.

The applicant has modelled the effects that establishing the cleanfill would have on flood levels during the 1% AEP flood event (Figure 12). On the property, while there is generally a reduction in flood levels downstream of the northern cleanfill area, there is an increase in flood levels to the west on the northern cleanfill area of up to 100mm. Outside the property boundary, flood levels are modelled to increase by up to 10mm on the properties to the north (at 904 Coast Road).

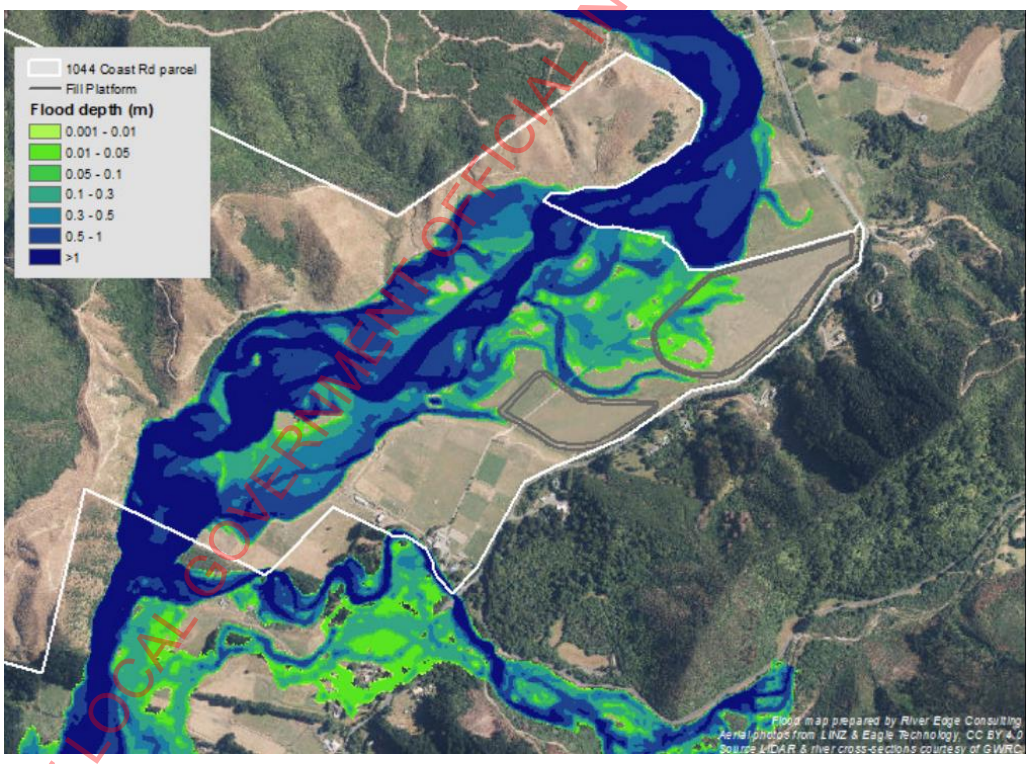


Figure 11: modelled 1% AEP flood depth. Source: Figure 2, *1044 Coast Rd, Wainuiomata – Flood Modelling* by River Edge Consulting Limited, in Appendix A of the applicant's AEE.

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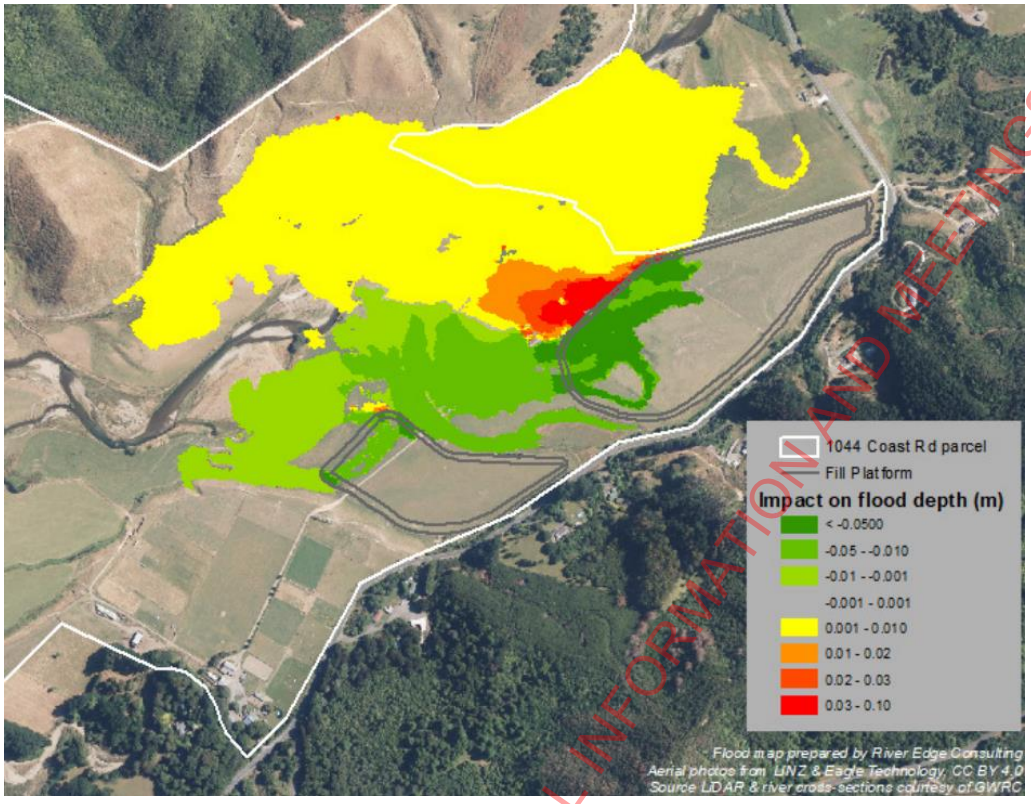


Figure 12: modelled impact of proposed fill platforms on 1% AEP flood depth. Source: Figure 9, *1044 Coast Rd, Wainuiomata – Flood Modelling* by River Edge Consulting Limited, in Appendix A of the applicant's AEE.

Mr Riyaz has reviewed the aspects of the application that relate to the diversion of flood waters. Based on the further information provided by the applicant in response to my section 92 RFI, Mr Riyaz has advised me that he agrees with the applicant's assessment of flood effects. Mr Riyaz has recommended that a condition be imposed that require the consent holder to verify the final form of the diversion through as-built drawings. The purpose of this condition is to verify that the diversion does not extend beyond the extent for which consent has been granted and for which the effects have been assessed. In addition to this Mr Riyaz has recommended that where erosion or scouring of land within the cleanfill area occurs, this is promptly remediated. I have provided for both matters through the consent conditions.

With regard to the adverse effects of the diversion of flood waters would have on properties outside of the applicant's property, the applicant's Flood Modelling Assessment states that, in relation to the 1% AEP flood event "outside the property, the predicted impacts are negligible (less than 1 – 2 mm)" (Flood Modelling Assessment, p.3). I observe that outside of the applicant's property, the only properties that are affected by a change in modelled flood levels are the properties at 904 Coast Road to the north (Figure 12). Based on the review of Mr Riyaz, I accept the applicant's assessment of flood effects. I consider that an increase in flood levels beyond the boundary of the property during a 1% AEP flood event of 1 to 2 mm is a less than minor adverse effect.

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Subject to the proposed activity being undertaken in accordance with the consent conditions, I consider that the adverse effects on the environment as a result of the diversion of flood waters will be less than minor.

5.6 Effects on mana whenua values

There are no Schedule B (Ngā Taonga Nui a Kiwa) or Schedule C (Sites with significant mana whenua values) areas located on or adjacent to the site. The site is located adjacent to Remutaka Forest Park, which is subject to a statutory acknowledgement to the Port Nicholson Block Settlement Trust.

The application was provided to the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira on behalf of Ngāti Toa Rangatira in accordance with the agreement between GWRC and iwi authorities regarding consultation on consent applications.

Te Rūnanga o Toa Rangatira sought information on the expert reviews undertaken by GWRC on ecology and hydrology effects. On 20 February 2025, I had a meeting with a representative of Te Rūnanga o Toa Rangatira to discuss the application. I explained the range of conditions that were being considered to manage the actual or potential adverse effects of cleanfill activities on the environment, including waste acceptance criteria, erosion and sediment control, and monitoring and reporting conditions. No particular concerns were raised at this meeting, although Te Rūnanga o Toa Rangatira emphasised the importance of managing activities to avoid the adverse effects of discharges on the Wainuiomata River. I have kept this in mind when drafting and making recommendations on appropriate consent conditions.

Te Rūnanga o Toa Rangatira sought an update on the consideration of the consent once the applicant had responded to the section 92 RFI, which I provided. In response, Te Rūnanga noted that, in reliance on the matters raised by GWRC's technical experts being appropriately addressed, and that potential adverse effects were determined to be less than minor or no more than minor, that they had no further comments.

At the time of writing this report, I had not received feedback from the Port Nicholson Block Settlement Trust. As noted above, the Remutaka Forest Park, located adjacent to the site, is subject to a statutory acknowledgement to the Trust. However, on the basis that the Remutaka Forest Park is located up-gradient from the proposed cleanfill areas, I do not consider that the Remutaka Forest Park will be adversely affected by the proposed cleanfill activities.

On the basis that the adverse effects of the proposed cleanfill activities on the Wainuiomata River and its tributaries will be appropriately managed through the consent conditions, I consider that any potential adverse effects on identified mana whenua values will be less than minor.

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5.7 Summary of effects

Given the assessment above, I consider that the adverse effects of the activity on the environment will be less than minor when undertaken in accordance with the consent conditions.

6. Statutory assessment

6.1 Part 2

Part 2 outlines the purposes and principles of the RMA. Section 5 defines its purpose as the promotion of the sustainable management of natural and physical resources. Sections 6, 7 and 8 of Part 2 define the matters a consent authority shall consider when achieving this purpose.

I am satisfied that the granting of the application is consistent with the purpose and principles in Part 2 of the RMA.

6.2 Matters to be considered – Sections 104-108AA

Sections 104-108AA of the RMA provide a statutory framework in which to consider resource consent applications. All relevant matters to be considered for this application are summarised in the table below:

RMA section	Matter to consider	Comment
104(1)(a)	Actual or potential effects on environment	See Section 5 of this report.
104(1)(ab)	Measures to offset or compensate for adverse effects on the environment	The applicant has not proposed any measures to offset or compensate for adverse effects on the environment.
104(1)(b)(i)	National Environmental Standard for Freshwater (NES-F)	As set out in section 2.2.1 of this report, the activity requires resource consent under regulation 45B(5) of the NES-F. Under this regulation, resource consent must not be granted unless the consent authority is satisfied that the matters set out in regulation 45B(6)(a)-(c) are met. In relation to regulation 45B(6)(a), I am satisfied, based on the information contained in the application, that the cleanfill area will provide significant regional benefits, as it will facilitate the construction of 350 residential units in the Wainuiomata area.

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RMA section	Matter to consider	Comment
		In relation to regulation 45B(6)(b), I am satisfied that for the reasons stated in the application, there would be no other practicable alternative location for the cleanfill area in the region. In this regard, I have considered that the proposed cleanfill area is for the purpose of depositing cleanfill material from the development of housing in Wainuiomata by the applicant's housing development company, that the applicant owns the land where the cleanfill area is proposed, that the topography of the land means that cleanfill activities on the land are practicable, and the land is in close proximity to the area where the development will occur. Based on the information contained in the application, there is no other land that has all these qualities. In relation to regulation 45B(6)(c), I am satisfied, based on the information contained in the application, that the effects management hierarchy has been applied. In this regard, I observe that: • By setting back cleanfill areas 10 m from any natural inland wetlands, the adverse effects of cleanfill activities have been avoided where practicable; • The proposed erosion and sediment control measures will minimise the adverse effects of discharges from cleanfill activities on natural inland wetlands; • Where the adverse effects of discharges are not minimised, consent conditions require that those effects are remediated; and • Residual adverse effects are not more than minor.

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RMA section	Matter to consider	Comment
		On the basis that the matters set out in regulation 45B(6)(a)-(c) are met, resource consent can be granted under regulation 45B.
104(1)(b)(iii)	National Policy Statement for Freshwater Management 2020 (NPS-FM)	This national policy statement applies to all freshwater and relates to the management of freshwater and the protection of natural wetland and river values and habitats. In accordance with section 104(2F) of the RMA, I have not had regard to clauses 1.3(5) or 2.1 of the NPS-FM. Relevant policies are discussed below.
	Policy 2	The application was sent to the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira to provide the opportunity to identify any concerns they may have with the proposal and to assist with determining if they are an affected party. This provides the opportunity for mana whenua input at the resource consent decision making level. Consideration of this resource consent application has been undertaken in a manner that is consistent with this policy.
	Policy 3	The activity is proposed to be managed in an integrated way that means the adverse effects, including those from the use and development of land, on the receiving environment are no more than minor. The proposal is therefore consistent with this policy.
	Policy 5	I consider this policy is met as the consent conditions required that the discharges are managed appropriately and so the health and well-being of the Wainuiomata River will be maintained.

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RMA section	Matter to consider	Comment
	Policy 6	There are natural inland wetlands located within 100m of the proposed activity. However, subject to the proposed activity being undertaken in accordance with the consent conditions, I consider that the values of the wetlands will be protected and there will be no loss of extent. I also observe that the applicant has proffered the fencing and riparian planting of natural inland wetlands on site, which I consider will promote their restoration. I therefore consider that the proposed activity is consistent with this policy.
	Policies 9 and 10	I consider these policies will be met as the measures proposed by the applicant to avoid, remedy or mitigate adverse effects, together with the consent conditions, means that the habitats of indigenous freshwater species and trout will be protected.
104(1)(b)(iii)	National Policy Statement on Urban Development 2020 (NPS-UD)	I consider that the proposed activity will support the achievement of Objective 1 of the NPS-UD and is consistent with Policy 1 of the NPS-UD, as it will facilitate the development of housing within Wainuiomata, which will contribute to a well-functioning urban environment.
104(1)(b)(iii)	National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB)	I consider the proposed activity is consistent with the NPS-IB. Subject to the consent conditions, the proposed activity will maintain indigenous biodiversity so that there is at least no overall loss in indigenous biodiversity. This is consistent with the objective of the NPS-IB.
104(1)(b)(v)	**Regional Policy Statement (including Change 1)**	
	Objectives 12, 13, 16, 19, 24, 25, 26, 28, 29, Integrated Management Objective A, CC.6,	I consider that, with the conditions of consent, the proposed activity will be consistent with the objectives of the RPS (including Change 1).

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RMA section	Matter to consider	Comment
	Policies 40, 40A, 40B, 41, 47, 48, 49, 51, IM.1, CC.14A, FWXXB	I consider that, with the conditions of consent, the proposed activity will be consistent with the policies of the RPS (including Change 1).
104(1)(b)(vi)	**Natural Resources Plan**	
	Objectives O1, O2, O3, O4 Policy P1	These provisions seek the integrated management of natural and physical resources, ki uta ki tai (from mountains to the sea). I consider that the proposed activity, subject to the consent conditions, will contribute to the integrated management of natural and physical resources and is consistent with the principles of integrated catchment management set out in Policy P1.
	Objective O12 Policies P18, P20	These provisions seek that the relationships between Māori and their culture and traditions with their ancestral resources are recognised and provided for, and that the mauri of freshwater is recognised as being important to Māori and is sustained and enhanced. I consider that the proposed activity, subject to the consent conditions, will have less than minor adverse effects on water quality, and on this basis, I consider that the proposed activity is not contrary to these provisions.
	Objective O13 Policy P21	These provisions seek the active participation of mana whenua in decision-making in relation to natural and physical resources. The application was sent to the Port Nicholson Block Settlement Trust and Te Rūnanga o Toa Rangatira to provide the opportunity to identify any concerns they may have with the proposal and to assist with determining if they are an affected party. This provides the opportunity for mana whenua input at the resource consent decision making level.

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RMA section	Matter to consider	Comment
		As noted in section 5.6 of this report, I have considered feedback received through this process when considering this resource consent application.
	Policy P22	This provision requires that regard is given to any statutory acknowledgement when considering a resource consent application. The proposed activity is adjacent to the Remutaka Forest Park, which is subject to a statutory acknowledgement to the Port Nicholson Block Settlement Trust. As noted in section 5.6 of this report, I have had regard to this statutory acknowledgement when considering this resource consent application.
	Objective O15 Policy P26	These provisions seek that natural hazard risk is managed to an acceptable level, and that diversion of flood water in a floodplain avoids or mitigates increased hazard risk or residual hazard risk. As set out in section 5.5 of this report, this matter has been taken into account in considering this resource consent application. I consider that the proposed activity, subject to the consent conditions, is consistent with these provisions.
	Objectives O17, O18, O19, O21, O22 Policies P30, P31, P34	These provisions seek that the quality of water in surface water bodies (including rivers, streams, and natural wetlands) is maintained or improved. Section 5 of this report describes how the effects of the proposed activity (including hydrology, discharges, and water quality) will be managed, subject to the consent conditions, so that they are less than minor. I consider this is consistent with maintaining hydrological function and water quality. The extent of natural inland wetlands and streams will be maintained by the proposed activity. I also note that the applicant's

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RMA section	Matter to consider	Comment
		proposed riparian planting and fencing of streams and natural inland wetlands will support the restoration of riparian habitats. I therefore consider that the proposed activity, subject to the consent conditions, is consistent with these provisions.
	Objective O28 Policy P42	These provisions seek that ecosystems and habitats with significant indigenous biodiversity values, including those identified in Schedule F1 and natural wetlands, are protected from the adverse effects of use and development. The tributaries of the Wainuiomata River at the site are identified in Schedule F1 of the NRP, and there are natural inland wetlands identified on site adjacent to the proposed activity. Section 5 of this report describes how the effects of the proposed activity (including hydrology, discharges, and water quality) in relation to these habitats will be managed, subject to the consent conditions, so that they are less than minor. I therefore consider that the proposed activity, subject to the consent conditions, is consistent with these provisions.
	Objectives O33, O37 Policy P107	These provisions seek that accelerated soil erosion and the amount of sediment-laden runoff is minimised, in particular by undertaking earthworks using good management practice. The measures for manging erosion and sediment during earthworks are described in section 5.2 of this report. I consider that these measures are consistent with good management practice for earthworks as set out in the Greater Wellington *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region* (Revision 1, February 2021). I therefore consider that the proposed

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RMA section	Matter to consider	Comment
		activity, subject to the consent conditions, is consistent with these provisions.
	Objective O36 Policies P65, P66	These provisions seek that runoff or leaching of contaminants from discharges to land are minimised, and that any adverse effects of the discharge are appropriately managed. Sections 5.1 and 5.2 of this report set out the measures for the management of discharges to avoid, remedy, or mitigate the runoff of contaminants associated with the proposed activity. I consider that, subject to the conditions of consent, the proposed activity will be consistent with these provisions.
	Policies P78, P79, P80	These policies set out the quality requirements for point source discharges to rivers and the determination of the zone of reasonable mixing. I consider that the proposed point source discharges from SRPs, subject to the conditions of consent, will be consistent with these policies.
	Objective O41 Policies P100, P101	These provisions seek that the environment is protected from the adverse effects of discharges of hazardous substances, and the creation of contaminated land is avoided. Section 5.1 sets out the methods proposed to manage cleanfill activities to protect the environment from hazardous substances and avoid the creation of contaminated land. I consider that these methods, including the conditions of consent, are in general accordance with the Waste Management Institute of New Zealand (WasteMINZ) *Technical Guidelines for Disposal to Land*, Revision 3.1, September 2023. This document replaces the *Guide for the Management of Closing and Closed*

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RMA section	Matter to consider	Comment
		Landfills in New Zealand, 2001 referred to in Policy P101. I therefore consider that the proposed activity, subject to the conditions of consent, is consistent with these provisions.
	Policy P109	This policy provides for the maintenance or restoration of riparian margins, including setbacks for activities from surface water bodies and encouraging the planting of appropriate riparian vegetation. I note that cleanfill activities and earthworks will be set back from surface water bodies, and the applicant has proffered the fencing and planting of riparian margins as part of their proposal. I therefore consider that the proposed activity, subject to the conditions of consent, is consistent with this policy.
	Policy P110	This policy seeks that the loss of extent and values of rivers and natural wetlands is avoided, except in certain circumstances. I note that there will be no loss of extent of rivers or natural wetlands as a result of the proposal. As set out in sections 5.3 and 5.4 of this report, potential adverse effects on the values of these surface water bodies will be appropriately managed so that the adverse effects are less than minor. I therefore consider that the proposed activity, subject to the conditions of consent, is not contrary to this policy.
104(1)(b)(vi)	**Natural Resources Plan – Proposed Plan Change 1**	
	Objective WH.O2 Policy WH.P1	These provisions seek that the health and wellbeing of Te Whanganui-a-Tara's groundwater, rivers, and natural wetlands and their margins are on a trajectory to measurable improvement by 2040. Section 5 of this report sets out how discharges to land and surface

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RMA section	Matter to consider	Comment
		waterbodies will be managed and concludes that the adverse effects of the proposed activity will be less than minor. I also note that the applicant has proffered fencing and planting of the riparian margins of streams and natural wetlands adjacent to the proposed activity. I therefore consider that the proposed activity, subject to the consent condition, will be generally consistent with these provisions.
	Objective WH.O6	This objective seeks that, amongst other matters, ground water flows and levels are maintained so that levels in surface water bodies are supported and that protects ecosystems in connected surface water bodies. Section 5.4 of this report sets out the effects that the proposed activity is likely to have on the hydrology of surface waterbodies and concludes that adverse effects will be less than minor (and may be positive). I therefore consider that the proposed activity, subject to the consent condition, will be generally consistent with this objective.
	Objective WH.O9 Policies WH.P2, WH.P4	These provisions set out the target attribute states for surface water bodies within the Whaitua. Of particular relevance to this activity is the deposited fine sediment parameter for the Wainuiomata rural streams part freshwater management unit. Table 8.4 identifies that the baseline attribute state for this parameter is C (fair), and the target attribute state is A (excellent). The policies set out the methods for achieving the target attribute states, including a reduction in sediment loads. Section 5.2 of the report sets out the measures (including consent conditions) for managing erosion and sediment discharges, and section 5.3

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RMA section	Matter to consider	Comment
		of the report assesses the effects that this will have on surface water bodies on site. These sections conclude that, subject to the consent conditions, the adverse effects of sediment discharges on surface waterbodies will be less than minor. On this basis, I consider that the proposed activity is not contrary to these provisions.
	Policy WH.P5, WH.P6	These policies require that localised adverse effects of point source discharges are avoided or minimised beyond the zone of reasonable mixing. I have included conditions that provide for the management of adverse effects of discharges beyond the zone of reasonable mixing. On this basis, I consider the proposed activity, subject to the consent conditions, will be consistent with these policies.
	Policies WH.P29, WH.P30	These policies set out the measures for the management of earthworks, including (but not limited to) that they will be undertaken in accordance with good management practices, that the amount of land disturbed at any time will be limited, and that discharges will not exceed specified standards. The measures for manging erosion and sediment during earthworks are described in section 5.2 of this report. I consider that these measures are consistent with good management practice for earthworks as set out in the Greater Wellington *Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region* (Revision 1, February 2021). I also note that the applicant has proposed staging of earthworks that will limit the amount of land disturbed at any one time. I therefore consider that the proposed activity, subject to the consent conditions, is consistent with these policies.

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RMA section	Matter to consider	Comment
	Policy WH.P31	This policy requires that earthworks over 3,000m^2 not occur during the winter period (the period between 1 June and 30 September each year), and that earthworks are stabilised during this period. The applicant has not applied for resource consent to undertake earthworks during the winter period, and I have included conditions that prevent this occurrence. I therefore consider that the proposed activity, subject to the consent conditions, will be consistent with this policy.
104(1)(c)	Any other matter	The applicant has proposed to undertake fencing and riparian planting of streams and natural inland wetlands as part of the proposed activity. I note that this is not required to offset any more than minor residual adverse effects, but I recognise that this will achieve an additional positive effect in relation to water quality and indigenous biodiversity.
105(1)	Matters relevant to discharge permits	I have had regard to the matters in s105(1)(a) – (c) of the RMA when considering this application. In relation to 1(a), as set out in section 5 of this report, I have considered the nature of the discharge, and the sensitivity of the receiving environment. In relation to 1(b) and (c), I accept that the applicant has considered alternative discharge methods (including to land), and that the proposed method of discharge is the most appropriate method in the circumstances because it is more practicable and the adverse effects can be appropriately managed.

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RMA section	Matter to consider	Comment
107	Restrictions on grant of certain discharge permits	The proposed discharges are not expected to result in any of the effects listed in s107(1) of the RMA after reasonable mixing. In the event that any of the effects listed in s107(1) do arise, the discharge will be temporary and so will meet the requirements of section 107(2).
108 – 108AA	Conditions on resource consents	All the conditions of consent meet s108 and s108AA of the RMA. I have assessed the conditions against the criteria in s108AA and consider that they: • have been agreed to by the applicant, and so meet s108AA(1)(a) • are directly connected to an adverse effect of the activity on the environment, a regional rule or an NES, and so meet s108AA(1)(b) • relate to an administrative matter of the resource consent, and so meet s108AA(1)(c)

6.3 Section 104D particular restrictions for non-complying activities

As the application is for a non-complying activity, pursuant to section 104D of the Act a 'gateway test' is required to be met before a decision on whether consent can be granted can be made. Section 104D prescribes that the consent authority may proceed to the substantive assessment (s104), and make a decision on whether to grant a resource consent application for a non-complying activity, only if it is satisfied that either:

(a) the adverse effects of the activity on the environment will be minor; or

(b) the application is for an activity that will not be contrary to the objectives and policies of the Natural Resources Plan and Proposed Plan Change 1.

The application can only be granted if it meets one of these tests.

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In relation to these tests, I consider that:

- Subject to the conditions of consent, the adverse effects of the activity on the environment will be less than minor;
- The activity will not be contrary to the objectives and policies of the NRP and NRP-PC1.

On this basis, section 104D does not preclude granting consent because both section 104D(1)(a) and (b) are met.

6.4 Weighting of the NRP Proposed Plan Change 1

As the conclusion reached under the NRP assessment is consistent with that reached under the proposed NRP-PC1 there is no need to undertake a weighting exercise between the NRP and proposed NRP- PC1.

7. Main findings

In conclusion:

1. The proposed activity is consistent with the purpose and principles of the Resource Management Act 1991.
2. The proposed activity is consistent with or not contrary to the relevant objectives and policies of the National Policy Statement for Freshwater Management, National Policy Statement on Urban Development, National Policy Statement for Indigenous Biodiversity, the Regional Policy Statement (including Change 1) and the Natural Resources Plan (including proposed Plan Change 1).
3. In relation to s104D, the proposed activity is not contrary to the objectives and policies of the Natural Resources Plan or proposed Plan Change 1.
4. The actual or potential adverse effects of the proposed activity on the environment will be less than minor when undertaken in accordance with the consent conditions.
5. The proposal incorporates appropriate mitigation measures to manage the adverse effects of the proposal.
6. Conditions of the consents require that the adverse effects of the activity on the environment are appropriately avoided, remedied or mitigated.

8. Duration of consent

Under section 123 of RMA, I propose a consent duration 30 years. This is the same as the duration sought by the applicant. I consider this duration is appropriate for the following reasons:

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- The consent conditions include specified limits of the area and volume of cleanfill activity authorised by the consent, so while the duration may be long, the scope of effects authorised by the consent is certain.
- The consent conditions include measures such as regular review of management plans (including the ESCP and FMP), which will enable adaptive management over the duration of the consent, including in response to changing environmental conditions, or circumstances where there are exceedances or failures of erosion or sediment control measures.
- The consent conditions include regular and ongoing monitoring and reporting requirements that will apply for the duration of the consent.

Decision recommended by:	Andrew Banks	Senior Resource Advisor, Environmental Regulation	
Decision peer reviewed by:	Joshua Knowles	Senior Resource Advisor, Environmental Regulation	
Decision approved by:	Richard Percy	Team Leader, Environmental Regulation	

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Processing timeframes:

Application lodged:	21/12/24	**Application officially received:**	13/01/25
Application stopped (s91/92/95):	29/01/25	**Application started:**	22/07/25
Applicant to be notified of decision by:	08/08/25	**Applicant notified of decision on:**	08/08/25
Time taken to process application:	25 working days		

The applicant provided written agreement (250145-1341016906-469) on 30 July 2025 for an extension of timeframes under s37(1) to process the application. The extension is for 5 working days under section 37A(4) of the RMA.

The reason for the extension is:

- To allow time for the applicant to review draft consent conditions.

In making this decision, the Wellington Regional Council has given consideration to the following issues, as required by section 37A(1) of the RMA:

- The interests of any person who the Council considers may be directly affected by the extension;
- The interests of the community in achieving adequate assessment of the effects of the proposal; and
- The Council's duty under section 21 of the RMA to avoid unreasonable delay.

Decision approved by:	Richard Percy	Team Leader, Environmental Regulation	

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RM number: RM240334
Date: 15 August 2025
Applicant: Kakariki Estate Limited
Agent: Cuttriss Consultants
Address: Elliott.Thornton@cuttriss.co.nz
Attention: Elliott Thornton

Dan Kellow
Environment and Sustainability
Dan.kellow@huttcity.govt.nz
Our reference:RM240334

NOTIFICATION REPORT FOR LAND USE CONSENT FOR THE OPERATION OF A CLEANFILL SITE, INCLUDING ASSOCIATED EARTHWORKS, AT 1044 COAST ROAD, WAINUIOMATA (LOT 5 DP 551868)

1. PROPOSAL

Land use consent is sought operate a clean fill at 1044 Coast Road, Wainuiomata. The clean fill would include two separate areas with eight stages in total across the two areas. The stages are shown below.

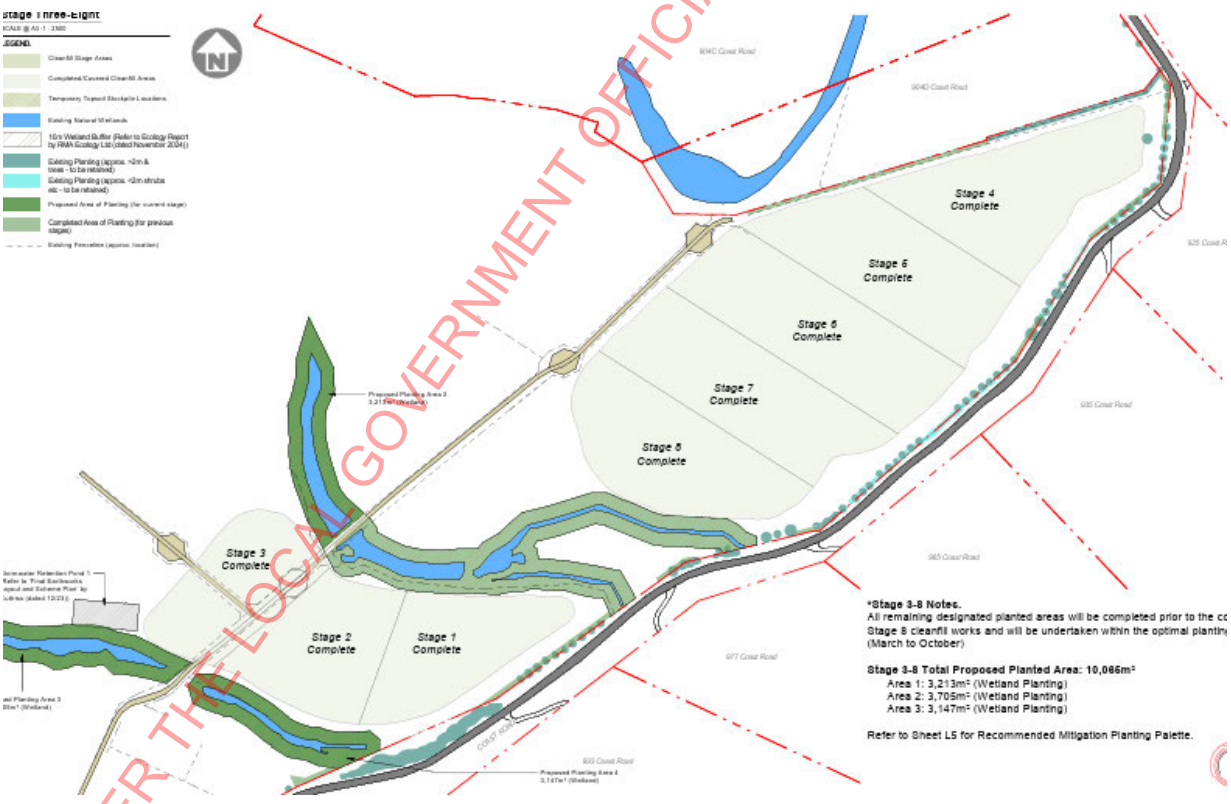


Figure 1: Proposed site plan showing the clean fill once all eight stages are completed.

The application is fully described in the AEE and that description is adopted and should be referred to.

In summary, the proposal involves:

- A clean fill as defined in the Waste Management Institute New Zealand (WasteMINZ) Technical Guidelines for Disposal to Land Revision 3.1, dated September 2023. The definition of clean fill material is:

  > "*Virgin Excavated Natural Material (VENM) such as clay, soil and rock that are free of combustible, putrescible, degradable or leachable components.*
  >
  > *When discharged to the environment, clean fill material will not have a detectable effect relative to the background, and the fill site will be able to be utilised for an unrestricted purpose on closure. Future excavation into the filled materials will be unrestricted*.[1]"

- There is no ground works proposed for the fill areas prior to deposition.

- A clean fill that will only be used by or on behalf of contractors to Friday Homes – the clean fill is not intended for use by other commercial operators.

- Each stage will be completed before moving to the next with a total area of 9.37ha and volume of 196,500m^3. The smallest stage is Stage 1 which is 9,200m^2 and the largest is Stage 6 at 14,200m^2. The applicant proffered a condition confirming that 2500m^2 is the maximum area of non-stabilised fill that may be exposed at any one time.

- A maximum depth of 3.5m above existing ground. Fill batters will be constructed and stabilised progressively across each stage.

- Landscaping to provide mitigation as outlined in the Landscape and Visual Assessment by Design Group Stapleton Elliott that can be broadly described as perimeter planting and around the wetland.

- A new access would be constructed to 55m north of the existing access with associated vegetation clearance within road reserve and the application site.

- The trucks carrying clean fill would be limited to single unit trucks, operating between 730am and 530pm Monday to Friday and 730am until 1pm Saturday with no more than 18 trucks, or 36 movements per day.

- No truck movements on Sundays, public holidays, any long weekend or between 20 December and 10 January.[2]

- For each stage of construction the earthworks will be undertaken as follows:
  - Progressively form stabilised haul road to works area;

[1] Definition contained on page 1 of the WasteMINZ Technical Guidelines

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  - Installation of erosion and sediment control measures.
  - Temporarily remove topsoil and stockpile on-site immediately following earthworks stage with the location to be determined on-site by a contractor to suit operations;
  - Clean fill to proposed earthworks platform levels
  - Upon completion of the filling with clean fill, spread and compact stockpiled topsoil and hydroseed to stabilise earth worked areas and reinstate to LUC 3

- Erosion and sediment control measures will be installed as detailed in the Erosion and Sediment Control Plan

The following conditions have been proffered:

Landfill Classification (Waste Acceptance Criteria)

1. The proposed landfill is to be used for class 5 clean fill only as defined in the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 and only accept the following waste:
   - Virgin Excavated Natural Material (VENM) such as clay, gravel, sand, soil or rock fines that:
     - Has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and
     - Does not contain any sulfidic ores or soil or any other waste.
   - Maximum incidental inert manufactured materials (e.g. concrete, brick, tiles) to be no more than 5% by volume per load; and
   - Maximum incidental or attached biodegradable materials (e.g. vegetation) to be no more than 2% by volume per load; and
   - After the above allowances for inert manufactured materials and biodegradable materials, maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

2. At least 20 working days prior to operation, carry out soils test to determine the background chemical contaminant levels of the site. The soil test is to be carried out by a suitably qualified and experienced practitioner who specialises in contaminated land investigations and the result submitted to Council.

3. Every load deposited must be visually inspected to ensure it meets the clean fill acceptance criteria under condition (1) above.

4. Laboratory testing is to be carried out by a suitably qualified and experienced practitioner who specialised in contaminated land investigations to at least a frequency of 1 per 50 loads, or 1 per 500m³ whichever is lesser. The testing is to confirm compliance with condition (1) above.

5. Any load that does not meet condition (1) must be rejected and disposed of at an alternative approved landfill suitable for the class of material.

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6. No clean fill material shall be deposited at the site which has been sourced from a site defined as 'potentially contaminated'.

   Note: A potentially contaminated site includes any site that is listed on the Greater Wellington Regional Council's Selected Land Use Register, or where there is reasonable cause to believe that activities listed on the Ministry for the Environment's Hazardous Activities and Industries List have previously occurred, unless a Detailed Site Investigation has been completed confirming the source of the material is not contaminated.

7. No clean fill material shall be deposited within 10m of any watercourse or wetland.

Survey

8. At least 10 days prior to commencement of clean filling, a survey of the clean fill area as shown on the approved plans and documents is to be carried out by or under supervision of a licenced surveyor, and the boundaries of the clean fill are to be clearly marked so that areas outside are clearly visible and identifiable as out-of-bounds for dumping. No dumping or movement of earth or soil is to be carried out outside the clean fill areas including any temporary or stockpiling.

   Confirmation is to be provided from a licenced surveyor to Council 5 days prior to commencement of clean filling that the setout is at least 10m from any identified wetland or watercourse, and in accordance with the approved plans.

Record Keeping

9. An electronic record of all clean fill material deposited at the site shall be maintained for the duration of the resource consent. The record shall include:
   a. The name of the company delivering the material;
   b. The date of delivery;
   c. The physical address of the land the material was sourced from;
   d. A description of the material as per the inspection required by condition (3) above;
   e. Any laboratory reports pertaining to the composition of the material as per condition (4) above;
   f. The weight and volume of the delivered material;
   g. The approximate location on-site where the material will be dumped.

10. The consent holder shall prepare an annual monitoring report for the period of 1 July to 30th June to the Council, by 30 September each year for the duration of this resource consent. The annual monitoring report shall include but not be limited to:
    h. The electronic record of clean fill accepted at the site as per condition (9).
    i. A record of any material rejected at the site as per condition (5)
    j. A record of any spills on-site and remedial actions carried out.
    k. A record of any discovered contamination and any measures to address the contamination such as remediation and validation.
    l. Confirmation from a licenced surveyor con firming that the clean fill remains within the boundaries specified by condition (8) above, at least 10m from any identified watercourse or natural inland wetlands, and does not exceed the Finished Platform Level's shown on the approved Earthworks Layout prepared by Cuttriss Drawing No. 30246 SCH Sheet 1 of 3 dated 10/10/2024.

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Duration

11. The duration of the clean fill activity must not exceed 30 years unless lapsed, been surrendered or been cancelled at an earlier date.

Landscaping

12. Prior to the commencement of clean filling activities, the consent holder shall submit a landscape plan to Council for certification showing:
    a. Full details of screen planting along the northern boundary. Unless otherwise agreed to in writing with the adjacent owners and occupants, the screen planting is to be capable of screening the clean fill platform as viewed from the neighbouring residential properties to the north within 5 years of operations commencing. Planting is to commence prior to breaking ground for Stage 2 of the cleanfill area; however, it is acceptable for planting activities to overlap with the cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 2 will be undertaken within the optimal planting season (March to October).

    b. Full details of planting along the Coast Road frontage. The planting should provide screening of the clean fill platform as viewed from Coast Road within 5 years of operations commencing.

    c. The species, location and size (at the time of planting). The plan should include both faster growing exotic plants (such as Leighton Green) able to provide a suitable screen between the clean fill operations and the neighbouring properties, and a mix of indigenous plants including a suitable balance of canopy trees and other species, designed to enhance the habitat in the longer term.

    d. Full details of the landscaping works to be undertaken following the completion of the activity including:
        i. Works to enhance, replant and fence the watercourses and wetlands with indigenous species, depth and profile that is commensurate with what would have naturally occurred within these areas prior to European settlement;
        ii. Works to enhance, replant the batter faces such that they provide for slope stability. The planting on the batter face must also be with indigenous species that naturally occurred within the areas prior to European settlement.

    Note: The purpose of the landscaping is to screen clean filling activities from view of the northern properties which contain residential houses and enhance the ecological values of the adjacent watercourses and wetlands at the completion of the activities.

13. Landscaping is to be carried out in accordance with the certified plans under condition (12) above. All works required by condition (12)(a) are to be completed prior to clean filling activities commencing, and all works required by condition (12)(b) within 6 months of operations commencing.

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Enhancement of adjacent watercourses and wetlands can occur at any time prior to completion, provided it is maintained and still meets the above objection at completion.

14. Within 6 months of operations ceasing, certification is to be submitted to Council from a suitably qualified ecologist that works have been carried out in accordance with condition (12)(d)(i).

15. Landscaping (except for the enhancement work at 12(d)) is to be maintained at the consent holders cost for the duration of the consent, and the enhancement work at condition 12(d) is to be maintained for a period of 12 months post clean fill operations.

Rehabilitation

16. The consent holder shall progressively rehabilitate the site as each section or clean fill stage is completed (at a maximum of 2.5ha). Within 6 months of that section or stage being finished, rehabilitation of that area shall be completed. The rehabilitation is to include but not limited to:

    a. A state compatible with a Land Use Capability 3 (LUC3) which existed prior to the clean filling activities, which as a minimum would include pasture, but may also include alternatives for cropping, orcharding or similar unless the NPS-HPL is amended to exclude LUC3 from the definition of highly productive land; or
    b. Final cover in accordance with section 5.9 of the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 as applicable to a class 5 landfill (clean fill) if the NPS-HPL is amended to exclude LUC3 as highly productive land; and
    c. Spreading a minimum depth of 300mm topsoil over the site; and
    d. Top soil is not to be compacted during the spreading; rather top soil is to be tilled or ripped to improve drainage; and
    e. The development of a free-draining and stable landform; and
    f. Re-grassed and re-planted all exposed areas as soon as practicable to prevent erosion losses; and
    g. Monitoring and maintaining rehabilitated areas to ensure they are functioning appropriately post-closure; and
    h. At completion of the rehabilitation, remove all mobile machinery and plant from the site (or stage).

17. Certification is required within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the land as highly productive land.

Vehicle Crossing and Passing Bays

18. Prior to commencement of clean fill activities, an extra heavy vehicle crossing is to be constructed as shown on the approved plans to Coast Road, and the concrete extended to the site boundary with sufficient length of 1 truck length, and width to enable 2 trucks to pass.

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19. Prior to commencement of clean fill activities in a particular area, passing bays are to be constructed that enable 2 trucks to pass, generally in the areas shown on the approved plans up to the point of that area.

Pre-start Meeting

20. Prior to the commencement of the clean fill, the consent holder shall hold a pre-start meeting that:
    a. Is located on the subject site.
    b. Is scheduled not less than 5 days before the anticipated commencement.
    c. Includes Hutt City Council and Greater Wellington Regional Council officers.
    d. Includes representatives from the contractors who will undertake the works and any relevant suitably qualified professionals involved in the compliance, monitoring or site rehabilitation. The meeting will discuss erosion and sediment control measures, the clean fill methodology, and familiarity with the necessary conditions of any consent.

Operating Hours

21. The operation of the clean fill and associated haulage on Coast Road is restricted to operating between 7:30am and 5:30pm Monday to Friday, and 7:30am to 1pm Saturdays and is not to operate on the following dates:
    - 20th December – 10th January inclusive;
    - 1st June to 30th September inclusive;
    - Any long weekend (i.e. where a public holiday as defined under the Holidays Act 2003 falls on a Friday or Monday);
    - Any public holiday.

    These restrictions do not apply to any measures necessary for stormwater / surface water management or dust mitigation measures.

    Note:

    The purpose of this condition is minimise nuisance to nearby residents located adjacent to Coast Road, minimise conflicts between trucks and recreational users of Catchpool Valley, and restrict activities during high rainfall to minimise risk of sedimentation into nearby streams and Wainuiomata River.

Noise

22. Tonal reverse alarms shall be prohibited on all machinery located permanently on the site. Broadband reverse alarms may be fitted if reverse alarms are required.

Tracking detritus

23. The consent holder shall avoid as far as practicable the conveyance, tracking or carrying of earthworked materials onto Coast Road. The consent holder shall inspect the vehicle crossing and road access area at the material disposal site daily during clean fill operations when material is transported to the site. In the event material is tracked onto the Coast Road, where safe to do so, the consent holder shall clear the earthworked materials from the road(s) and clean the road so it is restored to its original condition in such a way that avoids the material being washed into nearby watercourses.
    Note:

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Earthworked materials include all detritus, soil, wood chip or rock. This may require the installation of a wheel wash facility.

Complaints

24. The consent holder shall distribute written communication (letters) to all property owners and occupiers along Coast Road (from No.'s 115B and 122 in the north, south to 1044 Coast Road) no later than 20 working days prior to the commencement of works onsite. The letter shall identify the procedures for making inquiries for information and/or complaints/concerns regarding the works. This shall include at a minimum:
    a) The consent holders name and key contact details
    b) The main site manager, name and contact details;
    c) A 24-hour contact telephone number for the consent holder or appointed agent;
    d) A clear explanation that the contact telephone number is for the purpose of receiving complaints and information from the public about noise or dust nuisance or any other problem resulting from the exercise of this consent.

    No later than 10 working days prior to the commencement of activities associated with this consent, the consent holder shall submit a copy of the letter and a list of properties served with this letter to the Council's Compliance and Monitoring Team as proof of compliance.

25. The consent holder must maintain a complains register. The complaints register must include details of when a complaint was received, the steps taken by the consent holder to investigate the complain, and any steps taken to address the issue raised. The complaints register must be provided to Council annually, and available on request.

Signage

26. The consent holder must erect signage at the clean fill entrance, visible to haulage trucks, clearly identifying the northern entrance for clean fill activities, and include the name and contact information of the clean fill operator.

    The signage must be maintained as legible until the completion of the clean fill activities, and removed should activities cease for a period exceeding 12 months.

    Note:

    This condition is to manage complaints and also to ensure that the clean fill entrance is clearly identified separately to the residential or farming entrance.

Environmental Management Plans

27. No later than 20 working days before the commencement of any earthworks, the consent holder shall ensure that the contractor submits the following for certification:
    - An Environmental Management Plan prepared by suitably qualified person(s) and detail how all the conditions of this consent shall be complied with.
    - Erosion, Dust and Sediment Control Plan demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated
    - Stormwater Management Plan
    - Inspection, maintenance, monitoring and control Plan
    - Hazardous Substances Management and Spill Prevention and Management Plan

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- Identification of appropriate auditing requirements to ensure performance of all components of the site's Environmental Management Plan
- Ongoing maintenance plan (including maintenance of drainage systems to ensure the ongoing effectiveness of the consented design)
- Noise Management Plan
- Traffic Management Plan (including site access design)
- Site closure plan

  All management plans must be prepared by a suitably qualified professionals and all works must be carried out in accordance with the certified management plans.

Top Soil Management Plan

28. No later than 20 working days prior to commencement of any earthworks, the consent holder shall prepare and lodge a topsoil management plan for certification of Council.. The purpose of the plan is to outline a framework that ensures that the topsoil is managed and replaced in such a way that the land use capability is re-established at completion of the clean fill activities, and that minimises the potential soil loss to water. The plan is to outline the method to which soil is extracted, temporarily stockpiled, managed and then reestablished on the site.

    Note: If the National Policy Statement for Highly Productive Land is amended to exclude LUC3 from the definition of highly productive land, compliance with this condition is no longer required.

Review

29. The Council (or Greater Wellington Regional Council) may annually, on any of the last five days of May or November, serve notice of it's intention to review the conditions of this resource consent for the purposes of:
    i. Dealing with an adverse effect on the environment occurring as a result of the exercise of this resource consent;
    ii. Requiring best practice options to be adopted by the consent holder to remove or reduce any adverse effect on the environment as a result of the exercise of this resource consent;
    iii. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the resource consent; or
    iv. Requiring the consent holder to comply with a relevant rule in an operative District or Regional Plan (or proposed Plan that has immediate legal effect).

30. Dust Management Plan – *Note: the RFI confirmed a condition requiring a DMP is proffered but did not specify and details of the DMP was required to include.*

Conditions proffered via the s92(1) response

The RFI response dated 15 May 2025 confirmed the applicant agrees or proffers conditions that would require:

- Maintenance of vegetation between the fenceline and physical road for 180m from the vehicle crossing within the legal road to a height no more than 1m above ground level.

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- The installation of a 'trucks crossing' warning sign be installed and maintained at both the northern and southern approaches to the site and removed once the activity ceases.
- Maximum number of truckloads of clean fill material to be transported to the site on any day the clean fill is operating is 18, i.e. 2 trucks every hour max (assuming even distribution over a 9-hour period.
- Maximum size truck that will be used is a 10T tipper truck.
- Maximum size roller of 3T.
- Maximum size excavator of 20T.
- Equipment to be well maintained.
- 1 excavator or 1 compactor will be used on the clean fill itself at any one time as part of normal operations.
- Excavator to operate for a maximum of 15 minutes within a 60-minute period.
- Compactor to operate for a maximum of 15 minutes within a 60-minute period.
- Proposed operating hours are Mon to Fri 7.30am to 5.30pm and Saturday 7.30am to 1pm.
- Clean fill will be closed during the winter months (1 June – 1 October).
- No use of vibratory rollers OR a vibration assessment of a vibratory roller be conducted on-site to confirm the discernible nature of this activity beyond the site boundary.
- Clean fill operation to comply with the Proposed District Plan, day-time noise limits (55 dB LAeq) at the notional boundary of the nearby residential dwellings.
- Prohibit tonal reverse alarms on machinery permanently located on site.
- No slamming of tailgates on trucks.
- A Noise Management Plan to be established for the clean fill operation.
- A maximum of 2500m^2 of non-stabilised fill at any one time.

2. SITE DESCRIPTION

Section 2 of the AEE describes the site in full and I adopt the site description which should be read in conjunction with this report. I visited the area but did not go on site on 3 December 2025 and walked over the site where the proposed clean fill will be located on 15 July 2025.

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Photo 1 – facing north east along northern boundary across stages 4 and 5



Photo 2 – facing south west from 100m south of # 935 letterbox

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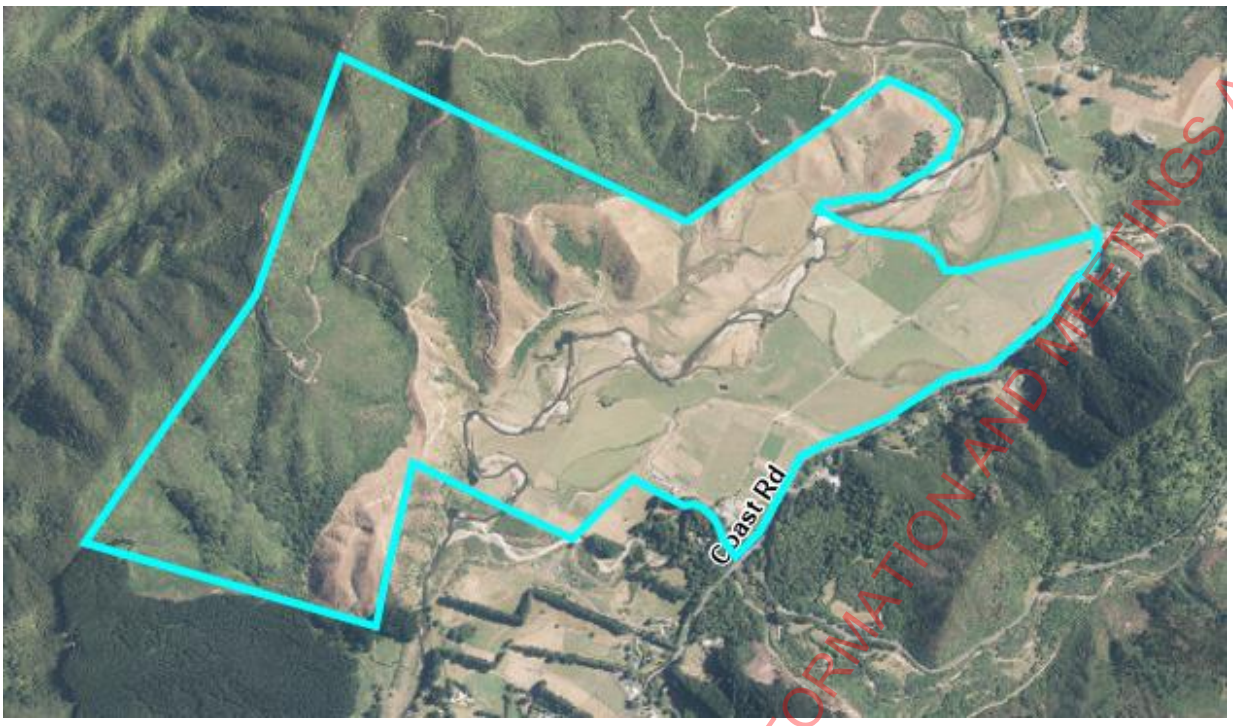


Figure 2: Aerial Site

Key features of the site are as follows:

- The site is a 170.8 hectare operational farm and the site accommodates a dwelling and farm buildings.
- The western side of the site, beyond the Wainuiomata River, contains steeper vegetated land whereas the flatter land to the east of the river, which has two terraces, is mostly pasture used for grazing.
- Small tributaries to the Wainuiomata River cross the site.
- There are trees (Crack Willow) approximately 10m in height within the site along some of the Coast Road frontage. The trees are deciduous.

The site is legally described as Lot 5 Deposited Plan 551868. The title is subject to the following relevant interests:

Consent Notice 11868076.3

- Restriction that any buildings must be located outside the Wainuiomata River 'potential erosion hazard area' identified by GWRC unless a suitably qualified professional determines a more accurate erosion setback.
- Restriction that any dwelling is constructed to the recommended building level as obtained from GWRC.
- Residential development over is limited to a total of 8 dwellings.
- Esplanade Strip (5m wide, either side of the Wainuiomata River).

The nearby sites are a mixture of rural or rural lifestyle. The AEE notes that the sites opposite on Coast Road contain a single residential house each which I agree with. There is a single dwelling on the site abutting or close to the northern boundary (904D Coast Road). The entrance

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to Catchpool Valley (Remutaka Forest Park) is located around 15m south of the proposed site entrance.

The proposal is not within the potential erosion hazard line or within the esplanade strip.

Most of the site where the clean fill would be located is identified by Greater Wellington Regional Council (GWRC) as being within the 1% AEP flood hazard extent. The application includes modelling from Rivers Edge that further refines the flood extent.

The area where the clean fill is proposed is defined as having a Land Use Capability Class 3 (LUC 3) rating so is defined as Highly Productive Land under the National Policy Statement for Highly Productive Land (NPS-HPL).

District Plan

Operative District Plan

The application site is zoned General Rural and there are no District Plan overlays.

Proposed District Plan

Under the Proposed District Plan the site is General Rural and features a Highly Productive Land overlay over the eastern side of the site which includes the area of the clean fill.

Other consents

Resource consent has been sought from Greater Wellington Regional Council for land use consent for clean fill activity under Rule 94 of the Natural Resources Plan (NRP), Earthworks and associated discharge of stormwater associated with earthworks exceeding 3,000m² in a 12 month period under Rule 101 of the NRP and Rule WH.R24 of Plan Change 1 (PC1) to the NRP and under the NES Freshwater resource consent was sought for a change to the hydrology of a wetland.

3. RELEVANT PLANNING RULES AND REGULATIONS

Operative 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 (General Rura) and 14 (General).

I agree with the assessment set out in table 3 of the AEE. The proposal requires resource consent due to the following District Plan non-compliances.

General Rural - Rule 8B 2.1 Permitted Activities

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8B 2.1 (a) - A proposal is a Permitted Activity if it complies with the permitted activity conditions and is not specified as a Permitted, Restricted Discretionary, Discretionary or Non-Complying Activity.
The proposal does not comply with permitted activity condition 8B 2.1.1 (p) which requires compliance with the General Rules in Chapter 14. See the assessment below under General Rules.

Rule 8B 2.2 Restricted Discretionary Activities

A proposal is Restricted Discretionary Activities if it is one of the activities listed under this rule – clean fills are not listed.

Rule 8B 2.3 Discretionary Activities

8B 2.3 (a) - A proposal is a Discretionary Activity 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.
The proposal does not meet the permitted activity condition which requires compliance with the General Rules.

8B 2.3 (c) – Top Soil Removal is listed as a Discretionary Activity.
The proposal includes temporary removal and stockpiling of top soil.

General Rules - Chapter 14

Transport - 14A 5.1 (a) Activities are permitted if they comply with the standards listed in Appendix Transport 1 and do not exceed the high trip generator thresholds in Appendix Transport 2.

The proposal will not breach the high trip generator threshold.

Standard 1 requires service lanes, private ways to be designed and constructed in accordance with NZS 4404:2010. Standard 2 requires site access and manoeuvring to be compliant with, amongst other matters, AS/NZS 2890.1.2004. The AEE states there is partial compliance with a bespoke design needed given the truck only use in a rural context. HCC's Transport Engineer peer reviewer agrees there is technical non-compliance and I accept this assessment. The proposal is compliant in regard to the number of crossings allowed per site, separation distances between accesses and a Secondary Collector and on-site space required to avoid using road reserve for parking or manoeuvring.

The proposal is Restricted Discretionary activity under rule 14A 5.1 (b).

Noise – The RFI response dated 15.05.2025 states there will not be compliance with rule 14C 2.1.10 which requires all non-residential activities in the Rural Zone to not exceed the conditions measured anywhere beyond the site. The conditions are a maximum 50dBA 7am to 10pm. Consent is not sought to operate outside of these hours. HCC's Acoustic Engineer peer reviewer agrees with this assessment and I accept this assessment. This non-compliance triggers resource consent under 14C 2.2 (a) as Discretionary Activity.

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Earthworks – the proposal needs resource as the permitted activity standards for earthworks are 1.2m vertical change and 50m^3 maximum volume whereas the proposal has a maximum fill height of 3.5m and a volume of 196,500m^3. This requires resource consent as a Restricted Discretionary activity under rule 14I 2.2.

Overall, resource consent is required under the following rules:

- 8B 2.3 (a) - Discretionary activity
- 8B 2.3 (c) - Discretionary activity
- 14C 2.2 (a) - Discretionary activity
- 14A 5.1(b) - Restricted Discretionary activity
- 14I 2.2(a) - Restricted Discretionary activity

All aspects of the consent are linked so the consent shall be bundled as a **Discretionary activity**.

Notification Preclusions

There are notification preclusions in relation to any of the rules.

Proposed District Plan

On the 6th of February 2025 Hutt City Council notified the Proposed District Plan; this is the result of a full review of the Operative District Plan which first became operative in 2003. As such the proposed plan is in the early stages of the Schedule 1 process with public submissions which closed on the 2nd of May 2025. While the proposed plan requires consideration with regard to any resource consent decision it is noted that the majority of the proposed plan provisions do not have legal effect whereby only certain rules apply at the time of public notification. The relevant rules which have legal effect are determined by s86B of the RMA and in the case of the proposed plan only relate to the protection of historic heritage which includes new Sites and Areas of Significance to Māori (SASM) identified as category 1 or category 2 and notable trees.

There no PDP rules that have legal effect that are relevant to this proposal.

National Environmental Standards

In regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health the AEE states that there is no evidence that the site has been used for activities such as a market garden where herbicides and pesticides may have been used. Council records, including historic aerial photos, do not indicate any HAIL activities have been undertaken on the site. The proposal does not require assessment under any National Environmental Standards

4. PERMITTED BASELINE AND EXISTING ENVIRONMENT

Applying a permitted baseline, 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

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forming a part of the baseline that are relevant when considering who is 'affected', whether effects are considered to be more than minor, and when making a substantive decision.

The permitted baseline for earthworks is of no relevance given the permitted baseline volume of 50m^3 equates to 0.025% of the proposed volume.

In regard to the existing environment it is acknowledged the site is a working farm and that farming will at times include the use of machinery such as tractors. The existing environment has been taken into account in the 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 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.

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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 the following properties in making an assessment under s95D:

- 864, 904A, 904B, 904C, 904D, 1048, 1066, 1074, 1154, 919, 925, 935, 965, 977, 993, 1025N Coast Road.

Potential adverse effects from the proposal are discussed below.

Landscape and visual

The proposal will be undertaken in eight stages which range from 0.92 to 1.42 hectares each. Each stage is expected to take 2 – 3 years and upon completion will be covered with stockpiled topsoil and hydroseeded to return the area to pasture. The areas proposed for stockpiling topsoil are approximately 1500m^2 and are located adjacent to the relevant clean fill stage. Proffered conditions of consent are relevant to the consideration of landscape and visual effects. In particular conditions 12 – 15 (see above on page 5) have been taken into account in the assessment below.

The mitigation planting plans contained within Appendix 3 of the LVA show the progression of planting as the activity progresses through the stages. The notes on the Stage 1 Mitigation Planting Plan states "*Planting is to commence prior to breaking ground for this stage* (Stage 1) *of the cleanfill area; however, it is acceptable for planting activities to overlap with the initial stages of cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 1 will be undertaken within the optimal planting season (March to October), beginning with the roadside planting areas.".*

The roadside planting for Stage 1 totals 548m^2 and relates to planting slightly south of Area 1 and a second area between Stage 1 and Coast Road. The notes on the DGSE plans do not require planting to have been completed prior to works commencing and even if this had occurred screening will be very limited initially. Depending on the speed that the clean fill gets deposited it may be that planting has not been completed before a substantial amount of filling has occurred within Stage 1. However, planting will have occurred before the commencement

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of any clean filling within the later stages assuming Stage 1 is no shorter than 6 months. The planting shown on the 'Stage 2 – Recommended Mitigation Planting' plan relates to planting along the internal boundary adjacent to # 904D and along five sections adjacent to Coast Road. This planting is to occur prior to Stage 2 but planting must only be completed within a maximum of two planting seasons.

The LVA identified a visual catchment using zone of theoretical visibility analysis. This led to the following groupings of properties as part of the LVA's assessment of effects.

- Northern Neighbours (904A, 904B, 904C & 904D Coast Road)
- Northeastern Neighbours (919 & 925 Coast Road)
- Eastern Neighbours (935, 965, 977 & 993 Coast Road)
- Catchpool Valley Road Activities & Users.

This approach of identifying potentially affected parties is accepted by HCC's landscape and visual peer reviewer (Linda Kerkmeester).

I note that all of the above sites are considered to be adjacent to the site and therefore are excluded from the 95A assessment and are instead assessed below in section 5.2 in relation to s95E. In can be inferred that adverse visual effects on all person(s) owning or occupying sites other than those listed above will be less than minor due to distance, topography and vegetation. As such this assessment now focuses on the effects on users of Coast Road.

The applicant's LVA discusses the landscape values and the associated effects and concludes the following:

- temporary effects on the physical landscape would be Low-Moderate, reducing to Very Low at the completion of the clean fill operations period.
- temporary associative landscape effects will initially be experienced as Low-Moderate, reducing to Very Low upon completion of the clean fill activity.
- temporary effects on the perceptual landscape will be Low, reducing to Very Low on the conclusion of the clean fill activity.

The LVA states there are two areas where the road bends increasing the visibility into the site for people passing the site. The visual simulations illustrate the screening that will result from the proposed planting and concludes that this impact will be a 'low visual impact[3]'. I note that the planting adjacent to the northern corner of the site (LVA - Visual Simulation 1) will be completed within two planting seasons of Stage 2 commencing. This planting is adjacent to Stage 4 so if each stage takes the predicted 2 - 3 years then the planting will have occurred at least three years before Stage 4 commences with Stage 4 being closest to the northern eastern boundary. The southern visual simulation occurs at a point 100m before the road drops down and there is existing planting in this area to be supplemented with proposed planting. I note that there is sporadic vegetation between the carriageway and site boundary.

The applicant's LVA considers effects will be Low which equates to a less than minor or minor adverse effect. Ms Kerkmeester agrees with the finding of the LVA that adverse effects on

[3] LVA page 19

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landscape character and visual effects will be Low - Moderate from Coast Road during operations and Low in the longer term. The LVA uses the 7- point scale which is accepted practice by the NZ Institute of Landscape Architects and a Low-Moderate rating equates to a **minor** adverse effect.

I agree with this conclusion in relation to users of Coast Road and have taken into account the following when considering the expert assessment and conclusions discussed above. Because the proposal is staged there will be a limited area of operational clean fill visible from Coast Road at any one time. For example, Stage 4 is approximately 185m in length where it is adjacent to the road and people passing the site at 70km/h will pass Stage 4 in around 10 seconds. This short period of time limits any potential adverse effect on Coast Road users.

Rural Character

The AEE describes the character of the area as "*the locality is predominately rural, with a mix of lifestyle blocks, working farms and open spaces. The area has a very low density of housing, which are widely spaced out and interspaced between large open spaces including paddocks and some small stands of native bush.*"[4] I agree with this assessment but note that there is an area to the north of the site where the river flats are covered in scrub rather than pasture.

The activity of the clean fill operation will involve machinery and truck movements. Neither of these are uncommon in the rural area but the frequency and consistency of machinery and truck usage will be notably different from the existing character. To an extent the setback from the road will mitigate the effects of the truck and machinery movements which will be viewed at a distance and will be viewed in a much wider landscape and as such will not dominate or significantly change the broader rural character.

The clean fill operation will involve deposition of fill which must be 95% Virgin Excavated Natural Material such as clay, soil and rock. While it is not uncommon within a rural area to have a field ploughed and therefore not be pasture, the deposition of the clean fill material will represent a change from what is typically associated with a working farm.

The modest size of each stage limits the extent of the change in character as will planting which will provide screening once it has grown and this will especially apply to the stages 4 onwards. Importantly, the clean fill will appear as one portion of a much larger working farm. For example, the length of Stage 1 that is adjacent to the road represents approximately 17% of the total length of the site that adjoins the road. Stages 2 and 3 are set back considerably from the road so during these stages the change in character will be less obvious due to setback and visibility in much wider environment. For the above reasons my view is the predominant character of a working farm will remain for this site with any adverse effects associated with the change in use and therefore change in character to be less than minor.

Earthworks – stockpiling, erosion and sediment control effects

An Erosion and Sediment Control Plan (ESCP) has been submitted with the application and this should be referred to. Earthworks will not occur during the winter shutdown period where

[4] AEE page 21

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erosion and sediment control is more difficult. Resource consent has been sought from GWRC in relation to earthworks and associated discharge over 3000m^2 in a 12-month period.

Proffered condition 27 requires that an Erosion, Dust and Sediment Control Plan, demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region, to be submitted for certification and all works must be carried out in accordance with the certified management plans.

Erosion and Sediment Control (excluding dust)

After taking into account the setback from external boundaries, the shallow slope of the batters and the requirement for a ESCP I consider that subject to compliance with the ESCP condition there is no reason to conclude that adverse effects associated with erosion and sediment cannot be suitably managed to result in less than minor adverse effects.

Dust

The Erosion and Sediment Control Plan states dust control will be undertaken to ensure there is no dust nuisance and that this will be achieved with the use of water spray, stabilising surfaces as soon as practically possible, and controlling vehicle speed.

Dust effects are most likely during dry spells of weather combined with high winds. Dust can also be created by trucks and other machinery moving within the site. In regard to trucks causing dust when travelling along the internal road, the applicant has proffered a condition requiring a Dust Management Plan and the applicant has noted this will include a limitation on the speed of trucks which will help to avoid this potential effect. Water spray may also be required on the internal road in certain conditions which can be stipulated in the Dust Management Plan.

The RFI sought further information to confirm how the proposal will comply with rule 8B 2.1.1(f) which requires a site to be managed so that there is no dust nuisance at or beyond the boundary. The District Plan defines a dust nuisance as: *a dust nuisance shall occur if there is visible evidence of suspended solids in the air beyond the site boundary and/or there is visible evidence of suspended solids from a dust source settling on the ground, building or structure of a neighbouring site, or water.*

The RFI response confirmed a Dust Management Plan would be a condition of consent but did not provide any details on what the DMP may include. The RFI response provided a copy of a Water Permit that allows water to be taken at a rate of 2376m^3/day for irrigation purposes. The permit expires 31.10.2026 and the applicant confirmed a new permit would be sought.

The applicant has proffered a condition of consent restricting the area of non-stabilised fill to 2500m^2. 'Stabilised' is given the same meaning as that contained within the resource consent granted by GWRC on 8 August 2025 which is:

> *Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the ESC Guide for Land Disturbing Activities in the Wellington Region, unless alternative methods are provided for by the Erosion and Sediment Control Plan.*

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. In the event that a permit for water take for dust suppression is not obtained alternative water supplies will be required and the applicant has confirmed that there is75000L of rainwater storage on site.

According to the *Ministry for the Environment 2016 Good Practice Guide for Assessing and Managing Dust* it appears the volume of water that can currently be taken for irrigation is likely to be sufficient for dust suppression. However, as stated above the permit is expiring and no information has been provided as to whether a permit for dust suppression is likely to be granted.

In the event that a water permit for dust suppression is not granted then water may have to be brought onto site. The MfE guidance states a general rule of thumb is 1 litre per square meter per hour. The applicant has noted the limitation of 2500m^2 of non-stabilised fill at any time means two 10,000L water tankers would provide adequate water for 8 hours of spraying. I note water may also be required to be sprayed on the internal road. The water tankers as well as the onsite storage will ensure sufficient water is available and as such I conclude dust effects can be managed to an extent that adverse effects will be less than minor.

Noise effects

The Acoustic Assessment of Environmental Effects dated 19 March 2025 focused on nearby receivers and as with the LVA all nearby receivers are adjacent sites so will be considered below in section 5.2. The peer reviewer on behalf of HCC (Marshall Day Acoustics) did not raise any concerns with the nearby receivers identified.

The Acoustic Assessment of Environmental Effects states on page 13 that to be compliant with ODP noise limits at the notional boundary a setback of 105m is required. There are not any dwellings on sites, besides those that will be assessed in section 5.2, that are within 105m from any stage of the proposal. As such, due to the distance to any other sites beyond the nearby receivers any noise effects on the wider environment are considered to be less than minor. This includes users of Coast Road who will only experience any adverse noise effects fleetingly and mostly from within vehicles which provide noise insulation as well as creating their own road noise. The number of people passing the site on foot or by bicycle is not known but given the remote location this is expected to be a low number and as with people in vehicles the effects are fleeting.

Transport effects

The proposal includes limiting truck movements to no more than 18 loads per day which averages 4 truck movements per hour. Passing bays will be provided within the site and a new 6m extra heavy-duty site crossing would be constructed. Proffered conditions of consent are relevant to the consideration of transport effects. Conditions 18, 19, 21 – 23 and 26 have been taken into account in the assessment below as well confirmation in the RFI response that a 180m sightline can be achieved within legal road and that maintaining vegetation within road reserve to no more than 1m in height would be accepted. The application included correspondence from HCC's Maintenance and Renewals Manager confirming that removal of the mixed indigenous vegetation, planted close to the road shoulder and below 11000KV powerlines, would largely be supported due to a reduction in maintenance costs. The RFI

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response also confirmed that a 'trucks crossing' warning sign would be installed at the northern and southern approaches to the site and removed once the activity ceases.

The application included an assessment from Harriett Fraser Traffic Engineering and Transportation Planning which was peer reviewed by 'Luke Benner Consulting Traffic Engineers'. Mr Benner considers that the clean fill operation will be able to operate safely with effects to Coast Road that will be less than minor where the sightlines are maintained at all times with suitable traffic management signage in place for the duration of the activity. The applicant has confirmed agreement to control these matters via conditions of consent. I concur with this assessment.

Loss of Highly Productive Land

The site is mapped as Land Use Capability 3 by Maanaki Whenua which means it is defined as Highly Productive Land under clause 3.5(7) of the National Policy Statement -Highly Productive Land. Conditions of consent have been proffered in relation to ensuring the land is returned to a productive state. Condition 17 requires certification within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the land as highly productive land.

Once the clean fill activity is complete the site will be returned to pasture so the permanent loss of productive capability is avoided. Topsoil will be stored on site and reused as part of the rehabilitation process.

The amount of land that cannot be used for productive purposes during the clean fill operation is modest. A typical scenario would be two stages at any one time. This would consist of the stage where clean filling is occurring and the previous stage if it was still being rehabilitated. The length of time to fill each stage means the rehabilitation would have occurred on a previous stage before a future stage is stripped of topsoil. As such the amount of land lost to productive purposes over the life of the clean filling operation would be two stages at any one time, which would be in the order of 2 – 3 hectares and the effect of this loss is considered to be no more than minor due to modest amount of land involved. At the conclusion of the clean fill there will no loss of productive land and therefore no long-term adverse effect.

Natural Hazards

The application included a report from River Edge Consulting that modelled flooding to allow an assessment of the effect of raising the height of the land. The report should be referred to. I have relied on the expertise of GWRC's Flood Advisory Team who have reviewed the report by River Edge Consulting.

The report stated that the displacement effects would be less than minor when considering the maximum height increase of flood waters during a 1:100 flood event (with a 20% climate change allowance). The modelling showed that a limited portion of the proposed fill area would be inundated and that outside the property boundary the predicted impacts would be negligible at less than 5mm on the site to the north. No effects beyond neighbouring properties were

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identified and therefore flooding effects on the wider environment are considered to be less than minor. The effects on neighbouring sites are assessed below in section 5.2.

In relation to the potential for a flood to scour the batter slopes and move clean fill material off site GWRC provided the following comment:

"In summary, hydraulic modelling confirms the proposed cleanfill lies within the flood fringes where 1% AEP (plus climate change) peak velocities (0.3–0.4 m/s) are insufficient to induce significant shear stresses capable of causing slope instability or scour once capped and vegetated, with effects assessed as less than minor.

For interim, uncapped states, the applicant's staged Erosion and Sediment Control Plan (also attached) prescribed progressive stabilisation, whereby fill batters will be topsoiled, hydroseeded or hydromulched as construction progresses. With adherence to progressive stabilisation and prompt remediation if required, scour effects from a 1% AEP flood in Wainuiomata river are expected to remain less than minor[5]."

Given the above expert opinion, which I agree with, I consider natural hazard related adverse effects to be less than minor.

Ecological Effects

The area of fill is currently pasture used for grazing and the ecological effects assessment report prepared by RMA Ecology confirmed that there are no areas of vegetation on the site that meet the classification of 'significant' under the National Policy Statement for Indigenous Biodiversity.

The RMA Ecology report stated:

- there is no vegetation within the footprint of the fill areas that supports habitat for lizards; that the birds observed on site were not at 'At Risk' or 'Threatened' and;
- that there is no suitable habitat for bats.

Given the fact the development area is all currently pasture for grazing and the findings of the RMA Ecology report I consider adverse effects on terrestrial ecology to be less than minor.

The potential for effects upon freshwater ecology are within the jurisdiction of GWRC. Section 30 (1)(c) of the RMA confirms the function of regional councils includes controlling the use of land for the purpose of:

- the maintenance and enhancement of the quality of water in water bodies and coastal water:
- the maintenance of the quantity of water in water bodies and coastal water:
- the maintenance and enhancement of ecosystems in water bodies and coastal water:

Accordingly, these matters are directly addressed by GWRC as part of the consideration of the resource consent they are assessing.

[5] Email from GWRC's Flood Advisory Teams Senior Engineer dated 10.07.2025

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Cumulative Effects

Cumulative effects are actual effects that occur due to successive proposals where individually a proposal may generate insignificant effects but cumulatively the effects may become significant. I note that on this site there are no unimplemented consents to take into account. I did not observe any similar activities, or noise generating activities of note, occurring within or close to the site during my site visits. I am not aware of any unimplemented resource consents nearby that could contribute to cumulative effects. I consider any potential cumulative effects are less than minor.

Conclusion

In conclusion the adverse effects on the environment will not be more than minor.

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. While this proposal relates to a development which is untypical from the existing character of the site and surrounding area the District Plan provides clear policy direction and assessment matters relevant to the proposal. For example, the District Plan has a specific objective and policies in relation to top soil removal and turf farming which are to a limited extent comparable to the proposal. The modest scale of the individual stages limits the scale of any adverse effects as do the proffered conditions of consent. Overall, 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

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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 site is adjacent to a small section of the western boundary of Remutaka Forest Park. The fill area of Stage 1, at the closest point is approximately 60m from the statutory acknowledgement area (1025 Coast Rd - Remutaka Forest Park) and the new vehicle crossing is directly opposite 1025 Coast Road.

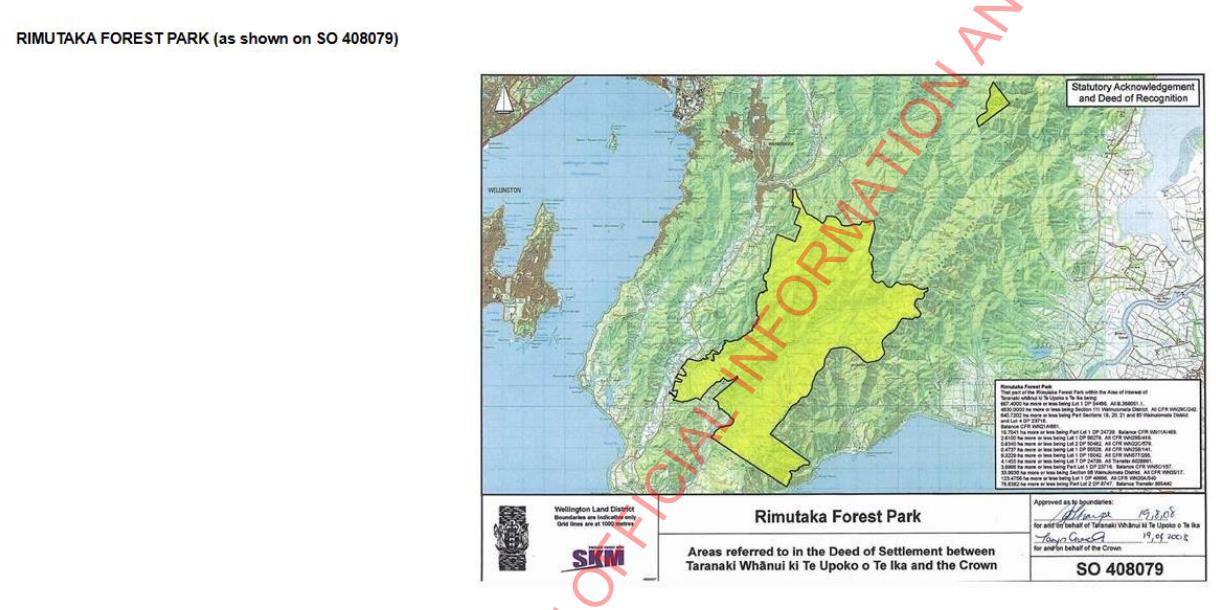


Figure 3: Statutory Acknowledgment Area.

No comments have been received from the Port Nicholson Block Settlement Trust who were notified of the application on 16.07.2025. The adverse effects on 1025 Coast Road are assessed as being less than minor in the assessment that follows under Step 3.

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?	No

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▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	(see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	Yes (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. This assessment has considered effects on the owners and occupiers of all of the adjacent properties:

- 864, 904A, 904B, 904C, 904D, 1048, 1066, 1074, 1154, 919, 925, 935, 965, 977, 993, 1025N Coast Road, Wainuiomata.

Landscape and visual - rural character

The landscape and visual amenity effects will vary considerably depending on what stage of the clean fill is operational and what viewing point is being considered. For example, Stages 1 - 3 are 750m south of 919 Coast Road whereas Stage 4 is located well north of 977 and 993 Coast Road and would be viewed at an oblique angle.

The applicant's LVA has assessed the visual effects by grouping adjacent sites and has specifically commented on the effects on individual stages and the same approach has been taken below. The LVA comments generally on visual effects from adjacent sites as well as viewpoints from driveways of several of the adjacent sites.

Sites to the north: 904 A – D Coast Road

The LVA states:

"The residents at 904A & 904B Coast Road are at a greater distance from the Site and are separated from the cleanfill activities by the properties at 904C & 904D Coast Road. Therefore, it is thought their temporary visual and amenity effects will be low, reducing to very low upon completion of the cleanfill activity.

904C & 904D Coast Road are however, also in close proximity to the development, and due to this, the visual and amenity effects will temporarily be moderate during the operation of stages 4 & 5, reducing to low as the cleanfill activity is undertaken in the other stages and eventually closed."[6]

The LVA considers a 'temporary visual impact effect' to equate to a stage which is 2 – 3 years in duration. The definition of 'effect' in section 3 of the RMA 1991 includes any temporary effect.

[6] AEE - Landscape and Visual Assessment by Designgroup Stapleton Elliott - page 16

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Even if only one stage, and no other stages, has an adverse effect on a site it will still be 'temporary' effect of 2 – 3 years.

Ms Kerkmeester agrees with the applicant's assessment as do I. Consequently, I consider the adverse visual and amenity effects on person(s) owning/occupying 904A and B will be Low subject to conditions being complied with, reducing to Very Low upon completion. The adverse visual and amenity effects on person(s) owning/occupying 904C and D will be Moderate during construction of stages 4 and 5 and Low during other stages reducing to Very Low upon completion. I note the dwelling located at the western end of # 904C is reasonably close to Stage 6 also.

The Low classification is shown on the NZ Institute of Landscape Architects 7- point scale below as extending across Less than Minor and Minor. Moderate equates to a More than Minor effect.



Figure 1: NZILA 7-point scale (top line) compared to RMA 4-step scale (bottom line)

Figure 4: 7-point scale included on page 3 of the AEE - LVA.

Sites to the northeast: 919 and 925 Coast Road

The dwelling on # 919 is clearly visible from within Stage 4 and 5 and is elevated approximately 20m above Stage 4. The dwelling faces north west with the bulk of Stages 4 and 5 site located to the west.

The dwelling # 925 is screened by vegetation within # 925 and is elevated 25m above Stage 4. I have noted the location of screening vegetation within adjacent sites as this cannot be relied on as mitigation due to it not being within the control of the applicant.

The LVA states: "…*the proposed cleanfill activity will result in limited change, resulting in the visual and amenity effect to be initially very low during Stages 1-3, increasing to temporarily low during the operation of Stage 4, before reducing to very low from Stage 4 to completion."*[7]

The LVA peer reviewer for HCC agrees with the applicant's assessment and I have no reason to disagree with the assessment with the exception of the potential effects during Stage 5. I consider it is likely that during Stage 5 adverse effects will be 'Low' also given the visibility of Stage 5 from these sites as observed during my site visit. Consequently, I consider the adverse visual amenity effects on person(s) owning/occupying 919 and 925 Coast Road will be Low during Stage 4 reducing to Very Low upon completion.

Sites to the east: 935, 965, 977 and 993 Coast Road

[7] AEE - Landscape and Visual Assessment by Designgroup Stapleton Elliott - page 17

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These sites are to the east across Coast Road and to varying extents are elevated above the application site. The dwellings on these sites are approximately elevated above the site as follows:

- # 935 - 20m
- # 965 - 20m
- # 977 - 5m
- # 993 - 11m

The degree of outlook toward the site varies depending on the whether the dwelling is on a slope or is set back further on a more level building platform.

When viewed from the north-western side of Stage 5 the top half of the garage/barn on # 935 is partly visible but the dwelling was not visible. The screening provided by vegetation is within # 935.

When viewed from the north-western side of Stage 8 the two-storey dwelling on # 965 is visible with some vegetation screening present within # 965. In addition, an accessory building is visible although no record could be found of this building on the HCC property file so its use is unknown.

When viewed from the north-western side of Stage 8 the dwelling on # 977 is visible however I note the dwelling is directly opposite the area south of Stage 8, which does not include a clean fill stage, so the outlook toward Stage 8 will be oblique.

When viewed from just north of the wetland area the dwelling on # 993 is not visible. This is due to vegetation with that site.

The LVA states "…*it is considered that although they may have limited views across the Site, due to the existing topography and elevation of these properties, the temporary effect would be low, reducing to very low upon completion of the cleanfill*."[8]

The LVA peer reviewer for HCC agrees with the applicant's assessment and I have no reason to disagree with the assessment. Consequently, I consider the adverse visual amenity effects on person(s) owning/occupying 935, 965, 977 and 993 Coast Road will be Low reducing to Very Low upon completion.

Catchpool Valley

There are several buildings near the road within the Catchpool Valley site (1025N Coast Road). It is not clear from council records or aerial photos how many are dwellings but for the purpose of this assessment it is considered there are dwellings in this location. Extensive vegetation within road reserve and a wooden boundary fence prevents an outlook toward the application site. In addition, the buildings/dwellings are located approximately 11m above Stage 1.

[8] AEE Landscape and Visual Assessment by Designgroup Stapleton Elliott - Page 17

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The LVA states "...alth*ough this area is in close proximity to the cleanfill activity, the Site is not captured in any views from this area and therefore the overall effect would be very low to negligible.*

The LVA peer reviewer for HCC agrees with the applicant's assessment as do I. Any adverse visual amenity effects are considered to be Very Low.

Viewpoints

The LVA also includes an assessment from the driveway entrance points to the sites above with the exception of # 993. The assessment concludes that from the seven viewpoints that adverse effects during each stage will be 'Low' and this relies on planting within the site as well as existing on-site vegetation. I agree with the likelihood that proposed planting will provide some level of screening for the later stages as this will provide time for the planting to establish. However, the assessment of the visual amenity effects from viewpoint 7[9], which faces Stage 1 from the driveway of # 993, also relies on planting within the site. The viewpoint from the entrance to # 993 site is currently unobstructed. The 'Stage 1 Notes' on the 'Stage 1 – Recommended Mitigation Planting[10]' plan states "*Planting is to commence prior to breaking ground for this stage of the cleanfill area; however, it is acceptable for planting activities to overlap with the initial stages of cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 1 will be undertaken within the optimal planting season (March to October), beginning with the roadside planting areas*." The planting totals 548m^2 of planting within the site adjacent to the roadside boundary. Given there is no certainty that the planting will have occurred at a time that allows growth to occur to provide screening it is considered the proposal planting will provide minimal screening in the short term i.e., during the Stages 1 and 2.

The LVA, in section 6.3, states the temporary visual impact effect to be Low for Viewpoints 1 – 7 and Very Low for Viewpoint 8. I note this differs from the table in section 6.2 which has the temporary effect on Viewpoint 2 as Moderate and Very Low for Viewpoints 5 and 6.

Ms Kerkmeester states in her review that "*I agree with the findings that the effects on landscape character and visual effects as viewed from the Coast Road and on adjoining neighbours will be **low to moderate** during operations, reducing to **low** in the longer term. This will be subject to strategic staging, screen planting and reinstatement of the pasture[11]."* I agree with Ms Kerkmeester's assessment.

I note the assessment of effects on persons owning/occupying adjacent sites does not disregard vegetation screening the site that is either within road reserve or on adjacent sites. No reliance can be placed on such screening as mitigation. When taking this into account I consider the adverse landscape and visual effects on person(s) owning/occupying the following adjacent sites to be at least minor:

[9] Viewpoint 7 on the Viewpoint Location Map on page 11 of Appendix 1 of the LVA does not align with the description of the location of viewpoint 7 on page 19.
[10] Plan L2 contained on page 44 of the LVA.
[11] Page 5 LVA Peer Review dated 24 July 2025.

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- 904C, 904D, 919, 925, 935, 965, 977 and 993 Coast Road.

I do not consider 904A and 904B are adversely affected to an extent that equates to 'Minor'. The LVA states the effect on these sites is Low and a Low rating extends over Less than Minor and Minor on the 7-point scale. Due to the separation distance, which is at least 160m, the planting that will occur well in advance of Stage 4 commencing and a lack of elevation over the site, there is a limited outlook toward the application site. Furthermore, unlike the other adjacent sites excepting 904C and 904D, when the owner/occupants come and go from these sites it is likely to be to Wainuiomata and beyond which does not involve passing the application site thereby further reducing the adverse visual effects. I consider the adverse visual effects are less than minor on person(s) owning/occupying 909A and B Coast Road.

I also consider the adverse visual effect on persons owning/occupying 1025 Coast Road to be less than minor due to the separation distance, # 1025's boundary fencing, height difference and limited outlook toward the application site.

Earthworks – stockpiling, erosion and sediment control effects

With the exception of 904D Coast Road all of the other adjacent sites are separated from the clean fill stages horizontally and/or vertically such that any erosion and sediment related effects (excluding dust) will be less than minor for the reasons given in in the s95D assessment.

In regard to potential dust effects, as stated in the s95D assessment, there is adequate information and proffered conditions to conclude dust effects can be adequately managed to the extent any dust effects will be less than minor.

Noise effects

The Acoustic Assessment of Environmental Effects dated 19 March 2025 focused on nearby receivers and all nearby receivers are adjacent sites. The peer reviewer on behalf of HCC (Marshall Day Acoustics) did not raise any concerns with the nearby receivers identified. I note that there is dwelling at the southwestern end of 904C Coast Road which is approximately 105m from Stages 5 and 6.

I note the assessment has not made any allowance for trucks that may be used to spray water for dust control. I agree that the assessment of effects can focus on a notional boundary which is 20m from a rural dwelling or the boundary if that is less than 20m. Table 5 of the Acoustic Assessment includes the following table that sets out the notional boundary.

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DWELLING	APPROXIMATE DISTANCE FROM SITE TO NOTIONAL BOUNDARY	USE
1025 Coast Road	58m	Residential
993 Coast Road	49m	Residential
977 Coast Road	50m	Residential
965 Coast Road	63m	Residential
935 Coast Road	80m	Residential
925 Coast Road	84m	Residential
919 Coast Road	110m	Residential
904D Coast Road	23m	Residential
904C Coast Road	100m	Residential
904B Coast Road	150m	Residential
904A Coast Road	170m	Residential

Figure 5: Table 5 on page 12 of the applicant's Acoustic Assessment

Table 6 of the LVA sets out the expected noise levels at the nearest receiver's notional boundaries.

DWELLING	EXPECTED NOISE LEVEL FROM CLEAN FILL OPERATION AT THE NOTIONAL BOUNDARY
1025 Coast Road	56 dB $L_{A10(1\ hr)}$
993 Coast Road	56 dB $L_{A10(1\ hr)}$
977 Coast Road	57 dB $L_{A10(1\ hr)}$
965 Coast Road	52 dB $L_{A10(1\ hr)}$
935 Coast Road	52 dB $L_{A10(1\ hr)}$
925 Coast Road	50 dB $L_{A10(1\ hr)}$
919 Coast Road	49 dB $L_{A10(1\ hr)}$
904D Coast Road	63 dB $L_{A10(1\ hr)}$
904C Coast Road	51 dB $L_{A10(1\ hr)}$
904B Coast Road	47 dB $L_{A10(1\ hr)}$
904A Coast Road	44 dB $L_{A10(1\ hr)}$

Figure 6: Table 6 on page 13 of the applicant's Acoustic Assessment

The Acoustic Assessment identified the following sites where noise levels at the notional boundary will be exceeded during a 60-minute period when typical clean fill operations are occurring at the worst-case location: 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road.

The peer reviewer on behalf of HCC notes that the noise levels are non-compliant with the ODP at the notional boundaries of 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road. The reviewer notes that while the activity is consistent with other activities in the rural zone that the intensity would be greater on the clean fill site with the activity clearly noticeable when compared to the ambient noise environment. Given these comments, which I accept, I consider there will

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be at least minor adverse noise effects on person owning/occupying 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road.

Transport

Besides the entrance to 1025 Coast Road none of the adjacent sites have entrances close to the proposed vehicle entrance. The proposal is compliant in regard to the number of vehicle crossings and there is no breach in relation to the proposed vehicle crossing's proximity to the entrance to Catchpool Valley. The proposal will result in a negligible increase in traffic with an additional four movements per hour on average.

For the reasons given in the section 95D assessment adverse transport related effects due to the activity and proposed site entrance are assessed as being less than minor.

Natural Hazards

As discussed in the s95D assessment the application included a report from River Edge Consulting that has been reviewed by the GWRC's Flood Advisory Team. GWRC's Flood Advisory Team has confirmed agreement with the conclusions reached in the River Edge Consulting Report.

The report stated that the displacement effects would be less than minor when assessing the maximum height increase of flood waters during a 1:100 flood event (with a 20% climate change allowance).

The report states there would be additional flooding of no more than 5mm in depth across the western half of 904A – D Coast Road which are already subject to floods depths of 0.5m to 1m. Because this area would already have significant flooding an additional 5mm is considered to be a less than minor effect and I concur with this assessment.

<u>All adjacent sites to the south</u>

These sites are all sufficiently screened and separated from the area of clean fill and accessway that there are considered to be no adverse effects that are minor or greater.

<u>General effects on all persons</u>

Any construction related effects generated when constructing the new vehicle crossing or any upgrade works to the existing internal road will be temporary and short in duration. Combined with the separation from adjacent sites these effects will be less than minor.

Cumulative effects were assessed in the s95D and the conclusion that cumulative effects are less than minor applies in regard to parties owning/occupying adjacent.

Limited notification is required under step 3.

Step 4 – Limited notification is required under special circumstances

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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 required to the following persons:

- Owners and occupiers of 904C, 904D, 919, 925, 935, 965, 977, 993 and 1025 Coast Road, Wainuiomata

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in Sections 5.1 and 5.2 above, this application shall proceed on a limited notified basis, unless written approvals are provided from the above persons.

Processing Planner:



Dan Kellow
Consultant Resource Consents Planner

Peer reviewer:



Alicia Todd
Consultant Resource Consents Planner

Delegated authority for approval:



Anna Martin

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Resource Consents and Compliance Manager

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9 June 2023

RM number: RM220046
Date: May 2023
Applicant: Sudesh Wasoori c/- Kiwi Realtech Ltd
Agent: Andrew Cumming
Address: Andrew.cumming.nz@gmail.com

Dan Kellow
dan.kellow@huttcity.govt.nz
Our reference: RM220046

Dear Andrew,

APPROVAL OF THE RESOURCE CONSENT APPLICATION TO OPERATE A CLEANFILL AND REMEDIATE THE SITE, INCLUDING EARTHWOR S, AT 14A WAIU STREET, WAINUIOMATA, BEING LEGALL DESCRIBED AS LOT 3 DP 4 90 1.

I am pleased to advise that, acting under delegated authority from Hutt City Council, I have granted a resource consent for the proposal at the above property (LOT 3 DP 489061).

As you know, the council considered it necessary to notify the proposal due to the actual and potential effects of the proposal. By the end of the notification period, the council had received seven submissions.

1. The consent is sub ect to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans submitted with the application (outlined below) and held on file at the council.
   Approved Plans and documents
   - Site Plan and Earthworks Plans 1389-01-200, 210, 220, 230, 240, 241 and 250
   - Operational Management Plan dated 5 October 2022
   - Waiu St Cleanfill Planting Plan dated May 2016 and Planting Specification 2016 pages 1 – 4
   - Engeo Initial Environmental Investigation dated 12.03.2021
   - Engeo Geotechnical Investigation dated 12.03.2021
   - Further Information response dated 12 August 2022
   - AEE dated 25 February 2022

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2. That the consent holder keeps a copy of this decision and all documents and plans referred to in this consent on site when work starts and makes it available on request to any Hutt City Council staff.

3. That the consent holder advises the council (enforcement@huttcity.govt.nz or (04) 560 1044) at least two working days before starting any work 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 note: *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. sing it could avoid difficulties later on. Please note that additional monitoring visits will be charged at 180 per hour.*

4. That the consent holder must have a contact person available on site at all times during the works, and that the person's contact details are prominently displayed at the site entrance.

5. An updated Operational Management Plan must be provided to the Team Leader Resource Consents for certification. The updated OMP must confirm trucks will not be allowed on site prior to 7.30am and shall update all references to GWRC consent WGN180401 to WGN230206. The consent holder must ensure that the operation is managed in accordance with the requirements of the certified Operational Management Plan.

6. No trucks may arrive on site until 7.30am.

Site compaction, materials and certification

7. That the consent holder ensures earthworks do not affect the stability of adjoining properties.

8. The consent holder must follow the recommendations/ongoing measures and guidance of the Geotechnical Investigation prepared by Engeo Ltd dated 12 March 2021.

9. During construction, the consent holder must take all practicable steps to ensure the stability of the cut batters, and must implement sound engineering solutions where poor ground conditions are exposed in those batters;

10. All work undertaken must be in compliance with NZS 4431:2022 or as specified by a suitably qualified geotechnical engineer where NZS 4431:2022 is not applicable;

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11. The consent holder must ensure that all earthworks are designed, supervised and certified by a suitably qualified and chartered engineer with appropriate structural/geotechnical experience who is to ensure that the site is in a safe condition at the completion of the works (including reworking of over steep batters, compaction of fill in layers and survey monitoring for settlement). Within 3 months of completing the works the certification of these works must be submitted for consideration and approval to the satisfaction of the Team Leader Resource Consents.

12. The consent holder must ensure that all fill material is restricted to Class 5 fill as defined in the WasteMINZ Technical Guidelines for Disposal to Land 2022, comprising only Virgin Excavated Material . such as clay, soil and rock that are free of combustible, putrescible, degradable or leachable components.

13. The consent holder must keep an inventory of the volume, type and nature of material, and the source of all material deposited on site. The inventory must be available on site at all times and be made available upon request to council's monitoring and enforcement officers. Once in each six month period the register must be submitted to the Team Leader Resource Consents. Note: Council will be on-charging for any monitoring which involves employing external contractors to complete this monitoring. This will be charged at-cost.

Erosion and Sediment Control

14. The consent holder must ensure that the operation is managed in accordance with the requirements of Section 7.5 Control of Materials: Establishment of Erosion and Sediment Control of the certified Operational Management Plan

    Note: This condition was proffered by the applicant

15. The consent holder shall prepare, in consultation with the contractor undertaking the works, a final Erosion and Sediment Control Plan (ESCP). The ESCP shall be submitted to the Resource Consents Team Leader, Hutt City Council, for certification at least 20 working days prior to the works commencing.

    The final ESCP shall as a minimum be prepared in general accordance with the current Erosion and Sediment Control Guidelines for the Wellington Region, and shall include, but not be limited to, the following:

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- Responsibilities and contact details of all parties responsible for the operation and maintenance of all key erosion and sediment control structures.
- A detailed description of the works proposed and construction methodology and timetable.
- Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control and minimise the potential for sediment discharge from the site.
- The design criteria and dimensions of all key erosion and sediment control measures Plan(s) of an appropriate scale clearly identifying:

a) The locations of waterways
b) Staging sequence of erosion and sediment control measures
c) Areas and cross sections of cut and fill
d) The extent of soil disturbance and vegetation removal
e) Any “no go” and/or buffer areas to be maintained undisturbed
f) Locations of topsoil stockpiles and haul roads
g) All key erosion and sediment control measures, including diversion channels
h) The boundaries and area of catchments contributing to all stormwater impoundment structures
i) The locations of all specific points of discharge to the environment
j) Civil infrastructure to be constructed in relation to completed bulk earthworks areas, and;
k) Any other relevant site information
l) Timetable and nature of progressive site rehabilitation and re-vegetation proposed
m) Maintenance, monitoring and reporting procedures and frequency
n) Rainfall response and contingency measures including procedures to minimise adverse effects in the event of heavy rainfall events and/or the failure of any key erosion and sediment control structures, and
o) Procedures and timing for review and/or amendment to the ESCP
p) Decommissioning methodology for all ESC measures
q) Procedures for re-instating erosion and sediment control measures at the end of each working day, where applicable.

The ESCP must be certified by the Resource Consents Team Leader, Hutt City Council prior to any works authorised by this consent commencing.

Note: this condition is also imposed by GWRC under consent WGN230206.

16. That during site works the consent holder takes measures to ensure stormwater and surface water run-off does not affect adjoining properties, and that afterwards surface water is controlled, to the satisfaction of the council, through the use of curbing or channelling to an approved outlet.

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17. 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.)

18. The consent holder is to ensure that each of the 3000m^2 cells are to be hydroseeded at the earliest possible opportunity following earthworks or at the latest within 1 month after completion of each cell. Following this, any seeding or planting which fails to become fully established shall be re-seeded/re-planted no later than 12 months after completion of the earthworks.

19. The consent holder is to ensure that the batter slopes are to be hydroseeded at the earliest possible opportunity following completion of each section of batter slope or at the latest within 1 month after completion of section of batter slope. Following this, any seeding or planting which fails to become fully established shall be re-seeded/re-planted no later than 12 months after completion of the earthworks.

Dust mitigation

20. The consent holder shall ensure that the dust mitigation methods set out in section 7.6 of the certified Operational Management Plan dated 5 October 2022 are complied with.

21. Prior to first operation of the cleanfill activity in accordance with this resource consent, the Consent Holder shall undertake the following to ensure that dust generation from the site is kept to a practicable minimum, all to the satisfaction of the Team Leader, Resource Consents:

    a. Form an access road with at least the first 15 metres of the access road from the road boundary sealed and the unsealed section of the access road shall be covered in such a manner as to allow it to be wet-swept.

    b. Install an overhead water sprinkler or other appropriate water system to be used for dust suppression of incoming loads.

    c. Install a real-time TSP monitor and on-site weather station for recording wind speed and direction The TSP monitor and on-site weather station shall be programmed to provide real-time data and alerts to both the Site Manager and Team Leader, Resource Consents.

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22. The consent holder shall ensure that the access road and Waiu Street (from the site entrance to a distance of 100m south) shall be wet-swept on a regular basis to ensure the areas are free of dust causing material to the satisfaction of the Team Leader, Resource Consents.

23. During dry weather conditions, on receiving alerts from the on-site weather station that wind speeds are 5 m/s or greater and/or from the TSP monitor that the one-hour ambient suspended particulate concentration is 170 g/m^3 or greater, the Site Manager (on behalf of the consent holder) shall review and implement on-site dust mitigation measures to ensure dust generation from the site is kept to a practicable minimum. Such measures may include (but are not limited to):

    a. Maintaining materials and surfaces that may potentially generate dust in a visibly damp condition or otherwise treating or covering of exposed areas (including haul roads, manoeuvring areas, stockpiles and truck loads and the active working area);

    b. Undertaking visual assessments of dust emissions from the site on an on-going basis throughout the working day (and in any case at least three times each working day), recording the outcomes of those visual inspections and the date and time of inspections;

    c. If the frequency of loads of cleanfill arriving on the site is causing issues with appropriate dust management upon receipt and/or efficient handling of materials, reducing the number of vehicle movements arriving at the site until such issues are resolved; and

    d. Suspending all operations on site (excluding dust mitigation).

    Advice Notes:

    a. For the purpose of these conditions, "dry weather conditions" means that the site surfaces are not sufficiently damp to have low dust generating potential.

    b. or the avoidance of doubt, the Consent Holder is still required to adopt good dust mitigation procedures during dry weather conditions at wind speeds less than 5 m s and at TSP concentrations less than 170 g m3.

24. During dry weather conditions, and for all wind directions except from the southerly quadrant, the Site Manager (on behalf of the consent holder) shall ensure that all on-site activities which could generate dust cease on receiving alerts from the TSP

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monitor that the one-hour ambient suspended particulate concentration is 250 g/m3 or greater. Those on-site activities that are ceased shall not recommence until the Site Manager confirms that the one-hour ambient suspended particulate concentration (as recorded by the on-site TSP monitor) is below 250 g/m3.

25. The consent holder shall ensure that the speed limit for all vehicles on-site shall be 10kph.

26. The Site Manager (on behalf of the consent holder) shall ensure that sufficient equipment (for example, a water cart) and water supplies are maintained on-site at all times for use as dust suppression, so that dust generation from the site is kept to a practicable minimum.

27. Pursuant to section 128 of the RMA the conditions of this consent may be reviewed by the Team Leader, Resource Consents at the Consent Holder's cost on a two monthly basis following commencement of consent:

    a. In order to deal with adverse effects on the environment associated with dust nuisance from the cleanfill operation which arise from the exercise of this consent.

    b. If it is found that the information made available to the Council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

28. The consent holder must ensure that the operation is managed in accordance with the requirements of Section 7.6 Dust Control of the approved Operational Management Plan.

<u>Noise</u>

29. The consent holder must ensure that the noise associated with the activity is in accordance with NZS6802:1991, including noise performance standards of:

    - 53dBA L10, 7.00am to 10.00pm excluding public holidays at the boundary of the General Residential Activity Area; and
    - 65dBA L10, 7.00am to 10.00pm excluding public holidays at the site boundary.

The consent holder must ensure that the operation is managed in accordance with the requirements of Section 7.11 Control of Noise of the approved Operational Management Plan.

<u>Contamination</u>

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30. The consent holder must ensure that persons undertaking earthworks involving existing soils on the site implement the following:
    - Workers must avoid direct skin contact with soil;
    - Workers must wear personal protective equipment including sturdy footwear and dedicated work clothing;
    - Workers must not eat, drink or smoke, except in any designated clean areas;
    - Workers must wash hands, faces, and change out of work clothing before leaving the site or entering designated clean areas; and
    - If managed soils generate dust, dust suppression mechanisms such as wetting must promptly be implemented, and if this is not practicable in specific work areas, then workers must wear nuisance dust masks.

    Note: This condition was proffered by the applicant

31. The consent holder must ensure that in the unlikely event that any contaminated materials need to be disposed off-site that they must be disposed of at a facility which can accept potentially contaminated materials. Advice in writing of this disposal including its quantity must be submitted to the Team Leader Resource Consents.

    Note: This condition was proffered by the applicant

32. The consent holder must ensure that the operation is managed in accordance with the requirements of Section 7.11 Control of Noise of the certified Operational Management Plan.

    <u>Landscaping and hydroseeding</u>

33. That the consent holder submits a landscaping plan for dense planting on the fill batters to the council for consideration and approval before starting any site works. The plan must include information about: the location and size of the planting area; the name of each species to be planted; the number, size and spacing of each species to be planted; and the time and method of planting and post-planting maintenance. The plan must be implemented as soon as the seasons make practicable, but must be finished within six months of the completion of works.

    Note: The landscaping plan will be based on the landscaping plan submitted with the proposal.

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34. That the consent holder replaces any dead or dying plants for a period of five years from the date of planting.

35. The consent holder is to ensure that each of the 3000m^2 cells are to be hydroseeded at the earliest possible opportunity following earthworks or at the latest within 1 month after completion of each cell. Following this, any seeding or planting which fails to become fully established shall be re-seeded/re-planted no later than 12 months after completion of the earthworks.

36. The consent holder is to ensure that the batter slopes are to be hydroseeded at the earliest possible opportunity following completion of each section of batter slope or at the latest within 1 month after completion of section of batter slope. Following this, any seeding or planting which fails to become fully established shall be re-seeded/re-planted no later than 12 months after completion of the earthworks.

Vibration

37. The consent holder must implement reasonable measures to reduce vibration effects on neighbouring properties, including:

- Ensuring vehicles travel at low speeds within the site
- Maintaining access routes to avoid potholes, dips and bumps or other unevenness
- Minimising the operation of machinery along the boundaries of adjoining properties
- Locating activities 20 metres or more from the adjoining boundaries
- Avoiding using vibrating rollers to achieve compaction
- Working in accordance with the hours of operation approved in the conditions of consent.

The measures implemented to control vibration effects on the site must be in accordance with BS5228-2: 2009, and specifically Section 4 (Community relations); 6 (Neighbourhood nuisance); and section 7 (Project supervision) and not exceed 2mm/s ppv measured at the site boundary.

38. The consent holder must ensure that the operation is managed in accordance with the requirements of Section 7.12 Control of Vibration of the approved Operational Management Plan.

Traffic

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39. A Traffic Management Plan (TMP) shall be submitted to the Team Leader Resource Consents for certification prior to earthworks commencing. No works may commence until certification is provided. The TMP shall include details of consultation (including outcomes agreed upon) between the consent holder and Parkway Kindergarten, Wainuiomata Intermediate, Konini Primary School and Wainuiomata High School with regard to maintaining the safety of students during the clean fill operation. Details of all safety measures and interventions will be documented in the TMP. The TMP will include details of:

a. How construction and operational traffic will avoid travelling along Parkway Road (between Waiu Street and Wellington Road) during school pick-up and drop-off times (between 8:00am - 9.15am and 2.15pm - 3.30pm) during term time.

Note: This condition was proffered by the applicant

2. Notes:

1. Anyone who made a submission on the application can appeal against the decision or any of its conditions to the Environment Court. The consent holder has the same right. Appeals must be lodged within 15 working days of receiving the decision.

2. The consents lapse, 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 9 June 2028.

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

4. 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 the council before starting any site works. See www.huttcity.govt.nz for a full list of bylaws.

5. Please note that where a site may have had pre-1900 human activity it may be necessary to obtain an archaeological authority from the New Zealand Historic Places Trust. Further information in this regard is available at http://www.historic.org.nz/en/ProtectingOurHeritage/Archaeology/LegalAuthorities.aspx

6. 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.

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

8. Failure to comply with an abatement notice may result in the council imposing an infringement fine or initiating prosecution.

1. PROPOSAL

The applicant has set out a description of the proposal at Section 2 of the document titled *'Resource Consent Application and Assessment of Environmental Effects Cleanfill, 14A Waiu Road Wainuiomata'* for Kiwi Realtech Ltd, dated 25 February 2022. Further information contained in an email dated 12 August 2022 also describes the proposal and in particular confirms conditions that the applicant proffers to mitigate potential adverse effects. Instead of repeating material I have adopted the description of the proposal, which is summarised as follows.

The operation and remediation of the site through the excavation and removal or compaction of uncertified fill material, and importation of approved cleanfill onsite, capping the site at 77,000m^3 of imported fill, approximately 3m above the existing ground level, measured vertically. The applicant has confirmed that the cleanfill accepted onto the site will not include concrete waste, including reinforced concrete, therefore concrete crushing is not part of the application.

Some excavation and compaction of deposited uncertified material to a maximum depth of 1.5m is also proposed. The volume of existing material that is required to be earthworked will be determined as part of the rehabilitation works onsite given the uncertainty around the amount of uncertified material. Excavation/compaction, removal and importation works will be undertaken over ten 3000m^2 fill areas across the site. Each fill area would be opened progressively with the rehabilitation work undertaken where required locally and then fill placed above it (Drawing 230 of the Earthworks Plan set appended to the application). The applicant has provided a conservative estimate ('worst case scenario' based on 29,900m^2 x 1.5m depth) of 44,850m^3 of rehabilitation works. Excavation of 900m^3 of material along the west and south boundaries is also proposed to facilitate stormwater runoff to the south and to also match the approved earthworks profile in Greater Wellington Regional Council (GWRC) consent WGN180401. The applicant states; *the desired outcome* of the overall works *is to achieve geotechnical stability so that the completed site becomes suitable for built development.*

It is also noted in the application that the cleanfill will not be open to the general public and tipping will be by appointment only. The proposed hours and days of operation are as follows:

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- The cleanfill staff will arrive at 7.00 am and leave at 6.00 pm.
- The first truck will be accepted at 7.30 am and the last truck will leave by 5.30 pm.
- The cleanfill will operate 6 days per week, with work generally finishing at 2.00 pm on Saturdays.

The applicant has provided a comprehensive summary of the site's enforcement and consent history at Table 2 of the abovementioned report which I adopt for the purposes of this assessment. The site is also subject to the recently granted GWRC consent WGN230206, which expires in 2028, and consents:

- Discharge of dust to air;
- Excavation of existing deposited material;
- Deposition of managed fill; and
- Discharge of sediment laden stormwater to land where it may enter water.

Conditions 3, 5 and 31 (inter alia) of the above GWRC consent are particularly relevant to this application, as they impose the requirements for the preparation of an approved Managed Fill Management Plan (MFMP), certification of sediment control measures and sampling of the existing soil and excavated material in accordance with the WasteMINZ Technical Guidelines for Disposal to Land 2016 at a rate of one sample per 500m^3. The applicant submits that the proposal gives effect to the requirements of the GWRC consent, as well as Regulation 11 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS).

Relevant to this application is Resource Consent RM150061 which allowed for earthworks associated with the rehabilitation of the site and for its use as a cleanfill operation. Consent was granted by an independent commissioner on behalf of Hutt City Council in June 2016, however the consent lapsed in June 2021. The proposed works under RM150061 were very similar to the current proposal and many of the conditions that the applicant has proffered are derived from the conditions imposed on RM150061.

The applicant proffers a condition of consent requiring the submission of a landscaping plan for the dense planting of the fill batters. The application confirms that the landscaping plan prepared by Hudson Associates referenced in RM150061 is the plan to be provided. The plan includes:

- planting along the southern boundary and to a small extent the southern end of the eastern boundary close to the public park;
- along the western boundary adjacent to the mountain bike park
- across two thirds of the northern boundary

The planting specifications provided cover plant types, spacing and number of plants. I note the planting includes 50% kanuka which can be expected to grow to several metres.

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The applicant proffers a suite of conditions to address potential site stability effects and acceptance of cleanfill material.

In regard to contamination the applicant has included methods in the OMP to ensure worker safety and confirms that soil will be assessed for contamination against the WasteMinz Technical Guidelines for Disposal of Land 2016.

In regard to noise effects, in addition to confirming that concrete will not be accepted on the site, and therefore concrete crushing activity will not occur, the applicant has proffered a condition of consent that requires noise performance standards to be met at the boundary of the General Residential Activity Area (53dBA) as well as at the site boundary (65dBA).

In regard to potential vibration effects the applicant has proffered a condition of consent that requires implementing measures to control vibration on the site. This is based on the consent condition imposed on RM150061.

In regard to sediment control and potential dust effects the applicant has proffered a condition of consent that requires that the operation is undertaken in accordance with Sections 7.5 and 7.6 of the Operational Management Plan. Section 7.5 of the OMP sets out erosion and sediment control measures and Section 7.6 requires sets out dust control measures.

The applicant seeks a six (6) year duration for the consent.

2. SITE DESCRIPTION

The applicant has set out a description of the subject site in Section 1 of the document titled 'Resource Consent Application and Assessment of Environmental Effects Cleanfill, 14A Waiu Road Wainuiomata' for Kiwi Realtech Ltd, dated 25 February 2022. Instead of repeating material I have adopted all of that description of the proposal.

An important point to highlight is that earlier activity on the site has raised the ground level in the order of 2m – 3m above the original ground level. A subdivision consent granted in 2014 (HCC reference RM140269) means the height of any building on the site is measured from the raised ground level and not natural ground level.

The site is accessed via a Right of Way through 14 Waiu Road, which is used for commercial/industrial purposes not related to the proposal. A tributary to Black Creek has been diverted under GWRC Consents 25401 and 25403 and is now diverted to a constructed channel to the west of the site so the stream runs around the perimeter of the site rather than through the site. GWRC consent WGN180401 confirms that these works have been completed.

The site is covered with regenerated scrub, bush and gorse. The further information received 12 August 2022 confirmed that the land outside of the area of earthworks along the northern

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and western boundaries contains a variety of species including gorse, kanuka/manuka, wilding pines, cabbage trees, sedges, pittosporums, coprosmas, Pseudopanax spp, seven finger and mahoe, particularly where the site adjoins the reserve to the east. The applicant has confirmed wilding pines will be removed but that the gorse will remain with the expectation being that self-sown native species will replace the gorse. Much of this area overlaps with the areas of planting identified on the Planting Plan so additional planting will also occur.



FIGURE 2: ZONING MAP

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FIGURE 3: SUB ECT SITE RELATIVE TO THE WIDER AREA

The site is legally described as Lot 3 DP 489061 held in Record of Title 702724. The Record of Title contains the instruments described in Table 1 of the abovementioned report, and the applicant states that the following interests are relevant to the consideration of this application;

45 4 9.1 Encumbrance to Hutt City Council

"No building is to commence on the land until the land has been certified by a Chartered Professional Engineer suitably experienced in the geotechnical field, in accordance with condition 7 of Conditions for Cleanfill in Consent Order ENV-2007-WLG-000092"

101 5 51.5 Consent Notice

"This site has been subject to cleanfill activity and contains uncertified fill. Prior to the development of any proposed buildings or structures on Lot 3, the owner shall engage a geotechnical engineer to advise them of the suitability of the land to support that land use and any specific requirements for foundation and construction design. The geotechnical engineer shall prepare a report, and this must be submitted to council at the time of building consent application."

"At the time of subdividing the right of way was formed with hardfill. A future activity that requires resource consent will be subject to assessment under the District Plan (or its equivalent) and may be required to permanently seal the right of way."

101 5 51. – easements

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Right of way, right to drain water and sewage and right to convey electricity, water, gas, telecommunications and computer data, which is relevant in terms of access to the subject site over 14 Waiu Street, and to the use of the site following the completion of the cleanfill operation.

The site of the proposed works is located within the General Business Activity Area of the Operative City of Lower Hutt District Plan. The site is not subject to any designation, heritage protections, or significant natural, cultural or archaeological resources under the District Plan. The site is also not identified as contaminated under the GWRC Selected Land Use Register (SLUR). The site is not shown identified as being subject to flooding hazard on the GWRC Flood Hazard Area Map.

The immediate surrounding area comprises a mountain bike park to the north and north west on Council owned land that is zoned General Business Activity Area. There are also mountain bike tracks on the land to the east which is zoned Passive Recreation Activity Area. This area is covered in regenerating vegetation with the land sloping up to the east thereby fully screening the site from the residential area (Kawatiri Grove) located further east. A family playground is located to the south east. There are commercial/industrial uses to the south along Parkway and west along Waiu Street. Further west, at 7 Waiu Street, is the Les Dalton Dog Park that has an elevated position with unobstructed views toward the application site.

Plan Change 56 does not apply to this site as it is not residential.

The HAIL category for the site has been identified as;

HAIL ID G3 – Cemeteries and waste recycling, treatment and disposal; Landfill Sites.

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 Business Activity Area which this proposal falls within, are contained in chapters 6A – General Business and 14 – General Rules of the District Plan.

The proposed activity has the following activity status under the District Plan;

- **Restricted Discretionary** under Rule 14I 2.2 (a) for;
  (a) Earthworks in the General Business Activity Area which do not comply with the Permitted Activity Conditions at 14I 2.1.1, being:
  (a) Ground Level:
  The natural ground level may not be altered by more than 1.2m, measured vertically.
  (b) uantity:
  Maximum volume of 50m (solid measure) per site.

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The proposed earthworks will involve the excavation and compaction of existing deposited material to a maximum vertical depth of 1.5m and capping the site with a further 3m vertical extension of fill material spanning a volume of 77,000m^3. Based on the conservative estimate of rehabilitation works volume, the total volume of earthworks (at worst case scenario) will be 121,850m^3.

National Environmental Standards

The previous use of the site as a landfill / cleanfill is identified on the HAIL (Hazardous Activities and Industries List) as;

HAIL ID G3 – Cemeteries and waste recycling, treatment and disposal; Landfill Sites.

In accordance with the requirements of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NESCS), the applicant engaged ENGEO to undertake an *Initial Environmental Assessment* which includes a Preliminary Site Investigation (PSI) that was prepared in accordance with the Ministry for the Environment Contaminated Land Management Guidelines No. 1 Reporting in Contaminated Sites in New Zealand (2011) and was certified by a Suitably ualified and Experienced Practitioner (S EP). A Detailed Site Investigation (DSI)) has not been submitted. The PSI[1] concludes that "*Due to the size of the site, the laboratory results showing that the materials present cannot be classed as cleanfill, and the potential for the production of gas, a full detailed site investigation (DSI) is required prior to any development works being undertaken.*"

The proposal is assessed to be a **Discretionary Activity** pursuant to Regulation 11 of the NESCS, as the proposal does not include a DSI, and is not a permitted, controlled or restricted discretionary activity.

The components of the application are mutually inclusive therefore the bundling principle applies, and the most onerous activity status should be applied to the application. Therefore, the application should be assessed as a **Discretionary Activity** pursuant to Regulation 11 of the NESCS.

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 an activity or development that is permitted by the District Plan; this is known as the permitted baseline.

Earthworks, as defined in Chapter 3 of the District Plan as *any modification of land associated with subdivision or development, including excavation and filling, removing and replacing soil,*

[1] Section 11 Page 3 of the Initial Environmental Investigation

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contouring, cutting, levelling, deposition of cleanfill, and road, driveway and access construction, to a maximum vertical height of 1.2 m and a maximum volume of 50m^3 would be permitted as of right in association with permitted uses. Given the degree to which the proposal exceeds the permitted *volume* of earthworks in particular, the permitted baseline is of limited use.

The permitted baseline also includes active (current) consents that have a reasonable chance of being implemented. As the previous Resource Consent issued by Hutt City Council, RM150061 lapsed in June 2021, I have not considered this consent within the Permitted Baseline. Greater Wellington Regional Council consent GWRC WGN230206 was issued on 24 April 2023 and permits remediation and operation of a cleanfill, associated earthworks and implement erosion and sediment controls, discharge of sediment laden water to stormwater network, and discharge of dust to air, subject to conditions of consent. This consent is of assistance in the contemplation of relevant adverse effects in this instance, given the Discretionary activity status of the proposal, and the consideration and mitigation of adverse effects (as they relate to the GWRC consent).

In regard to noise effects District Plan rule 14C 2.1.5(a) states all activities within the General Business District must not exceed 65dBA measured at the boundary of the site on which the activity takes place. This rule is relevant to the assessment of effects of this proposal and has been taken into account.

The permitted baseline under the NES CS allows a greater amount of soil to be disturbed than the district plan earthworks standards as 25m^3 per 500m^2 of site is permitted to be disturbed which equates to approximately 1756m^3 of soil. There are other NES CS standards that need to be complied with to remain a permitted activity however overall the upper limit for earthworks is limited by the district plans 50m^3 limitation.

5. SUBMISSIONS AND NOTIFICATION

A decision to publicly notify this application was made on 25 August 2022 This notification decision report is held on file and should be read in conjunction with this substantive decision report. At the close of submissions on 18 November 2022 a total of seven submission were received.. Submissions were received from the following parties:

- Keith Houston from Antrone Holdings Ltd & Caregivers Wainuiomata. The submission was in support of the proposal. The submission did not state whether Mr Houston wanted to be heard in support of his submission.

- Gordon Heeley was concerned with traffic effects only and requested that trucks should only be able to arrive at site 8-830 am on weekdays to avoid

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congestion early in the morning. Mr Heeley did not wish to be heard in support of his submission.

- A submission with no name or contact details opposed the proposal citing potential dust effects after experiencing dust effects when a cleanfill at 7 Waiu Street was operating. The submitter confirmed they did not wish to be heard in support of their submission.

- Te Whatu Ora National Public Health Service lodged a submission and wished to be heard at a Hearing however changed this position following the Pre Hearing meeting held 17 April 2023. The submitter confirmed in writing on 10 May 2023 that they no longer wished to heard at a Hearing but that the submission is not withdrawn. The submission states the submitter is neutral and neither supports nor opposes the application. The submission relates to potential health risks with regard to discharges to the air. The submission states:

    - The most likely exposure to risk for the surrounding area is via discharges to air via dust /particulate matter or other contaminants and risk of inhalation of these discharges beyond the boundary.
    - Noise control will be important.
    - Consent conditions should link to the effective implementation of the Operational Management Plan.
    - Monitoring effectiveness of the control measures will include being responsive to reports of public concern.
    - The submission seeks the imposition of conditions that incorporate effective implementation of the Operational Management Plan with specific regard to:
        i. a timely response if significant contamination is uncovered during site remediation;
        ii. a proactive response to dust levels that have the potential to impact public spaces or residential areas;
        iii. effective noise control;
        iv. an effective complaints process and adequate community liaison

- The Ministry of Education lodged a submission that stated the Ministry was neutral if a condition of consent was imposed that required a Traffic Management Plan that related to maintaining the safety of school students. The Ministry confirmed on 31 January 2023 that they no longer wished to be heard after the applicant proffered a condition requiring a TMP to be prepared.

- Te Aro Holdings submitted in opposition to the proposal and stated the proposal will result in a dust problem for neighbours. The submission requests

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that the application is declined did not request to be heard. The submission included photographs of dust being generated from trucks driving across over the site during the operation of the previous cleanfill on the site. The submitter stated:

- The submitter's site is south east of the application site which is down wind of the prevailing north west wind.
- Dust will be created when dumping and transporting cleanfill with the site's access adjacent to the submitters boundary.
- The submitters dock way faces the application site and the dock-way door needs to remain open for access and fresh air.
- The submission stated the previous cleanfill activity resulted in dust being deposited onto stock within the submitters building which added cost and time to clean stock before shipping.
- Previous dust prevention methods, such as sprinklers, did not work with internal gutters needing to be cleaned to reduce build up of dust.
- Computers and electrical equipment needed continual cleaning due to dust.
- Council was unable to stop the dust problem.
- There is concern for the health of the staff who may breathe in dust.
- The dust effects ceased quickly when the last operator stopped.

- Julie Sylvester lodged a submission in opposition to the proposal and is concerned that Hutt City Council would not have the ability to be able to control, monitor and enforce conditions if breaches occur. The submission is also concerned with the potential traffic effects on Wainuiomata Hill Road and the safety of children walking to school. The submission sought assurance on how dust, noise and vibrations will be managed and whether the activity is compatible with the nearby permitted activities. Lack of consultation was also highlighted.

Section 100 of the Resource Management Act 1991 states:

A hearing need not be held in accordance with this Act in respect of an application for a resource consent… unless -

(a) The consent authority considers that a hearing is necessary; or

(b) Either the applicant or a person who made a submission in respect of that application has requested to be heard and has not subsequently advised that he or she does not wish to be heard.

The parties that indicated that they wished to be heard have confirmed in writing that they no longer wish to be heard following either the Pre Hearing meeting or direct consultation with the applicant. Accordingly, a Hearing is not required.

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6. DETERMINING THE APPLICATION

Section 104 requires, when considering a resource consent application, that, subject to Part II of the Resource Management Act 1991, the council must have regard to:

(a) any actual and potential effects on the environment of allowing the activity; and
(b) any relevant provisions of -
(i) a national environmental standard;
(ii) other regulations;
(iii) a national policy statement:
(iv) a New ealand coastal policy statement:
(v) a regional policy statement or proposed regional policy statement:
(vi) a plan or proposed plan; and
(c) any other matter the consent authority considers relevant and reasonably necessary to determine the application.

Section 104B, which relates to discretionary activities, states:

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.

I will deal with these matters below.

.1 – PERMITTED BASELINE (S104(2)) AND WRITTEN APPROVALS (S104(3)(A))

Permitted baseline
In accordance with section 104(2), when forming an opinion on section 104(1)(a), the council may disregard the adverse environmental effect of an activity if the District Plan or a regional plan, policy statement or national environmental standard permits an activity with that effect. I have already identified the permitted baseline for the proposal and its relevance, and I have taken these factors into account in determining the application.

Approval of affected parties
Affected party approval was not sought from any parties.

.2 – ASSESSMENT OF ACTUAL OR POTENTIAL EFFECTS ON THE ENVIRONMENT (S104(1)(A))

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The anticipated environmental results of the General Business activity area and earthworks chapter provide guidance on the effects that must be assessed when considering this proposal. I consider the effects relate to the following:

- Landscape and Visual;
- Natural Hazard and contamination;
- Traffic;
- Construction and operational effects including dust.

Landscape and visual effects

The applicant provided a landscape and visual assessment (LVA) of the proposal prepared by Hudson Associates for the 2015 resource consent application. The author of the report provided a letter (dated 19 December 2022) confirming that the conclusion he reached in the 2015 assessment remained valid following a site visit 18 December 2022. The LVA is focused on the raised site and the raised site with a building constructed on the site. I note submissions were not focused on the visual effects of the proposal. The LVA concludes that the proposal will fit comfortably into the receiving environment, without adverse landscape or visual effects on the surrounding area. The conclusion is contingent on landscaping of batter slopes. The conclusion takes into account the permitted baseline, industrial activities nearby, the limited extent of opportunities to view the cleanfill's expansion, the scale of the receiving environment and anticipated character and activities that can take place in the General Business Activity Area.

No new information has been presented through submissions that changes the assessment I made of the landscape and visual effects of the proposal at the time of the notification decision (22 August 2022). My assessment of the landscape and visual effects remains unchanged and the assessment provided as part of the notification decision is set out below:

Landscape and visual effects

- The proposal has two limbs; the first being the rehabilitation of the cleanfill through the excavation and compaction of material within the top 1.5m of the existing deposited material onsite. As detailed above, the applicant has provided a conservative estimate ('worst case scenario' based on 29,900m^2 x 1.5m depth) of 44,850m^3 of rehabilitation works. The presence of hazardous, putrescible and otherwise inappropriate waste on site has been acknowledged in the GWRC consent and elsewhere, has been the subject of an Enforcement Order at the Environment Court (inter alia), and relates to the previous operator of the site. The applicant proposes to excavate and dispose of any unsuitable material offsite, as well as undertaking compaction works where site testing identifies that it is necessary. During periods of excavation and compaction, sampling of existing fill material is required to be tested in accordance with the requirements of GWRC consent

WGN230206. In addition, the PSI states that a DSI will be required which will require sampling of soil.

The second limb is the depositing of 77,000m^3 of imported, approved cleanfill to a vertical height of generally 3.0m above the existing ground level. The supplied Site Plan and Earthworks Design Drawings (Envelope Engineering, Feb 2022) divides the site into 10 3000m^2 areas where excavation, compaction and fill will be applied, beginning at the northernmost end of the subject site and working south towards the vehicle access.

- There are two Significant Natural Resources (SNR) identified in the District Plan that are close to the site. These are SNR's 13 and 58 which are located within the upper reaches of the valley. These relate to Gracefield scrub; which is a regionally representative example of manuka scrub on wetland and Wainuiomata west bush; lowland forest on hill country. The wider context is that of a small well vegetated valley amongst the Wainuiomata Hills.

- The natural features and topography adjacent to the subject site are the ridge along the eastern boundary and the relatively intact flat valley floor to the north and north west, both of which are well vegetated. It is acknowledged that industrial development abuts a significant extent of the site's western boundary and most of the southern boundary. It is noted that the site has been subject to a significant degree of modification to date and the current levels of the site are variable with vegetated stockpiles clustered throughout and batters near the boundaries (as observed at a site visit on 27.07.2022). As detailed above, the proposed works will create a building platform which will be elevated approximately 3.0m above the existing ground level. This will further modify the existing landform, including the raising of the site at the toe of the hillslope to the east of the site. Overall, due to the existing highly modified topography of the site the proposal will have less than minor adverse effects in regard to natural features and topography within the site.

- The proposed contour plan demonstrates that a relatively flat building site will be established at the toe of the hillslope which rises east of the site, with a batter slope around the periphery of the proposed works providing a gradual tapering of the elevated site surface. A sizeable area of land within the site adjacent to the western, northern and southern perimeter will be unaltered with additional planting supplementing the existing regenerating vegetation. The proposal will not result in unnecessary scarring of the landscape, noting that areas to be earthworked will not be permanently exposed and will be re-grassed and landscaped on completion of works in each fill area. The fact that the site will be broken into ten sections and progressively filled and landscaped mitigates the potential adverse visual effects depending on the elevation and proximity of the viewpoint.

- Given the surrounding context, the proposal will not break into existing skylines, being located upon the valley 'floor', and is considered to have a transitory visual amenity effect with respect to entries in and out of Wainuiomata via Wainuiomata Hill Road for vehicle users and pedestrians. While the completed 'engineered' landform will clearly appear in

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contrast to the hill to the east, the site is part of a larger landscape when viewed from Wainuiomata Hill Road. The ridge to the east will continue to screen the proposed fill from residential properties along Kawatiri Grove. Overall, the adverse effects on visual amenity of the earthworks and landscaping only, from beyond adjacent sites, is considered likely to be minor once landscaping is complete.

- With respect to long range views from residential properties to the south west and south they will have a very limited view of the proposed works at different sections of the site, depending on where the point of outlook is. The Les Dalton Dog Park to the west is at an elevated position whereby the resulting amenity impacts will be perceivable. The adjacent mountain bike park car park and the start of some tracks will be below the finished level of the cleanfill while views from many of the mountain tracks will be screened by vegetation. This visual impacts will be particularly noticeable during periods of excavation, compaction and deposition of cleanfill prior to the grassing and planting of the site. The Les Dalton Dog Park and many of the mountain bike tracks have reasonable separation from the application site and once the batters are planted and the flat surface grassed the visual effects will be mitigated to a no more than minor adverse effect. Accordingly, the visual effects on the wider environment of the earthworks alone, are considered to be no more than minor despite the engineered appearance of the site from elevated viewpoints, due to the mitigation consisting of batter planting and grass on the finished flat surface.

- The maximum building height limit (12m) is measured from the natural ground level or the finished level of the ground as a result of an approved subdivision. It is therefore relevant to have regard to the height of buildings constructed on top of the capped fill and how this will appear. It is noted that the applicant has not proffered any limits to the height of future buildings on site. With no mitigation, I consider that any future development, if built to the maximum 12m above ground level following subdivision of the site, could appear as a dominant feature when viewed from the surrounding environment. It is acknowledged that building(s) could be erected on the existing site up to 12m in height so the effects assessment is only taking into account the additional three metres of height that could result from the proposed earthworks. The 3m represents a 25% height increase to a site that is already elevated above adjacent business zoned sites. In combination, the significant size of the site, raised building platform and permissive District Plan rules on building design and appearance means a permitted activity built development may result in more than minor adverse visual and landscape effects..

- Visual effects of silt fencing and runoff bunds are assessed to be less prominent, given the low heights of these structures relative to the proposed works and the degree of separation distance from sensitive interfaces, and the fact that these structures will be screened to an extent by the boundary batters and vegetation.

Black Creek Tributary (natural feature)

The Black Creek tributary has been diverted to a channel to the west of the subject site and is considered a natural feature. Potential adverse effects associated with the

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proposal upon this watercourse, including downstream effects are considered to be less than minor, noting the employment of silt fencing along the western site perimeter. The GWRC consent contemplates the discharge of sediment laden stormwater to land where it may enter water and subject to conditions of consent that the proposal is acceptable.

Landscape and visual effects summary and conclusion.

The effects from the earthworks alone are considered to be no more than minor beyond adjacent sites due to the planting, use of ten 3000m^2 cells and the setting in the wider context. The planting plan includes planting 542 karamu and 1805 kanuka which can grow up to 6m and 15m in height respectively. This is in addition to areas of the site at the northern end that are outside the area of the cleanfill and that already have regenerating vegetation occurring. Because the planting plan includes species that will grow to several metres in height I consider that planting, in addition to the existing vegetation, will provide reasonable visual mitigation. From adjacent sites, including the recreation area, the planted batters will mitigate the visual effects of raising the site 3m to a no more than minor extent.

The potential visual and dominance related adverse effects due to a building being constructed on the raised site are entirely dependent on the scale and design of any future building. I consider that the worst case scenario of a 12m tall building with a utilitarian design occupying much of the site could have more than minor adverse visual effects on the adjacent General Business site owners and occupants. However, the effects would not be unacceptable is this context given the General Business zoning where there are no controls on building design and under the permitted baseline a substantial building could be constructed albeit 3m lower than what might occur. I consider that the proposed landscaping is key to mitigating some of the effects of a large scale building and when well established, given the vegetation will grow to several metres in height, will result in the visual effects being acceptable.. The visual effects on the wider environment, such as users of the dog park, mountain bike park and public park to the east, are acceptable given the proposed landscaping, because the site is viewed in a much broader setting and because people only visit these sites temporarily.

The likelihood of a 12m high building covering much of the site is entirely speculative and arguably 12m high buildings are not likely to cover the majority of the site. I also note that the Commissioner who determined the previous application for this site recommended that a height reduction for the site should be considered as in his view a 12m building would be very prominent. I note the District Plan has not been changed since the previous decision was released in 2016. While I consider the effects of the proposal are acceptable I note that Hutt City Council now has another opportunity to consider a plan change for this site if the Council considers a 12m building is not appropriate for this specific site.

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Overall, I consider that mitigation provided by planting and the need for the site to be remediated outweigh potential adverse landscape and visual effects. .

Natural Hazard and contamination effects

The applicant has submitted a Geotechnical Investigation report prepared by ENGEO dated 12.03.2021. This was produced based on the findings of ground investigations of the site (from previous geotechnical and geological information and ENGEO site assessments) and recommendations for further investigation and analysis. The existing batters are understood to comprise of well-graded demolition and earth fill materials. The batters are currently at a maximum height of 4.5m at a 1V:4H and are moderately vegetated with grass and scrubs. The Geotechnical Report finds that *'Due to the low angle of the bund, we consider it is unlikely to present any future instability. However, due to the anticipated material that was used to construct the bund, we recommend a horizontal setback between any buildings and the crest of bund be equal to the vertical height of the bund'.* It is acknowledged that these batters will be planted, to stabilise the fill area prior to the next stage commencing. Furthermore, potential stability effects are further managed by conditions 6, 8 and 9 of the GWRC Resource Consent. I note the ENGEO report is consistent with the report prepared by Abuild for the 2015 proposal. The applicant has proffered several conditions related to site stability including a requirement to have all earthworks designed, supervised and certified by a suitably qualified and chartered engineer with appropriate structural/geotechnical experience who is to ensure that the site is in a safe condition at the completion of the works (including reworking of over steep batters, compaction of fill in layers and survey monitoring for settlement). Within 3 months of completing the works the certification of these works must be submitted for consideration and approval to the satisfaction of the Team Leader Resource Consents. Compliance with this condition will ensure site stability is appropriately managed. Finally, I note that the Consent Notice on the Record of Title for the application site requires a geotechnical engineer to provide advice on the suitability of the land for development and any specific requirements for foundations and construction design. Compliance with the conditions and consent notice requirements will ensure that natural hazard and site stability effects are acceptable.

The Geotechnical Report also assessed the potential liquefaction risk associated with the site and states *'Based on the potential for soft silts and a groundwater table depth below the natural ground surface of approximately 4.3 m to 6.5 m, we consider a detailed liquefaction assessment of the natural ground below the fill should be completed'.* I accept this position and conclude that the proposal, noting that the site is not located within proximity to a Primary or Secondary River Corridor, will have a less than minor effect upon vulnerability to natural hazards.

Soil Contamination

The applicant has included within the OMP methods to protect worker safety with workers identified as the most at risk from contaminated soil given. The proposal will result in a 3m cap of cleanfill over any contaminated soil. Contaminated soil cannot be disposed of at the site as

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is won't meet the Class 5 WasteMINZ criteria. Overall, adverse effects due to contaminated soil are likely to be less than minor on the wider environment.

Overall, the conditions proposed in respect of geotechnical and contamination issues provide an acceptable approach to managing these issues in my view.

Traffic Effects

In relation to traffic effects the applicant states '*The actual number of truck movements will be project-dependent and highly variable, with a maximum 10 trucks per hour, or 6 trucks with trailers per hour.'* The proposal is not a High Trip Generator in accordance with the District Plan and would permit up to 500 vehicle movements per day. The cleanfill will not be open to the public, and the operator will receive approved cleanfill by appointment only. Hours of operation are proposed to be 7 am – 6 pm Monday to Friday, and 7 am – 2 pm on Saturdays, with no operation on Sundays.

David Wanty, Council's consultant transport advisor, provided an assessment of the proposal with respect to access and safety impacts from vehicle movements generated during the site's operation. Mr Wanty considers that the surrounding roading network is capable of accommodating the proposed vehicle movements associated with the proposal without resulting in undue off-site impacts. I concur with this assessment. It is also important to note that the proposed rate of vehicle movements associated with the proposal, including staff movements and trucks delivering cleanfill material to the site are well within the permitted activity standard limits, and the activity is not a High Trip Generator.

The submission from the Ministry of Education related to potential traffic effects which have been addressed via a condition of consent suggested by the submitter and adopted by the applicant. Other submissions related to limiting the opening time of the cleanfill to avoid additional trucks on Wainuiomata Road during morning. While I note the concerns raised Mr Wanty's expert advice considers that the roading network can accommodate the additional vehicle movements and I concur with this advice.

Overall, traffic related effects are considered to be acceptable for the reasons given above.

Construction and operational effects (including dust).

The proposal has the potential to adversely affect the environment in terms of construction effects during the cleanfill rehabilitation and depositing works. This includes dust, noise, vibration and erosion and sediment control effects.

<u>Dust</u>

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The proposed works, which the application states will be completed as soon practicable, within a maximum 6 year period sought, will be localised to one area of 3000m^2 at a time plus the access leg, working from north to south, as evidenced upon the Site Plan and Earthworks Design Drawings (Envelope Engineering, 11 Feb 2022) and will be subject to the supplied Operational Management Plan (OMP). The OMP will be read in conjunction with the Erosion Sediment Control Plan (ESCP), and includes measures relating to the establishment of erosion and sediment control, dust management through the use of water carts, installation of real time wind speed and dust monitors, hydroseeding of completed areas, sweeping and/or sealing access roads within the site. While such measures are considered to mitigate adverse erosion and sediment effects to an extent that they are likely to be less than minor beyond adjacent sites I do not come to the same conclusion in regard to dust effects. I consider the main difficulty for the applicant in managing dust is that the fact that there is no separation distance between the site and adjacent land uses.

I had the proposal peer reviewed by Robert Coulson of Green1 Consultancy. Mr Coulson provided advice to HCC on the previous proposal for a cleanfill and is an expert in dust effects. Mr Coulson's review confirmed that the proposed watercart should have sufficient capacity for the 3000m^2 cells. The use of polymers was also raised as an alternative method of dust control for the haul road which would cut down the area that ends to be watered. Mr Coulson also recommended that the proposed wind speed trigger point is reduced to 5m/s from the proposed 7m/s. Mr Coulson stated that in his opinion:

- it will be important to train staff to recognise dust generating conditions;
- speed limits will need to be enforced to ensure dust generation from machines is kept to a minimum;
- the designated haul roads will need to be well maintained to ensure dust does not build up on these areas;
- during summer conditions it is difficult to get grass to establish unless it is watered on a regular basis;
- the alternative to grass during hot dry conditions would be to use a soil stabilising polymer which could be used to the same effect as grass; and
- data on dust levels and wind speeds will be automatically recorded and a log of water applications and times should also be kept to cross check against any complaints made.

I accept the expert assessment from Mr Coulson, particularly the concluding comment that "*The effectiveness of the plan will be dependent on the resources available and the commitment of the staff*."

The applicant reviewed Mr Coulson's assessment and amended the proposal via updating the OMP as follows:

- by lowering the wind speed trigger to 5m/s from 7m/s;
- updating the OMP by including the following comment "*At the end of each day's work, all fill material will have been compacted. It will then be watered heavily, supplemented by light sprinklers overnight as necessary, to ensure no dust generation overnight*.";

- adding the use of polymers and Magnesium Chloride to the OMP;
- confirming that polymers will be used to seal exposed areas when work pauses for extended periods, for example, when waiting for a new source of fill;
- the OMP (s4.0) has been updated to confirm that the responsibilities of the General Manager of the Cleanfill Operator include "*ensuring that cleanfill staff have the required training, skills and experience, including to recognise and respond to dust generating conditions*";
- The OMP (7.6) has been updated to require a log of water and polymer/MgCl applications.
- The OMP (s4.0) has been updated to include polymer/MgCl spraying and keeping a log of water and polymer/MgCl applications as responsibilities of the Cleanfill Operator's Machine Operator.

Given the applicant has adopted the peer reviewer suggestions I consider that the dust mitigation methods align with expert advice however I consider a review condition is required in case dust effects are not appropriately avoided or mitigated.

Noise

There is the potential for the proposal to generate adverse noise effects on the wider environment, particularly on the amenity enjoyed by nearby recreational and residential users. It is noted that in contrast to previous cleanfill proposals for this site that the current proposal does not include rock or concrete crushing activity which can generate significant noise. The applicant has proffered conditions of consent that require noise levels measured at the site boundary to be compliant with the noise standard for Business Activity Area and for a noise level of no more than 53dBA to be achieved at the boundary of the residential activity area. Given the above the potential adverse noise effects are considered to be less than minor.

Vibration

There is also potential for the proposal to generate adverse vibration effects from vehicles operating on site and there is the possibility that these could be felt by nearby recreational, and business uses. The applicant has confirmed that compaction will be undertaken by a sheepsfoot roller and not by a vibrating roller or compactor. The applicant has proffered a condition of consent that requires reasonable measures to be taken to reduce vibration on neighbouring properties. Given the above the potential adverse vibration effects are considered to be less than minor.

Erosion and Sediment Control

The OMP states that sediment control methods will be installed and that they will be certified by the applicant's engineers prior to the operation of the cleanfill. Details of the sediment control methods are not provided. I note that a consent condition has been included in the GWRC consent decision that requires the submission of a final Erosion and Sediment Control

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Plan prior to the operation commencing. I have imposed the same condition as the ESC procedures set out in the OMP are not considered detailed enough to ensure sediment control will be suitably managed. The provision of detailed ESCP will ensure that the procedures to be implemented are more fully established and that effects will be suitably mitigated.

Effects assessment conclusion

Overall, I consider that the traffic and contamination effects of the proposal will be less than minor. The visual effects of the earthworks alone will also be no more than minor when the landscaping is implemented. The visual effects of large scale building development on natural features and topography and visual amenity may be more than minor but are not certain as these effects depend on the scale of future built development. I note that HCC did not change the district plan following the approval of the previous application for this site which would have allowed the same scale of development. When the proposed landscaping and permitted baseline is taken into account I consider the potential visual effects are overall acceptable given the sites zoning. Construction effects (including noise, vibration and dust/sediment control) could be more than minor but that subject to compliance with the proposed conditions of consent will mean that they will not be unacceptable.

.3 ASSESSMENT OF THE RELEVANT PROVISIONS OF THE DISTRICT PLAN UNDER S104(1)(B)

Ob ectives and policies of the District Plan

District Plan objectives and policies of the General Business activity area that are relevant to this site and proposal relate mainly to: accommodating non-industrial activities in the General Business Activity Area where appropriate and mitigating effects on the amenity values of the area and neighbouring area, and the receiving environment. Policies relate to mitigating and avoiding effects on the amenity values and character of both the General Business Activity Area and interface areas and that effects are managed to mitigate or avoid harm or damage to the receiving environment.

6A 1.1.3 Objective - To avoid or mitigate adverse effects on the amenity values of the area and neighbouring areas, and the receiving environment.

Policies That effects likely to be generated by each activity, such as noise, dust, odour and traffic, are managed to avoid or mitigate adverse effects on the amenity values and character of both the General Business Activity Area and interface areas.

That effects likely to be generated by each activity are managed to avoid or mitigate any adverse effects causing harm or damage to the receiving environment.

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As discussed above in section 6 there is the potential for adverse effects due to this proposal in regard to visual effects and dust effects. Planting of batter slopes will mitigate adverse visual effects to a moderate extent which will result in visual effects being acceptable.

Dust effects will need to be carefully managed by the consent holder and as long as there is compliance with the consent conditions then dust effects should also be acceptable.

6A 1.2.1 Objective - To maintain and enhance the amenity values of the activity area and neighbouring areas.

Policies

That each site, structure and building is designed and maintained to enhance the amenity values and character of both the General Business Activity Area and adjacent activity areas.

That identified urupa sites be protected from inappropriate development on neighbouring sites.

I consider the proposal is partly consistent with the objective in that amenity values could be maintained but enhancement is unlikely, that being said, once landscaping is well established and the kanuka has grown this aspect of the proposal may enhance the visual amenity of the site when viewed from the mountain bike park in particular.

In terms of the site itself this will be enhanced from its current state which severely limits what activity can occur on the site.

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

Policies

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

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 site is highly modified already and the scale of the proposal will not adversely affect the visual amenity of the adjacent natural features which includes the vegetation covered spur to the north east. As such I consider the proposed works would not detract from the natural topography and associated landscape values in the surrounding area

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14I 1.2 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
To protect the visual amenity values of land which provides a visual backdrop to the City.

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

To protect any sites with historical significance from inappropriate earthworks.

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.

Site rehabilitation will occur via proposed planting that will mitigate the long term visual effects of the batters. There are no known sites of cultural or historical significance within or adjoining this site.

The site currently detracts from visual amenity values in the surrounding area to a small degree. However, the earthworks, if followed by a Controlled Activity subdivision, will allow built development to result that if constructed to the maximum scale, could detract from the visual amenity of the area. However, this potential outcome which may be unlikely could be avoided, if deemed necessary by Hutt City Council, via a District Plan change. Overall, I consider that the effects on the natural features & topography and visual amenity of this site could be more than minor but will not be unacceptable and could be avoided via a District Plan change if Hutt City Council considers this necessary.

Conclusion

Overall, I consider that the proposal will largely be consistent with the relevant objectives and policies noting the General Business zoning and typical use of General Business land.

As noted above Hutt City Council could lower the height limit of this if it considers the potential effects of a maximum scale building are unacceptable. I consider the proposed landscaping will materially improve the visual amenity values in the surrounding area which results in visual effects being acceptable.

.4 ASSESSMENT OF THE RELEVANT PROVISIONS OF OTHER STATUTOR PLANNING DOCUMENTS UNDER S104(1)(B)

Other plans and standards

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The National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health is relevant as discussed in section 3.

Resource consent is also required from the Greater Wellington Regional Council (GWRC) and consent was granted for this proposal in 2023. Consent was required from GWRC for Discharge to Air and Discharge to Land. The consent was granted non-notified and I have taken into account the consent conditions imposed by GWRC.

Other matters
There are no other matters that require consideration.

Degree of non compliance

Chapter 6A requires the council, when assessing Discretionary activity proposals, to consider the degree of non-compliance with District Plan permitted activity conditions. I consider the proposal to have a high degree of non-compliance with the permitted activity conditions for earthworks which allows only 50m^3 of earthworks up to the height of 1.2m. A cleanfill proposal is by nature likely to have a high degree of non-compliance in relation to volume and in most cases by height also. Despite the high degree of non-compliance, for the reasons given in section 6.2, the cleanfill activity is considered to be acceptable subject to compliance with consent conditions.

. PART 2 OF THE RESOURCE MANAGEMENT ACT

Part II of the Resource Management Act 1991 concerns the purpose and principles of the act (section 5); matters of national importance the council must take account of when determining a resource consent application (section 6); other matters it must have particular regard to (section 7); and the principles of the Treaty of Waitangi (section 8).

Section 5 states that the purpose of the act is "*to promote the sustainable management of natural and physical resources while managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural wellbeing and for their health and safety while … avoiding, remedying, or mitigating any adverse effects of activities on the environment*".

I note that the site is currently not able to be developed for business use due to the site not being suitably compacted and contaminated. The proposal will remedy these issues and allow the large site to be developed for business purposes. I consider this to align with Section 5 as it will enable people and communities to provide for their social, economic and cultural well-being. Secondly, for the reasons given below in section 7, I consider that the proposal can avoid and mitigate effects satisfactorily as long as the conditions of consent are fully implemented and complied with on an on-going basis.

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Section 6 lists matters of national importance such as the protection of outstanding natural features, fauna and character and historic heritage.

The site is not an outstanding natural feature or landscape given it is highly modified and is located at the toe of a small spur that leads to the higher hills to the west. The site is adjacent to HCC reserve land with land to the immediate northeast containing regenerating indigenous vegetation. The activity is contained with the application site and therefore is unlikely to adversely affect the vegetation and habitat within the adjacent areas.

Notification of the proposal was served on the Wellington Tenths Trust, Te Rununganui o Taranaki Whanui ki te Upoko o Te Ika a Maui Inc, Port Nicholson Block Settlement Trust and Te Runanga o Toa Rangatira Inc. No submissions were lodged by any of the above and therefore it is considered the proposal is not contrary to s6(e) (the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga nor s6 (g) protected customary rights.

Section 7 lists other matters the council must have particular regard to, including:

(b) The efficient use and development of natural and physical resources:
(c) The maintenance and enhancement of amenity values:
(f) Maintenance and enhancement of the quality of the environment:
(g) Any finite characteristics of natural and physical resources.

The proposal is consistent with the above matters as it allows for rehabilitation of the site which allows development to occur which should lead to a more efficient use of the site which is a physical resource.

In regard to 7(c) the proffered conditions are critical in ensuring amenity values are maintained and enhanced. Landscaping of the batters slope will enhance the visual amenity of the site when viewed from the adjacent environment which includes the mountain bike park, public park to the south east and neighbouring General Business Activity sites.

By hydroseeding the site as cells are completed it will mean that the visual amenity of distant views of the site will be similar to the existing situation where the site has a green cover due to scrub and weeds largely covering the site. With the site separated into ten cells of 3000m2 the area of the site that will be a working cleanfill is limited in scale and as a result visual amenity of the site, in the wider context, which includes the vegetated hill to the north east, are considered to be maintained.

In regard to 7(g) large, vacant, General Business Activity Area sites are a finite resource and rehabilitation will mean the site is suitable for development.

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Section 8 concerns the Treaty of Waitangi and there are no s8 matters (taking into account the principles of the Treaty of Waitangi) that I am aware of that are relevant to this proposal which is supported by the not receiving any comment from the four Maori organisations/groups that were served notice of the application.

I consider the proposal to be consistent with the overall purpose and principles of Part II of the Resource Management Act 1991.

. **SUBSTANTIVE DECISION**

I have considered the proposal in accordance with section 104 of the Resource Management Act 1991 and find the environmental effects to be acceptable, subject to the conditions set out above.

I consider the proposal to be consistent with the purpose and principles of Part II of the same act and with objectives and policies of the General Business activity area and Earthworks chapter of the District Plan. I also consider the proposal is acceptable in relation to contamination related matters that relate to the National Environmental Standard.

I therefore grant the consent under section 104B of the Resource Management Act 1991.

Yours sincerely,



Dan Kellow
Environmental Planner (contractor)

Peer reviewer:



Alicia Todd
Consultant Resource Consents Planner

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Delegated authority for approval:



Anna Martin
Resource Consents and Compliance Manager

Application lodged: 25 February 2022
More information requested: 7 July 2022
More information received: 19 July 2022
Notification decision made: 25 August 2022
Notification of consent application: 10 October 2022
Close of submissions: 18 November 2022
Proposal on hold at applicants request: 27 November 2022
Pre Hearing Meeting: 17 April 2023
Application approved: 9 June 2023

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10 January 2024

Kakariki Estate Limited
C/O Cuttriss Consultants Ltd
PO Box 30429
LOWER HUTT 5010

Dan Kellow
dan.kellow@huttcity.govt.nz
Our referenceRM240334

By email: Elliott.Thornton@cuttriss.co.nz

Dear Elliott,

Re uest for more information about the resource consent application relating to 1044 Coast Road, Wainuiomata (RM240334)

I have assessed your application and have received the transport, noise and landscape and visual peer reviews and have decided I need more information to help me understand your proposal, its environmental effects and how you plan to lessen those effects. The council is empowered under section 92(1) of the Resource Management Act 1991 to require this information.

The information I would like is:

Transport

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). I note the application states vegetation will be cleared within road reserve and maintained to a height of no more than 1m. Please confirm whether my understanding is correct which is that the vegetation will be removed to ground level and any regrowth or new vegetation will then be maintained to no more than 1m in height. Also, please confirm if the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

2. Would the applicant consider installing "trucks crossing" warning signage on each approach to the clean fill vehicle crossing? The nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

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Noise

The peer review from Marshall Day should be referred to for further context to the questions below.

3. Please provide further detail on where the equipment noise levels have been obtained from as they seem to be at the lower end of what would be expected for this type of equipment.

No noise assessment has been carried out at the following properties:

- 925 Coast Road
- 919 Coast Road
- 904A, 904B, 904C and 904D Coast Road.

All these dwellings are relatively close to the northern portion of the proposed cleanfill, particularly 904D with the fa ade being approximately 30 metres from the boundary of the cleanfill area.

4. Please provide an updated effects assessment which includes all properties. Please also provide predicted noise levels at all dwellings close to the subject site (not just the most affected).

5. The AEE states on page 23 that the proposal complies with the rule 14C 2.1.10 whereas the NDY report in section 4.3 states the report is unlikely to comply when operating at the outer most edge of the proposed cleanfill. Please clarify whether there is compliance.

The NDY report applies a 5 dB noise attenuation due to dense foliage. This is not consistent with commonly accepted calculation standards. ISO 9613-23 is typically used for the calculation of outdoor sound propagation. Annex A of this standard states that for dense foliage up to 20 metres, the following attenuation is obtained:

- 0 dB attenuation is provided at 63 Hz and 125 Hz
- 1 dB attenuation is provided between 250 Hz and 2 kHz
- 2-3 dB attenuation is provided between 4 kHz and 8 kHz.

Overall, 20 metres of dense foliage may provide 1 dB attenuation, note the 5 dB stated in the report. We also note that the engine noise is typically below 125 Hz where no attenuation would occur when predicted in accordance with the standard. The assumption in the NDY report is that this dense foliage is between the cleanfill and the receivers. There are at least

two properties where there was no foliage between the dwelling and proposed Activity site. These are shown below:

1025 Coast Road



977 Coast Road



In respect of 1025 Coast Road the fence would not be an effective noise barrier as there are gaps between slats on the fence.

Overall, Marshall Day consider that the referenced documentation and the foliage assumptions made within the NDY report are likely to overestimate the attenuation.

6. I request that the noise predictions are updated to reflect site conditions and using the attenuation parameters of ISO 9613-2.

7. Figure 2 is section 4.2 of the NYD report is missing but it has been assumed this is just a visual representation of the five site listed in Table 2. Please confirm if this is not the case.

The NDY report relies on various assumptions. Specifically, that no more than one piece of equipment is operating at a time and each item of equipment would not operate for no more than 15-minutes in any one hour period. Additionally, that the dump truck is located in the centre of the cleanfill area. In respect of one piece of equipment operating, this would be unusual for a cleanfill. I note that an allowance has been made for more than one truck movement on site, in the form of passing bays (refer page 5 of the AEE). This is inconsistent with the assumptions of the NDY report.

In respect of the dump truck location, it does not seem practical to deposit fill in the middle of the cleanfill area. In the worst case, this would result in the fill requiring additional transport of up to 200 metres to the edge of the cleanfill site.

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8. I request confirmation that the assumptions made in the NDY report are workable operational conditions for the proposal. If they are not please provide an assessment which reflects operational conditions the applicant is willing to be set as conditions of consent.

No discussion is made in respect of the potential for special audible characteristics (SACs). Where SACs exist, a 5 dB penalty applies to the noise level. In Marshall Day's opinion, there are some activities that can cause SACs. These include items such as reversing alarms on trucks, tailgate banging, squeaking of tracked vehicles, vibratory function on the roller, or poor vehicle maintenance (for example, blown mufflers).

9. Please provide an assessment in relation to SACs; whether they will be present and how they will be eliminated to avoid a penalty for SACs.

The NDY report makes no comment on the level and character of noise (i.e. via a noise survey) in the area. Further information on the existing noise environment is required to understand how this proposal would impact on receivers. This would assist with forming an opinion of effects.

10. Please provide further information on the existing noise environment, and how the introduction of this activity would affect the noise environment.

11. Please provide an assessment of the potential noise effects from the site establishment and remediation.

12. Please provide an assessment of likely vibration levels from the proposed operation of the cleanfill.

Marshall Day's preliminary assessment is that a condition is required which sets out the noise limits for the activity on the site. They also recommend a condition that sets out any noise monitoring requirements, and a condition that restricts operation of the cleanfill in a manner consistent with the assumptions of the noise assessment (e.g. number of concurrent machines operating).

13. Please confirm whether an updated set of conditions could be provided to reflect the above or provide justification why such conditions are not necessary.

Landscape and visual

A proposal of this scale, visibility and duration requires an expert landscape and visual assessment to be prepared by a suitably qualified and experienced practitioner to understand the landscape and visual effects of the proposal. The pre application advice for the proposal

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stated that a LVA would be required. Please see the attached assessment by Linda Kerkmeester for context and an indication of the matters to be considered. I consider several visual simulations are required showing the existing site, site with landscaping after (for example) 2 years, 5 years etc. I suggest it would be useful to confirm with HCC/Linda Kerkmeester any viewpoints and simulation points considered in the assessment so please get in contact to discuss this matter.

The application does not limit how long each stage may take. Therefore, the LVA must consider the worst case scenario of an area of 2.5 hectares being worked over many years given the indication is that there will be five stages extending over the 30 years consent period.

14. Please provide a LVA prepared by a suitably qualified and experienced practitioner.

Dust and construction

The application states the proposal will comply with rule 8B 2.1.1(e) (dust) but the proposal does not provide any specific, detailed methods of mitigation. Previous cleanfill operations in Wainuiomata, at 130 Coast Road and 14A Waiu Street, have both shown that managing dust is an environmental effect of a cleanfill operation that requires careful management. As it stands there is not sufficient information in the application to confirm that rule 8B 2.1.1(e) will be complied with. I suggest a specific Dust Management Plan setting out mitigation methods specific to this site is required as well as specific dust mitigation conditions. I have attached the Decision Report relating to the cleanfill at Waiu Street as an example of the conditions imposed to manage dust effects.

15. Please provide further information to confirm how compliance with 8B 2.1.1(e) will be achieved.

A common method of dust suppression is water sprinkling although this requires, according to the MfE Guidelines quoted in the 'Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region', a minimum of 5mm/m^2/day.

16. Given the site is not connected to the reticulated water network and the potential for 2.5ha to be exposed at any time please provide information demonstrating that water sprinkling (assuming it will be used) is a practicable method for dust suppression.

Other matters

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17. Please confirm whether resource consent has been sought from GWRC and if so what consent is being sought for. If known, please provide the GW officer's contact details.

Conditions

18. Proposed condition 12a refers to providing details of screen planting along the northern boundary. The proposed condition states the landscaping shall be capable of screening the cleanfill platform as viewed from the residential properties to the north within five years. Is the intent to provide screening from all parts of the large rural residential sites to the north or from only around the curtilage of the dwellings? Please clarify.

19. The note on condition 12 states that the purpose of the landscaping is to screen the cleanfilling from the northern properties which contain dwellings but no mention is made of the properties to the east of Coast Road. Is this an omission?

Note: I have attached a Word version of your proposed conditions with some typographical errors and suggested changes. This is simply for your information.

Section 92 allows me to stop processing your application until I receive this information. Please supply it – or confirm when you are willing to supply it – within 15 working days of the date of this letter.

If you do not provide the information by the due date, or by a date agreed upon with me, or if you refuse to supply the information, the council will automatically proceed to limited or public notification of your application. If this happens, you will have to pay an extra fee and your application will remain on hold until it is paid. The council is empowered to take this step under section 95C.

You should be aware it is in your own interests to supply this information by the due date because your application may well be approved without notification.

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Please do not hesitate to contact me on 0220417001 or at dan.kellow@huttcity.govt.nz if you have any questions.

Yours sincerely,



Dan Kellow
Environmental Planner (contractor)

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From: Colin Lunn <Colin.Lunn@huttcity.govt.nz>
Sent: Thursday, 14 November 2024 8:28 am
To: Kris Gough
Cc: Elliott Thornton
Subject: RE: [#CCL30246] [EXTERNAL] RE: 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Kris,

As advised on the phone. I sought clarification from our consents team before replying to your initial request.

From a Transport view point the mixed indigenous vegetation located on road reserve at 1044 Coast Road are planted hard up against the road shoulder, under 11'000 KV powerlines. From our perspective removal of the vegetation shown below will reduce maintenance costs/liability so we are largely in support of this request.

However, removal of the vegetation will likely create a lack of softening/screening of the proposed clean fill site and may create some negative feedback from Coast Road and Remutaka Forest park users in proximity. The consents team have advised that they will consider this at the time of application.

Hope this helps with your application.

Kindest regards

Colin

Colin Lunn
Maintenance & Renewals Manager

Hutt City Council, 30 Laings Road, Hutt Central, Lower Hutt 5010
P: 04 570 6849 **M:** s7(2)(a) **W:** www.huttcity.govt.nz

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From: Kris Gough <kris@cuttriss.co.nz>
Sent: Wednesday, November 13, 2024 4:41 PM
To: Colin Lunn <Colin.Lunn@huttcity.govt.nz>
Cc: Elliott Thornton <elliott.thornton@cuttriss.co.nz>
Subject: [EXTERNAL] RE: [#CCL30246] 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Colin,

Just referring to my email below, I can't find an email response but I am fairly sure you confirmed that you were OK with this, must have been via a phone call. Could you please reply to the email below with a one liner confirming you have no issue with the proposal? Elliott can then include this with his resource consent application. Many thanks!

Ngā mihi nui | Thank you
Kris Gough (he/him) | Associate – Licensed Cadastral Surveyor | BSurv | MS+SNZ |
Cuttriss Consultants Limited
| e. kris@cuttriss.co.nz | m. +64 21 221 1981
| http://www.cuttriss.co.nz

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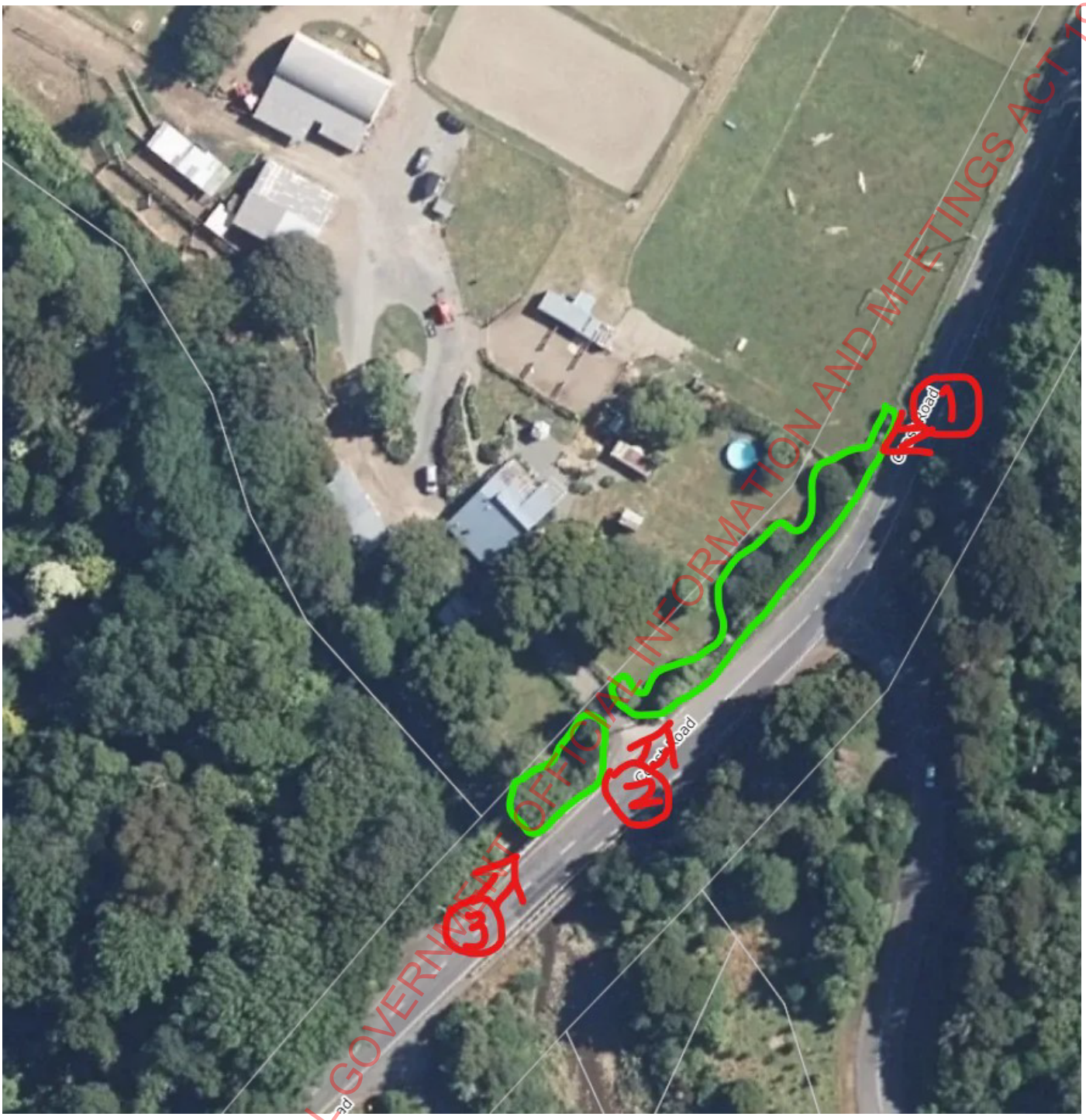
From: Kris Gough
Sent: Wednesday, 9 October 2024 4:08 pm
To: Colin.Lunn@huttcity.govt.nz
Cc: Elliott Thornton <elliott.thornton@cuttriss.co.nz>; Colin McElwain <colin@cuttriss.co.nz>
Subject: [#CCL30246] 1044 Coast Road, Wainuiomata - Clearing of roadside vegetation for sight lines

Hi Colin,

Hope you are well. We are getting close to lodging a resource consent application for a clean fill at this address. We are proposing to remove the roadside vegetation shown in green below, to allow for sight lines from the proposed site access shown on the attached plans. The vegetation is all on road reserve as the boundary is several metres back from the roadside fence. I have also included three Street view clips numbered 1-3 and referenced in red below. This is across the road from the entrance to the Catchpool Valley.

Do you have any concerns with the removal of this vegetation?

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Ngā mihi nui | Thank you

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LBC Traffic Engineers

9 December 2024

Attention: Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council

Transport Assessment Peer Review (RM240334)
Proposed Clean fill – 1044 Coast Road, Wainuiomata

Background to proposed clean fill

- Proposal is the establish a private clean fill operation that will be used to truck fill material from the applicant's development sites in the area. No outside contractor use proposed.

Peer Review Comments

- **Section 1**: Existing Traffic Environment
  - Road Safety: I've reviewed CAS and the associated crash reports from within the area stated in the transport assessment. While there have not been many crashes within close vicinity of the site, the crashes in the section of Coast Road to the north appear to involve speed (among other factors) as significant contributing factors with some of the crashes being reported as non or minor injury where they could have easily been serious injury crashes.
  - While there is no data on vehicle operating speeds along Coast Road it is reasonable to expect vehicles are travelling at or above the posted speed limit with the crash data backing this up.
- **Section 2:** Proposed Clean Fill Operation
  - Operating hours 7:30-5:30pm Mon – Fri and 7:30am-1:00pm on Saturdays appears to be reasonable.
  - Clarification that no truck and trailers to deliver to the site. 18 single truck loads per day representing 36 truck movements per day.
  - Vehicle crossing to be constructed and be 6m wide with access recessed sufficiently from the edge of the road to ensure no encroachment onto the road and ensuring two trucks can pass here
  - Proposed vehicle crossing location not ideal after a reasonably sharp bend although significant veg clearance proposed to open up sightlines. Just need to ensure the vegetation is fully cleared out to the ground.
  - Comfortable with sight distance requirement based on 80kp/h environment, noting vehicle speeds to the south of the vehicle crossing likely to be slightly lower where traffic will be slowing for bends.
- **Section 3**: District Plan Compliance
  - Agree regarding standard 1 about vehicle access and bespoke design (technical non-compliance).

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- **Section 4 and beyond:** Traffic Effects
  - Traffic Generation – likey to be a less than minor impact on existing traffic volumes. While it has been mentioned earlier in the assessment that a haul road will be constructed between the site access and the clean fill areas, there could be an issue in the winter months around debris being tracked onto the road. Wheel wash bay would mitigate against this issue.
  - Connection with Coast Road – Good to see that first 10m of from the road edge will be sealed, with vegetation to be cleared to achieve the 181m sightlines and maintained as such.
  - Interaction with Catchpool Road – Agree that once vegetation is cleared to the south of proposed vehicle crossing there will be an excellent line of sight between the two accesses.
  - Agree with recommendation that clean fill doesn't operate on public holidays or Sundays to reduce any impacts on Coast Road where these days and times may otherwise be busier than usual.

Re uest for further information

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). Can the applicant confirm where vegetation is removed, that this will be removed in its entirety to ground level. Also, confirmation is required as to whether the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

2. Would the applicant consider installing "trucks crossing" warning signage on each approach to the clean fill vehicle crossing. The very nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

3. It is not clear of the clean fill will operate year-round (i.e. through the winter months). If operations will continue through winter there is increased likelihood that debris will be tracked onto the road at this time of the year. A wheel wash or bay would mitigate against this issue.

s7(2)(a)

Director Senior Traffic Engineer

s7(2)(a) @bennerconsulting.co.nz

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MEMO

MARSHALL DAY Acoustics

Project:	1044 Coast Road - Peer Review	**Document No.:**	Mm 01		
To:	Hutt City Council	**Date:**	13 December 2024		
Attention:	Dan Kellow	**Project No.:**	20241338		
From:	s7(2)(a)	**No. Pages:**	4	**Attachments:**	No
Subject:	Peer Review of Noise Assessment				

Kakariki Estate Limited is the applicant applying for the establishment of a cleanfill at 1044 Coast Road, Wainuiomata (the "Activity"). You have engaged us to review the noise assessment[1] prepared by NDY (the "NDY report"), submitted as part of Appendix K of the Assessment of Environmental Effects[2] (the "AEE"), prepared by Cuttriss and the proffered conditions (Appendix G).

We notified the author of the report of our peer review role on Thursday 12 December 2024, in accordance with the Acoustical Society of New Zealand rules of conduct. We have read the NDY report, plus the relevant sections of the AEE and the proffered conditions.

In preparing this memo, we visited the site to provide a greater understanding of the subject site and the proximity of the receiver locations.

In this memo we document our comments following our review. Although we briefly summarise parts of the NDY report, we have prepared this letter on the understanding that the reader has knowledge of the application and associated noise assessment. All section references in this memo relate to the NDY report.

In summary, our view is that further information is required from the applicant to adequately understand the potential noise and vibration effects from the proposal. We also have concerns that some of the assumptions made within the NDY report do not accurately reflect the Activity and the surrounding environment.

Under each item, we have included our additional requests. These are shown in *italics.*

The Permitted Activity District Plan rule has been referenced correctly

Section 3 identifies the Permitted Activity noise criteria for the General Rural Activity zone. We note that the activity is being assessed as a Discretionary Activity.

We agree that the permitted activity limits can be used as useful guide to what is considered a reasonable level of noise in this zone, subject to the Council accepting the permitted baseline argument (refer AEE page 25).

The equipment noise levels are on the lower end for what we consider typical for the proposed plant

Section 4.1 sets out the equipment noise levels in the report. The NDY report does not state the source of these noise levels. In our view, these noise levels are on the lower end of what would be expected for this type of equipment. Particularly for dump trucks and the excavator.

Please provide further detail on where the equipment noise levels have been obtained from.

[1] "*1044 Coast Road - Acoustic Assessment of Environmental Effects*" prepared by NDY, dated 6 November 2023.

[2] "*Land Use Consent Application. Assessment of Environmental Effects – 1044 Coast Road Wainuiomata Coast*", dated 15 November 2024

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Some properties/dwellings have not been included in the assessment

Section 4.2 of the NDY report identifies a total of six nearby properties/dwellings. These are on the opposite side of the Coast Road from the Activity and are at numbers 1025, 993, 977, 965 and 935. No noise assessment has been carried out at the following properties:

- 925 Coast Road
- 919 Coast Road
- 904A, 904B, 904C and 904D Coast Road

All these dwellings are relatively close to the northern portion of the proposed cleanfill. Particularly 904D with the façade being approximately 30 metres from the boundary of the cleanfill area.

We also note that predicted noise levels have only been provided for at one address (993 Coast Road).

Please provide an updated effects assessment which includes all properties. Please also provide predicted noise levels at all dwellings close to the subject site (not just the most affected).

The proposal does not comply with the District Plan permitted activity standards

As noted above, the permitted activity standards can be useful guide to what is considered reasonable. Section 4.3 of the NDY report identifies that the Activity would not comply with these standards. This conflicts with the AEE (page 23) which states the Activity complies. This is because the NDY report has assessed noise at the notional boundary of a dwelling, whereas the District Plan applies noise limits anywhere beyond the beyond the site in which an activity takes place.

We note that the assessment also uses the L_{Aeq} descriptor, whereas the District Plan adopts L_{10}. For this type of activity, the L_{10} would be around 3 dB higher than the L_{Aeq}.

Notwithstanding above, we agree that the notional boundary of a dwelling can be a suitable assessment location and L_{Aeq} an appropriate descriptor, when accompanied with an assessment of noise effects, discussed later in this memo.

The attenuation provided by dense foliage is optimistic

The NDY report applies a 5 dB noise attenuation due to dense foliage. This is not consistent with commonly accepted calculation standards.

ISO 9613-2[3] is typically used for the calculation of outdoor sound propagation. Annex A of this standard states that for dense foliage up to 20 metres, the following attenuation is obtained:

- 0 dB attenuation is provided at 63 Hz and 125 Hz
- 1 dB attenuation is provided between 250 Hz and 2 kHz
- 2-3 dB attenuation is provided between 4 kHz and 8 kHz.

Overall, 20 metres of dense foliage may provide 1 dB attenuation, not the 5 dB stated in the report. We also note that the engine noise is typically below 125 Hz where no attenuation would occur when predicted in accordance with standard.

Furthermore, the assumption in the NDY report is that this dense foliage is between the cleanfill and the receivers. During our site visit, we observed at least two properties where there was no foliage between the dwelling and proposed Activity site. These are shown in Figure 1.

In respect of 1025 Coast Road in Figure 1, we have identified the dwelling and note that although there is a fence, it would not be an effective noise barrier as there are gaps between slats on the fence.

[3] *Acoustics — Attenuation of sound during propagation outdoors — Part 2: Engineering method for the prediction of sound pressure levels outdoors'*

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Figure 1: View of two dwellings from Coast Road

1025 Coast Road



977 Coast Road



Overall, we consider that the referenced documentation and the foliage assumptions made within the NDY report are likely to overestimate the attenuation.

We request that the noise predictions are updated to reflect site conditions and using the attenuation parameters of ISO 9613-2.

Are the operating parameters workable for the activity

The NDY report relies on various assumptions. Specifically, that no more than one piece of equipment is operating at a time and each item of equipment would not operate for no more than 15-minutes in any one hour period. Additionally, that the dump truck is located in the centre of the cleanfill area.

In respect of one piece of equipment operating, this would be unusual for a cleanfill although we acknowledge this is a smaller operation than most. We also note that an allowance has been made for more than one truck movement on site, in the form of passing bays (refer page 5 of the AEE). This is inconsistent with the assumptions of the NDY report.

In respect of the dump truck location, it does not seem practical to deposit fill in the middle of the cleanfill area. In the worst case, this would result in the fill requiring additional transport of up to 200 metres to the edge of the cleanfill site.

We request the applicant confirms that the assumptions made in the NDY report are workable operational conditions for the Activity, or provide an assessment which reflects operational conditions the applicant is willing to be set as conditions of consent.

No consideration has been given to the presence of Special Audible Characteristics

No discussion is made in respect of the potential for special audible characteristics (SACs). Where SACs exist, a 5 dB penalty applies to the noise level.

In our opinion, there are some activities that can cause SACs. These include items such as reversing alarms on trucks, tailgate banging, squeaking of tracked vehicles, vibratory function on the roller, or poor vehicle maintenance (for example, blown mufflers).

Please provide a discussion around if SACs will be present and how they will be eliminated to avoid a penalty for SACs.

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No information on the existing noise environment has been provided

In forming an opinion of noise effects, it is important to understand the existing noise environment. The NDY report makes no comment on the level and character of noise (i.e. via a noise survey) in the area.

As it is clearly stated the Activity does not comply with the District Plan noise limits, further information on the existing noise environment is required to understand how the introduction of this Activity would impact on receivers. This would assist with forming an opinion of effects.

Please provide further information on the existing noise environment, and how the introduction of this activity would affect the noise environment.

The potential noise effects of site establishment and remediation has not been carried out

No assessment has been made on the potential noise effects from the establishment or remediation of the site. For example, upgrade of the accessway, installation of passing bays, etc.

Please provide an assessment of the potential noise effects from the site establishment and remediation.

The potential vibration from the Activity has not been considered

Potential vibration has not been adequately addressed in the application. The AEE determines that compliance may or may not be achieved with the District Plan requirements.

Please provide an assessment of likely vibration levels from the proposed operation of the cleanfill.

As a minimum, an additional condition is required setting out the noise limits

Appendix G includes the proffered conditions. In respect of noise, the following conditions exist:

- A requirement to prohibit tonal reverse alarms on machinery permanently located on site (condition 22)
- A requirement to submit a noise management plan (condition 27)

In our view, a condition is also required which sets out the noise limits for the activity on the site. We also recommend a condition that sets out any noise monitoring requirements, and a condition that restricts operation of the cleanfill in a manner consistent with the assumptions of the noise assessment (e.g. number of concurrent machines operating).

Please provide the updated conditions to reflect the above for consideration.

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TO: Dan Kellow
Resource Consents Planner
Hutt City Council

FROM: s7(2)(a)
Landscape Consultant
(Registered NZILA Landscape Architect)

SUBJECT: REVIEW OF LANDSCAPE AND VISUAL EFFECTS
Relating to Resouce Consent Application for landuse
To operate a private cleanfill and associated earthworks
at 1044 Coast Road, Wainuiomata

HCC REFERENCE: RM 240334

DATE: 20 December 2024

PURPOSE OF MEMO

1. To review the consent application relating to the above landuse consent with respect to landscape and visual effects. This initial review is in relation to completeness and appropriateness in addressing the effects of the cleanfill operation both during and on completion of works.

REVIEW FINDINGS

2. In preparing this review I have undertaken a desktop review of the AEE in the application, including Appendix G (Final Earthworks Layout plan and cross-sections) and Appendix C (Proffered Conditions). You have also provided photographs from the road entrances to the following properties on Coast Road at addresses: 904D, 919, 925, 933, 935, 965, 977 and 993.

3. I am familiar with the area having travelled on several occasions to the Remutaka Forest Park via Catchpool Valley and the south coast including to Baring Head and Turakirae Head. The AEE includes a description of the landscape character and amenity of the local environment by the planner which describes the area as "predominately rural, with a mix of lifestyle blocks, working farms and open spaces" (p.30) It describes the wider Wainuiomata Valley floor where the "Coast Road and the Wainuiomata River are separated by widely visible open spaces, often sparsely vegetated with grazing paddocks and a few houses."

4. It describes the visual effects of the proposal as fleeting, mainly seen by travellers on the Coast Road and includes site photos taken mainly from Coast Road and some from within the site. It does not include a plan to indicate the locations or direction of views from which these were taken or indicate where views may be visible from surrounding properties. It generally concludes that the temporary and permanent effects on Landscape Character and Amenity "will result in a noticeable change in landscape character from a working farm to an active cleanfill, the effect of which is exacerbated by the duration of the activity." (up to 30 years duration).

5. The Earthworks Layout plan indicates that the final form will be two elevated platforms of a consistent 3.5m height with a 2:1 batter at the perimeter where it meets the existing landform. 10m setbacks are provided to wetlands as identified by the project ecologist. Mitigation measures proposed include the staging of earthworks limited to 2.5 ha worked at any one time, to be progressively rehabilitated, with existing topsoil stockpiled on site, managed and respread as each area is filled. It is acknowledged that stockpiles will need to be well-managed if they are to be respread and returned to their previously productive pasture (covered by condition 28).

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6. Overall the cleanfill is stated as being "designed to be sympathetic to the natural topography…predominantly minimal in nature and the site will still appear predominately flat" thus concluding that the permanent effects on landscape character and amenity will be no more than minor. The AEE refers to the proffered conditions (Appendix G) for mitigation measures which include planting along the Coast Road where there are gaps as well as dense planting along the northern boundary of the Site. It assumes that all gaps need to be filled to provide screening – a measure which is neither justified or likely to be effective until the cleanfill is well into operation.

7. Without a landscape assessment undertaken by a suitably qualified landscape architect, there is no basis for such planting being necessary or indeed effective, given that it will take several years to take effect. Also, where the landscape character is acknowledged as one of open spaces as part of a wide river valley, screen planting may in fact detract from that open character. Without input from a landscape architect at the design stage, other options which may assist in blending the final landform into the surrounding landscape without reliance on extensive screen planting, have not been fully explored.

PROFFERED CONDITIONS

8. The proffered conditions (Appendix G) for landscape mitigation measures include conditions 12 -17 where 12 requires a landscape plan be submitted to Council. 12 a) to d) outline the form that planting should take – along the northern boundary (as viewed from neighbouring residential properties) and along the Coast Road. Whether this is necessary is not clear from the assessment of effects.

9. Conditions 12 and 13 assume screen planting to be the only form of mitigation adopted, without considering the overall design of the completed (and rehabilitated) fill platforms. A landscape assessment would allow for design input with progressive rehabilitation where planting and earthworks may be used to good effect to blend the works into the landform beyond the cleanfill without being restricted to a consistent fill height and perimeter edge design. It is possible that planting of the perimeter may in fact emphasise and therefore exacerbate the landscape and visual effect. This should be avoided so the fill sites do not appear as an unnatural 'man-made' landform but instead align with and enhance the ecology and emphasise hydrological patterns of the surrounding landscape.

10. Condition 14 requires certification from an ecologist within 6 months of operations ceasing, that works have been carried out (as per 12 d (i)). Given that the works could extend over a 30 year timeframe, this is considered too late for any necessary remediation works to be undertaken and maintained if works commenced towards the end of the project. This should be tied to an ecological rehabilitation plan to be progressively undertaken at the completion of each (2.5ha) stage.

CONCLUSION

11. It is recommended that a landscape assessment be undertaken to provide mitigation measures based on clear identification of the landscape values and visual access to the site. These may include adjustments to the design and a staged rehabilitiation management plan as astarting point. This would need to be based on a clear identification of the visual catchment and the level of adverse effect of any visible elements of the proposal. The visibility of an element does not necessarily equate to an adverse visual effect if it can be shown to be relatively temporary through on-site management and sound rehabilitation practices – not relying simply on screen planting as a catch-all measure where it may not be necessary.

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RIVER EDGE CONSULTING

River Edge Consulting Limited
1648 McClure St
RD6 Te Awamutu 3876
021 288 7515

22 April 2025

Elliott Thornton
Cuttriss Consultants Ltd.
elliott.thornton@cuttriss.co.nz

Dear Elliott,

1044 Coast Rd, Wainuiomata - Flood Modelling; GWRC RFI response

1. Background

In 2022, I carried a flood assessment of proposed filling over portions of a site at 1044 Coast Road, Wainuiomata. My findings were reported in a letter to your colleague Kris Gough, dated 8 July 2022.

Greater Wellington Regional Council (GWRC) has requested further information regarding the application and has questions relating to my assessment. The questions and my responses to these questions follow.

2. Inflow data

In reference to Section 2, Page 2 of the Flood Modelling Report by River Edge Consulting, it is noted that the flood hydrology is based on the 2011 GWRC model with a peak inflow of 231m³/s. GW's environmental data shows a peak flow of 279m³/s for a 1% AEP event at Leonard Wood Park. Please explain why more up to date inflow data has not been used for hydraulic modelling.

The figures on the GWRC environmental data website[1] are from a 1998 rainfall-runoff "RORB" model assessment, rather than an "at-site" flood frequency assessment[2]. A subsequent investigation by the same author in 2011[3], making use of an additional 13 years of flow data, gave an "at-site" 1% AEP flow estimate of between 180 m³/s and 193 m³/s (the figure depends on the rating curve used to convert flood levels to flows at the site). The 2011 assessment noted rainfall-runoff modelling (e.g. RORB) can tend to overestimate design flows.

I have also carried out a flood frequency analysis, using the annual maximum flows provided on the GWRC website. Considering the period 1979-2010, i.e. the period that the 2011 assessment had access to, I obtain a 1% AEP flow of 181 m³/s for a GEV distribution. The 2011 assessment gave a value of 182 m³/s for that

[1] https://graphs.gw.govt.nz/envmon?view=tabular-data&collection=River+and+Stream+Levels&site=Wainuiomata+River+at+Leonard+Wood+Park&measurement=Flow&flow=Measured+Flow
[2] Wellington Regional Council (1998); *Hydrology of the Wainuiomata Catchment.* Publication No. WRC/RINV-T-98/59, prepared by Mike Harkness, December 1998.
[3] Letter from Mike Harkness, MWH to Matt Gardner, GWRC, 25 October 2011: *Review of Wainuiomata Flood Rating Curve and Hydrology*

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distribution. If I consider the full record now available, i.e. for the period 1979-2024, the GEV distribution gives a 1% AEP flow of 171 m^3/s. That is, using the most up-to-date data, the design flow estimate has dropped.

Taking the higher end of the 2011 range of flow estimates (193 m^3/s), and adding 20% for climate change, gives a design flow of 231.6 m^3/s, i.e. very similar to what was used in my 2022 assessment for the Coast Road proposal. As noted in my previous letter, the assumed flow was extracted from a 2011 GWRC hydraulic model of the Wainuiomata River.

Given that the most recent at-site data indicates that design flows have dropped since 2011, the flows assumed in the modelling for the Coast Road site are therefore considered conservative. The design flows shown on the GWRC environmental data website are outdated.

3. Freeboard allowance

Please clarify whether the 600mm freeboard allowance was included in the scenario simulating the proposed 2m fill. If not, please provide reasons for not including freeboard for this assessment. The flood extent shown on Figure 7 appears to be inconsistent with the results shown on Figures 8 and 9.

In the 2022 site assessment, a freeboard allowance (600 mm) was applied to the existing situation purely in order to compare the new model results with GWRC published maps, to give additional confidence that the new model could be used for assessing the impact of the proposed filling. Figure 7 of the original letter presented results of that comparison.

As the proposal is for placing fill within the site, not for future building development on the fill, there was no need to apply freeboard to the results for the proposed case. There was no requirement to provide minimum flood levels for design purposes.

Figure 1 below shows the predicted flood depths for the proposed situation, with the fill in place. This figure was not provided in my original letter. Figure 8 of the original letter shows the difference between flood depths in this new Figure 1 and those in Figure 2 of the original letter. As those maps are for the results without the addition of freeboard, they cannot be compared to Figure 7 of the original letter. Likewise, Figure 9 in the original letter shows the difference between the proposed case (Figure 2 below) and the pink of Figure 3 of the original letter, for a sensitivity test with surface resistance increased by 10%.

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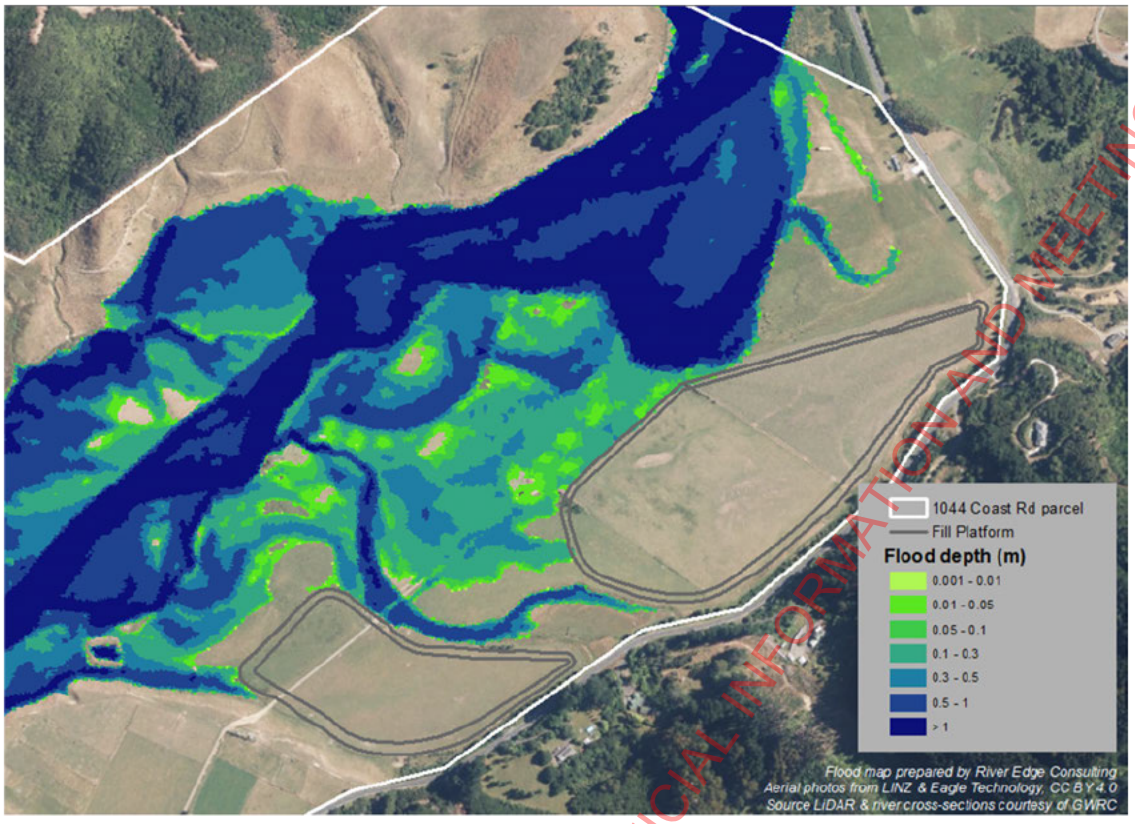


Figure 1 Predicted peak 1% AEP flood depths (with climate change): proposed situation

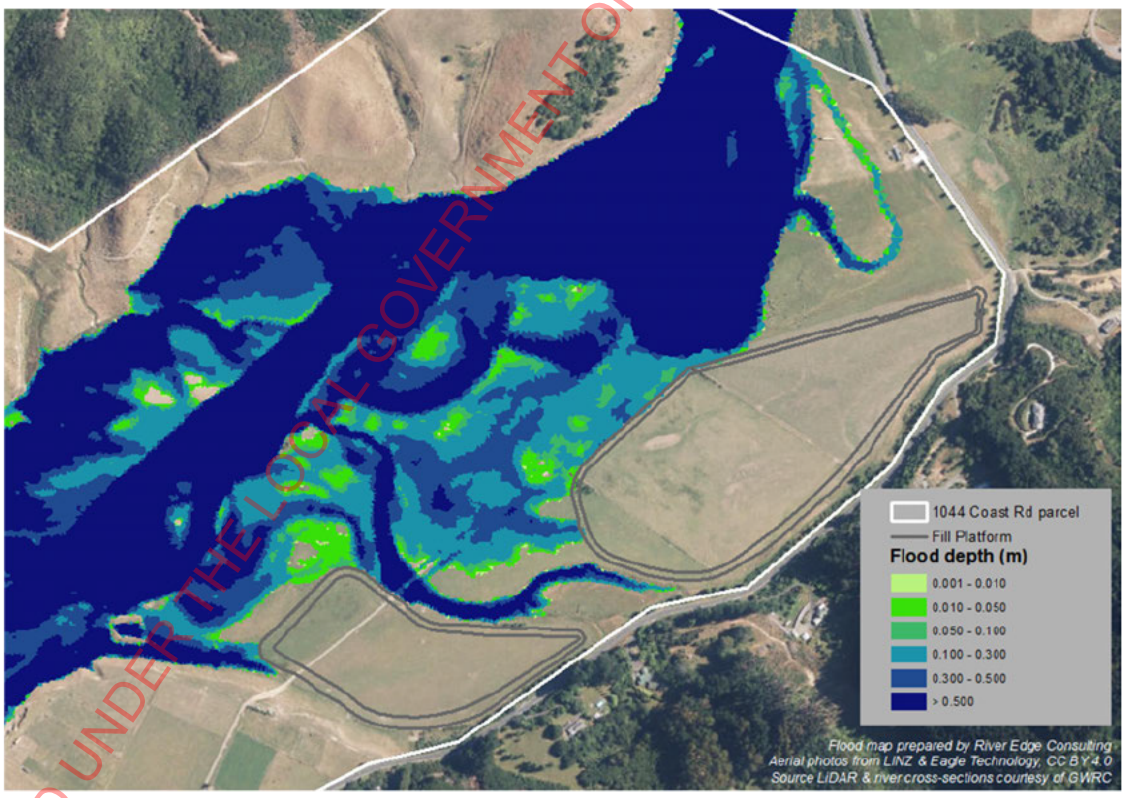


Figure 2 Predicted peak 1% AEP flood depths (with climate change): proposed situation, sensitivity test with 10% rougher surface

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4. Effects of flood on proposed fill areas

It is noted that the effects are near the flood fringes and are confined to the edge of the embankment for the proposed fill area. Please provide commentary and modelled results of the predicted flood velocities for the finished state and comment on whether the predicted effects will pose any scour/erosion risk to the embankments of the proposed fill.

Figure 3 shows the predicted peak flood velocities for the proposed situation, in the design 1% AEP flood. Velocities along the fill embankments are low, being below 0.5 m/s and typically 0.3 m/s to 0.4 m/s. Such velocities are not expected to pose any risk of erosion to the fill embankments.

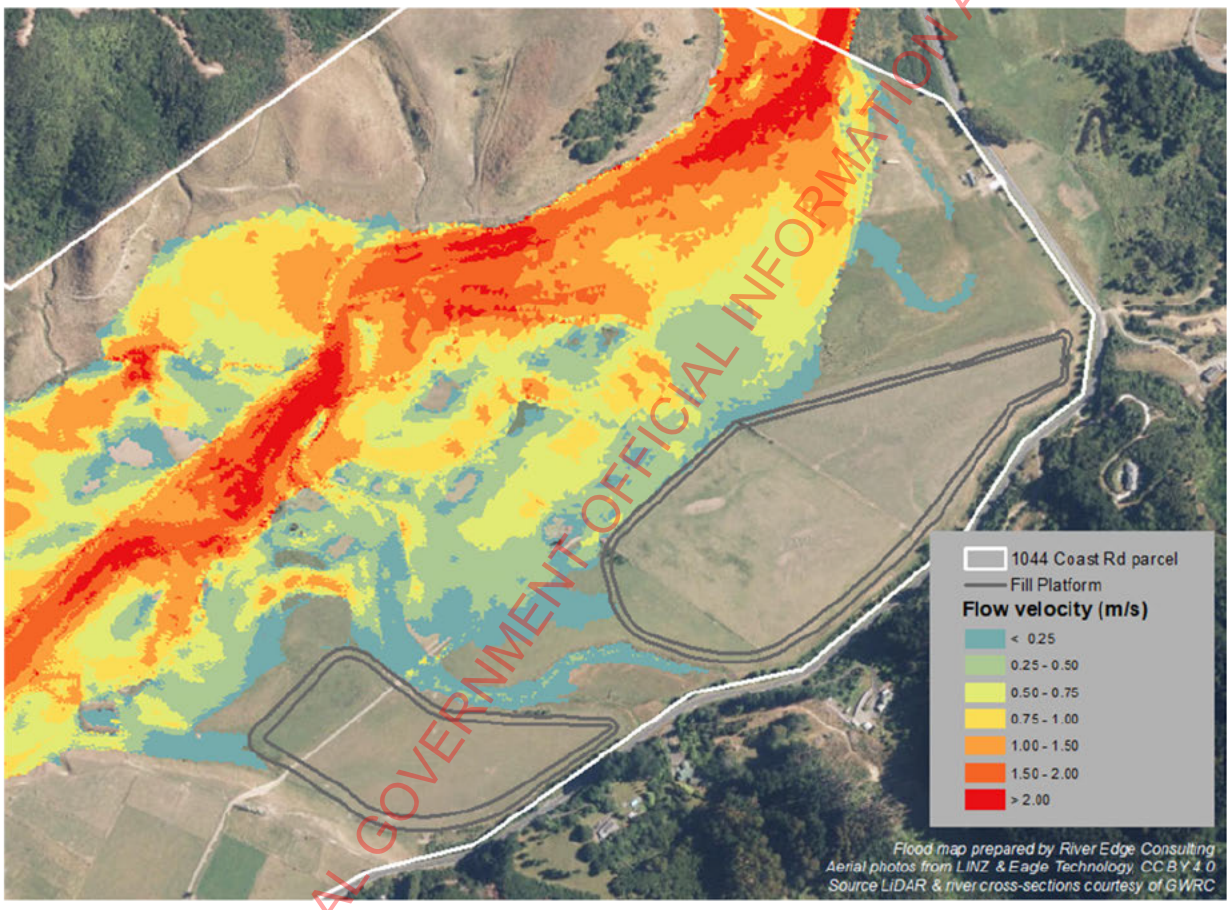


Figure 3 Predicted peak 1% AEP flood velocities (with climate change): proposed situation

I trust that this answers the GWRC questions. Please let me know if any further information is required.

Yours sincerely,

Philip Wallace
Director
RIVER EDGE CONSULTING LIMITED

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rma ecology

Memo

To:	**Elliott Thornton, Cuttriss Consultants Ltd**	**Job No:**	**2208**
From:	s7(2)(a) **RMA Ecology Ltd**	**Date:**	**28 April 2025**
cc:	s7(2)(a) **RMA Ecology Ltd;** s7(2)(a) **, Cuttriss Consultants Ltd**		
Subject:	**1044 Coast Road, Wainuiomata – s92 Request for Further Information**		

Dear Elliott,

DMAC Homes Ltd have submitted an application for consent for a cleanfill development at 1044 Coast Road, Wainuiomata. Following receipt of the application, Tasman District Council have requested further information regarding the data collected as part of the ecological values and effects assessment.

Tasman District Council's request, in italics, and our response, are laid out below.

Request

Please provide the field data/sheets demonstrating the application of the Wetland Delineation Protocols to confirm the extent of the wetlands.

Our reply

As detailed in our Ecological Effects Assessment report (*1044 Coast Road, Wainuiomata: Ecological Effects Assessment*, RMA Ecology Ltd, November 2024), **Wetlands 2, 5, 5a, 6, 7, 8, 9, and 10** all passed the Wetland Delineation Protocol **Rapid Test** for wetland vegetation. The nature of the Rapid Test means that detailed field data sheets do not need to be completed.

The boundaries of the wetlands were delineated using handheld GPS (accurate to +/ - 4 m) and Field Maps (GIS mapping application), by observing the vegetation present and the topography. Species present were recorded in the Field Maps application under photo points. The details of the species recorded are presented in the Ecological Effects Assessment report.

The wetlands are all linear, riparian wetlands contained within the channels of the streams on the site (Streams I1, I2, and I3). The vegetation quickly changes to terrestrial pasture species outside of the confines of the stream channels.

Additional photographs of wetlands not included in the report, are presented below (**Plates 1 – 5**).

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Plate 1: View east from the western end of Wetland 2, showing the linear, riparian nature of the wetland vegetation.



Plate 2: View north across Stream I2 and Wetland 5.

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Plate 3: View west along linear riparian Wetland 6.



Plate 4: View south west over Wetland 8. The boundary between wetland species (*Juncus sarophorus* and *Juncus australis*) and pasture species is clear at the right-hand side of the photo.

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Plate 5: View south over Wetland 10 – a narrow, linear riparian wetland.

Wetland 1a was assessed in the field as passing the **Rapid Test** for wetland vegetation in parts, and the **Dominance Test** in others, including at the location of a 2 m x 2 m Clarkson plot. Our Ecological Effects Assessment report did not include the details for the Clarkson plot, which are provided below (**Figures 2 and 3**).

A Clarkson plot was undertaken at Wetland 1a as not all the areas of vegetation passed the Rapid Test, and therefore further data was required to assess the status of the vegetation. A soil core was also collected (**Figure 4**), although, as the vegetation passed the Dominance Test, this was not required for the assessment.

The boundary of the wetland was delineated using handheld GPS and Field Maps, by observation of plant species present and the topography. Plant species observed were recorded in Field Maps under photo points (**Figure 1** and **Table 1**).

The wetland is a linear riparian wetland that is contained within the stream channel. There is a clear change in topography and plant species composition away from the stream channel bottom and up-slope to the top of the bank, from wet-adapted species to terrestrial pasture species.

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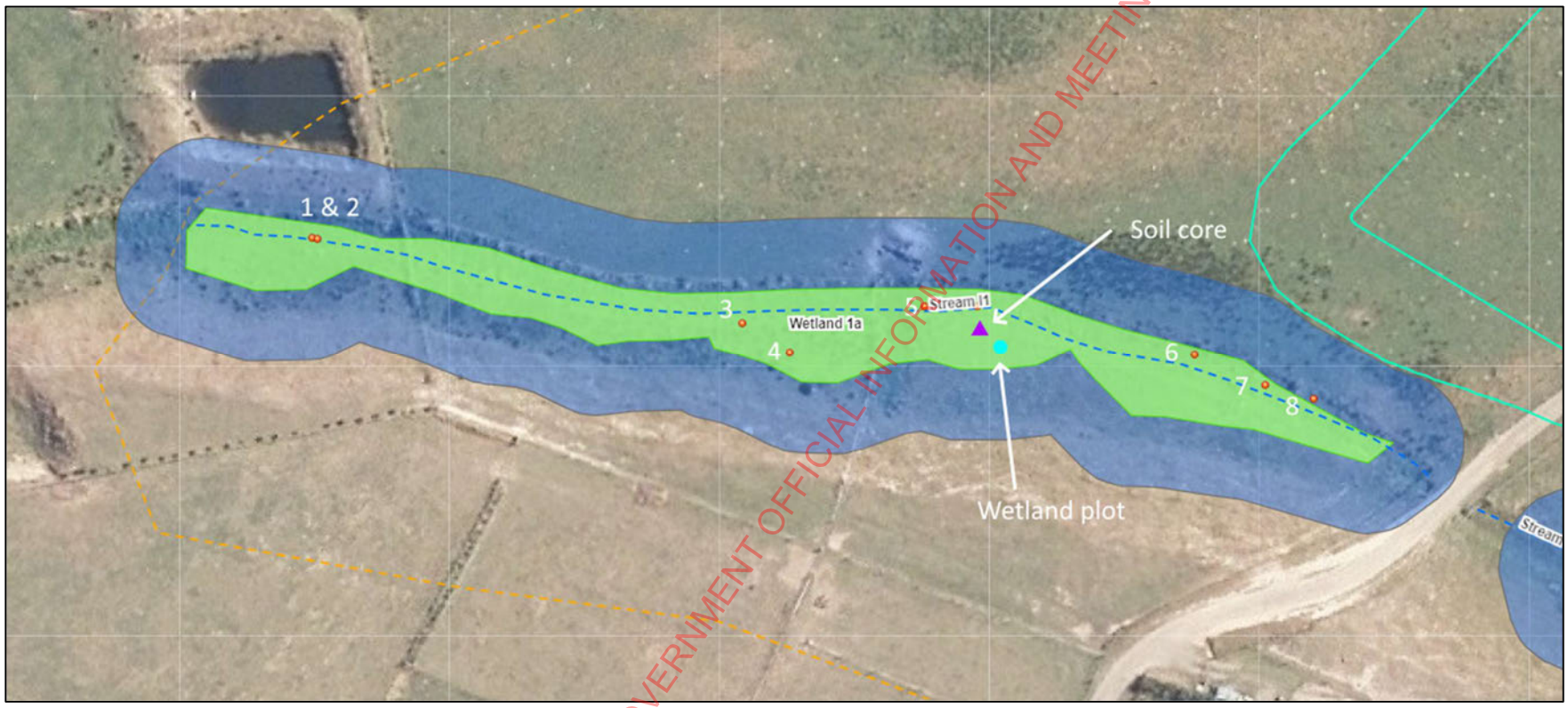


Figure 1: Wetland 1a – wetland plot (WP1a), wetland classification calculations, and soil core details below.

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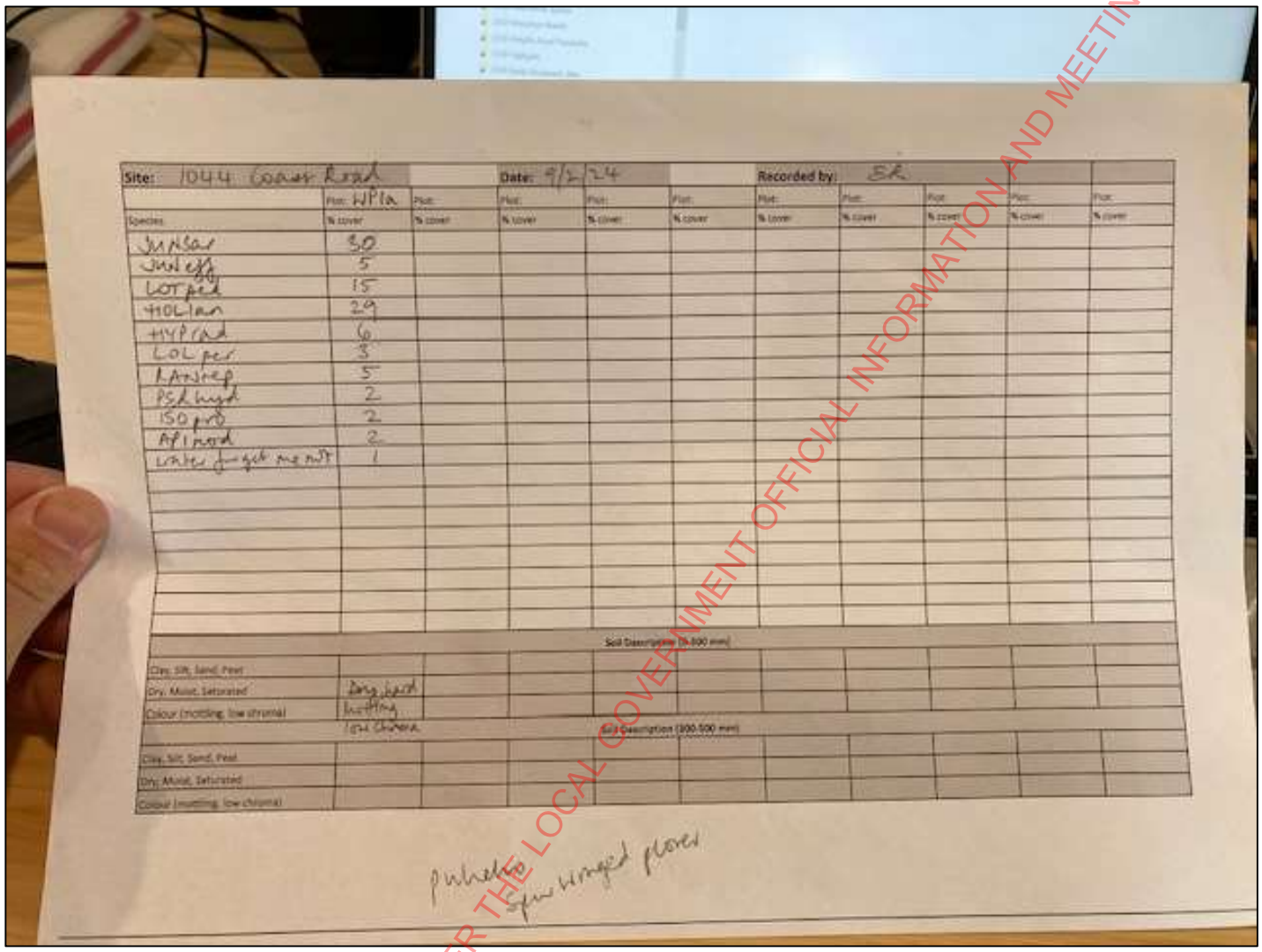


Figure 2: Wetland plot WP1a field data from Wetland 1a.

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Site	1044 Coast Road				pasture species
Date & Recorders	9/11/2023 - ER			Wetland 1a	
Common name	Species (hydrotype)	group score		WP1a	
Paspalum	*Paspalum dilatatum* FACU	4			
Soft rush	*Juncus effusus* FACW	2		5%	
creeping buttercup	*Ranunculus repens* FAC	3		5%	
Yorkshire fog	*Holcus lanatus* FAC	3		29%	
Lotus	*Lotus pedunculatus* FAC	3		15%	
Creeping bent	*Agrostis stolonifera* FACW	2			
Jointed rush	*Juncus articulatus* FACW	2			
Water pepper	*Persicaria hydropiper* FACW	2		2%	
Perennial rye grass	*Lolium perenne* FACU	4		3%	
Slender clubrush	*Isolepis cernua* OBL	1			
Toad rush	*Juncus bufonius* FACW	2			
Blue sweet grass	*Glyceria declinata* OBL	1			
Clubrush	*Isolepis prolifera* OBL	1		2%	
Oval sedge	*Carex ovalis* FACW	2			
Water forget-me-not	*Myosotis laxa* OBL	1		1%	
Loosetrife	*Lythrum hyssopifolia* FACW	2			
sweet vernal	*Anthoxanthum odoratum* FACU	4			
rush	*Juncus saraphorus* FACW	2		30%	
Browntop	*Agrostis capillaris* FACU	4			
Gypsywort	*Lycopus europaeus* OBL	1			
Sharp-fruited rush	*Juncus acuminatus* OBL	1			
Spearwort	*Ranunculus flammula* FACW	2			
Narrow-leaved plantain	*Plantago lanceolata* FACU	4			
Selfheal	*Prunella vulgaris* FACU	4			
Hawkbit	*Leontodon saxatilis* FAC	3			
Water purslane	*Lythrum portula* OBL	1			
Annual poa	*Poa annua* FACU	4			
Leafless rush	*Juncus australis* FACW	2			
Broad-leaved dock	*Rumex obtusifolius* FAC	3			
White clover	*Trifolium repens* FACU	4			
Cats ear	*Hypochaeris radicata* FACU	4		6%	
Fool's watercress	*Apium nodiflorum* OBL	1		2%	
Bare ground/standing water					
			Total cover	100%	
			% pasture grasses	47%	
Prevalence Index (Hydrophytic vegetation ≤3)			as per Clarkson calculation	2.4	
Excluded as NPSFM wetland (>50% pasture in improved pasture?)			Yes = not wetland; stop		
			No = go to 'Dominance Test' score	No	
Dominance Test score (>50%) for OBL, FACW, or FAC			Yes = go to 'Prevelance Index'	Yes	
			No = go to 'Prevelance Index'		
Prevelance Index (≤ 3.0)			Yes = wetland, if passes Dominance Test also	Yes	
			No = not wetland; stop OR if Dom Test 'yes' go to next steps		
All or most dominants FAC?			Yes = go to 'hydric soils and wetland hydrology'		
			No = wetland		
Hydric soils present	M = mottling; G = gleyed; W = wet		Yes = go to 'wetland hydrology rpesent'		
			No = not wetland; stop		
Wetland hydrology present			Yes = wetland		
			No = not wetland; stop		
NPSFM wetland (Yes or No)				Yes	

Figure 3: Wetland classification calculations, showing that the vegetation at wetland plot WP1a in Wetland 1a meets the Dominance Test.

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Figure 4: Soil core from Wetland 1a. The ground was too hard (rocky) to extract material beyond 400 mm. Low chroma colours 7/1 – 7/2 between 300 mm and 400 mm, with some mottling. This soil has some hydric properties, but its status is uncertain, according to the key to identify hydric soil features in Fraser *et al.* 2018.

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Table 1: Details of photographs as labelled in **Figure 1**.

	
Photo 1: *Myriophyllum aquaticum* – Obligate (OBL) wetland species.	**Photo 4:** Species present in the central part of Wetland 1a –*Isolepis prolifera* (OBL), *Juncus articulatus* (FACW), *Juncus sarophorus* (FACW).
	
Photo 2: View west to the boundary of the proposed cleanfill footprint, and beyond.	**Photo 5:** View east showing linear shape of the riparian wetland defined by the topography of the stream channel.
	
Photo 3: Species present in the central part of Wetland 1a – *Galium palustre* (OBL), *Isolepis prolifera* (OBL), *Juncus articulatus* (FACW), *Lotus pedunculatus* (FAC), and *Holcus lanatus* (FAC).	**Photo 6:** Species present towards the eastern end of Wetland 1a – *Isolepis prolifera* (OBL), *Isolepis cernua* (OBL), *Juncus effusus* (FACW), *Myosotis laxa* (OBL), *Erythranthe guttata* (OBL), *Lotus pedunculatus* (FAC), *Persicaria hydropiper* (FACW), *Agrostis stolonifera*

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	(FACW), *Juncus articulatus* (FACW), and *Juncus sarophorus* (FACW).
	
Photo 7: View west from eastern end of Wetland 1a.	**Photo 8:** The wetland narrows at the eastern end as the landform has been modified by the construction of the farm track and culvert.

The remainder of the site supported grazed pasture. One paddock contained areas of ponded rain water, but as discussed in Section 3.5 of the Effects Assessment report, these support over 50 % pasture species and no wetland vegetation, and meet the definition in the Greater Wellington Natural Resources Plan for an area that is not wetland.

I trust that this provides the information that is required.

Yours sincerely,

s7(2)(a) [redacted]

Senior Ecologist[1]

28-Apr-25

g:\shared drives\rma ecology main drive\rma ecology ltd\closed projects\2022 closed projects\2208 1044 coast road, well\working\s92 response 28april2025.docx

[1] This report has been prepared for the benefit of our Client with respect to the particular brief given to us and it may not be relied upon in other contexts or for any other purpose without our prior review and agreement. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate, without independent verification, unless otherwise indicated. No liability or responsibility is accepted by RMA Ecology Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.

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ref: Thornton/30246

29 April 2025

Andrew Banks
Resource Advisor, Environmental Regulation
Greater Wellington Regional Council

By Email to: Andrew.Banks@gw.govt.nz

Dear Andrew,

WGN250145 – 11044 COAST ROAD WAINUIOMATA– RESPONSE TO SECTION 92 FURTHER INFORMATION REQUEST

In response to your Section 92 Further Information Request dated 29 January 2025, we have reviewed the points raised (set out below) and would like to submit the following further information:

Ecology

1. *Wetland delineation:*
   Please provide the field data/sheets demonstrating the application of the Wetland Delineation Protocols to confirm the extent of the wetlands.

Please see response from RMA Ecology in Appendix A.

2. *Proposed extent of fencing and riparian planting:*
   Sections 6.1 and 6.2 of the EEA recommend that the wetlands and streams on site are fenced off to exclude stock and planted with a 10 m buffer of native planting. This recommendation is 'strongly encouraged' in section 6.1 of the EEA. The proffered conditions 12.d.i include provision for some planting but the extent is not clear. Can you please:
   a. *Clarify the extent of fencing proposed (and existing fencing, where this has been recently established) in relation to the streams and wetlands;*
   b. *Clarify the extent of planting proposed around the streams and wetlands;*
   c. *If there is a difference between the extent of fencing and planting proposed, and the extent of fencing and planting recommended in the EEA, please explain the reasons for any difference.*

We understand that fencing has already been constructed on at least one side of all streams and wetlands on-site to exclude livestock. The fencing is generally less than the recommendations of the EEA varying from 1-2m to 5m from the bank of the stream. The reason for this is to avoid costs associated with relaying fencing, as these works had been carried out prior to responding to this section 92 Further Information Request.

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While ideally the applicant would prefer not to have to relay fencing, if needed, fencing and additional rehabilitation could be carried out at the end of the cleanfill as part of the progressive rehabilitation of the land, to achieve the same recommendations as those stated in the EEA. However, it is our strong preference to avoid having to strictly adhere to those requirements, and would prefer instead to offset any reductions by additional setback for fencing and rehabilitation of the other currently unfenced side of the stream, or additional planting elsewhere.

The applicant anticipates carrying our riparian planting between the stream banks, wetland edges and fencing peripheral wetlands as soon as practicable after consent is granted. All planting is intended to be carried out in accordance with the Greater Wellington Regional Council's Mind the Stream – A Guide to Looking After Urban and Rural Streams in the Wellington Region dated from 2022. We note that in accordance with that guide, plants are to be at least knee high (PB3) when planted, approximately 1 - 1.5m apart, noting that toetoe and flax may be planted closer. The planting profile will aim to achieve the outcomes shown on page 19 of the guide.

To manage other landscape and visual effects, on the recommendation of the Landscape Architect who has prepared the Landscape and Visual Impact Assessment in response to the section 92 request from Hutt City Council, it is proposed to carry out riparian planting prior to Stream I2, I3, and Wetland 5 and 5a as early as possible, to provide visual buffers.

Planting within the buffers of Wetland 11 is not possible, as this is over neighbouring land, outside the control of the applicant.

Details of the planting and fencing is shown on the updated Scheme Plan in Appendix B.

3. *Ecological effects of potential enabling works:*
   Please identify whether any upgrades to existing culverts are required to enable the cleanfill operation, and if so, please provide an assessment of the effects of these works on the adjacent stream and wetland environments.

   Note: if upgrades to existing culverts are proposed, an assessment of these works against the relevant rules in the NRP and regulations in the NES-F may be required to identify whether further consents are required.

I am advised that culverts were upgraded after our client purchased the site. As these were done prior to and without our knowledge, we are unable to verity if consent was required, however I am advised these were merely upgrades as the existing culverts were in poor repair. Given this is outside the scope of the current resource consent for cleanfill, and further change or upgrades are not necessary, we consider this matter to be duly satisfied.

Erosion and Sediment Control

Appendix E contains a proposed Erosion and Sediment Control Plan (ESCP). The ESCP has been reviewed by an erosion and sediment control expert. Based on this review, I consider that further information is required to understand whether the proposed erosion and sediment control measures are likely to effectively manage the effects of erosion and sediment discharges from land disturbance associated with the proposed cleanfill.

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Please provide the following information:

4. Staging of the cleanfill operation: The ESCP describes the overall approach to staging at a high level but does not include detail about sequencing and the measures that are necessary to transition from one stage to another. Can you please provide further detail on the proposed staging of the cleanfill operation, including:
    a. The intended order in which each stage will occur;

The intended order of staging has been added to section 3 of the Erosion and Sediment Control Plan (ESCP) document in Appendix C.

    b. The maximum area and volume for each stage;

The area and volume table has been added to section 3 of the ESCP document in Appendix C.

    c. The period of time over which each stage is expected to operate;

The duration table has been added to section 3 of the ESCP document in Appendix C.

    d. The proposed location of the topsoil stockpile for each stage;

Indicated within section 2 of the ESCP document in Appendix C.

    e. For each stage, the erosion and sediment control measures that need to be implemented before land disturbance commences within that stage (for example, the clean and dirty water diversions that need to be established to isolate each stage and connect each stage to the SRPs);

Detailed ESC Measures for each stage have shown on the ESCP in Appendix D.

    f. For each stage, identify the erosion and sediment control measures that are proposed to be decommissioned after each stage is stabilised.

ESC Measures decommissioning details added to the staging details shown the ESCP in Appendix C and D.

5. Clean water diversions: The paragraphs under "Enabling Works" in section 2 describe clean water diversions as part of the enabling works. However, the ESCP drawing does not identify any clean water diversions. Please identify the general arrangement of clean water diversions in the ESCP drawing, including those that must be established as part of the enabling works before the first stage of the cleanfill becomes operative.

Clean water diversion indicated on ESCP to Northern Fill to isolate catchment area contributing to SRP 1.

6. Sizing of SRPs generally: The SRPs appear to be sized based on the size of each stage, rather than the size of each contributing catchment (the contributing catchment for the northern cleanfill area being the combined area of stages 1, 2, and 3, with the contributing catchment of the southern cleanfill area being the combined area of stages 4 and 5). However, the *Erosion and Sediment Control*

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Guide for Land Disturbing Activities in the Wellington Region (ESC Guide) states that SRPs should be sized based on the total contributing catchment area and slope length. In this case, the contributing catchment for each SRP is the area of land that discharges to the SRP. Please either:

a. Identify the methods that will be used (such as clean water diversions) to ensure that the contributing catchment for each SRP is limited to the area of each stage; or

As above clean water diversion has been included to isolate catchment area contributing to SRP 1.

b. Amend the specified SRP sizes so that they are sized based on the total contributing catchment for each cleanfill area.

The SRP sizes have not been amended, however the contributing catchment has been further controlled by including further clean and dirty water diversions to ensure the contributing catchments do that exceed that allowed for within the SRP design.

7. SRP2 Sizing. Section 3 of the ESCP states that the area of each stage is nominally 25,000m^2, however SRP2 is sized based on a catchment area of 17,000m^2. Please either:
   a. Amend the size of SRP2 so that it is based on the nominal catchment area for each stage identified in Section 3; or
   b. Amend the ESCP so that the maximum catchment area for the southern cleanfill area is 17,000m^2.

Section 3 of the ESCP document in Appendix C amended to note maximum earthworks areas for southern Fill zone. Maximum catchment area being stage 1 and 2 will not exceed the maximum allowable catchment area for SRP2.

8. Haul roads: It is likely that the haul roads will become contaminated with sediment over time as cleanfill operations progress. This matter is not addressed by the ESCP. Please identify:
   a. The method(s) that will be used prevent the discharge of sediment from the haul roads;
   b. The erosion and sediment control measures that will be used to prevent the discharge of sediment from haul roads into the existing streams on site, particularly at stream crossing points.

Existing farm roads (to be adopted as haul roads) currently utilise swale drains either side of the farm roads to discharge water runoff. A series of filter socks at nominal 24m centres will be placed as check dams within the swale drains to prevent sediment discharge to the receiving environment.

Methodology to reduce sediment run off have been indicated within section 6.1 of the ESCP document in Appendix C.

9. Topsoil stockpiling: There are several matters in relation to topsoil stockpiling that are not clearly addressed in the ESCP. Please identify:

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a. The maximum size for each topsoil stockpile area (noting that for catchment areas larger than 0.3 ha, special consideration needs to be given to whether silt fences are appropriate);
b. Whether topsoil stockpiles are proposed to be temporarily stabilised (and if so, what temporary stabilisation methods are proposed);
c. The location of the stockpile for each stage (while the location for Stage 1 is shown indicatively, it is unclear where stockpiles for subsequent stages will be located);
d. Whether haul roads are required between each stage its associated topsoil stockpile, and if so, what erosion and sediment control measures are required to manage sediment discharges from these roads.

Additional details have indicated within section 2 if the ESCP document in Appendix C pertaining to these points.

10. Use of silt fences for earthworks batters: The ESCP proposes the use of silt fences at the toe of earthworks batters adjacent to some streams. Noting that the ESC Guide states that for catchments of more than 0.3 ha, the use of silt fence requires careful consideration, please explain why a dirty water diversion would not be more appropriate than a silt fence given the size of each catchment and the sensitivity of the adjacent receiving environment (being streams and wetlands).

For each stage the batter area protected by silt fences is less than 0.15Ha. The existing site topography (where silt fences have been adopted) limits the ability for a dirty water cut off drain able to be routed to the SRPs, due to these area being undulating in nature.

11. Chemical treatment: The use of flocculant is not addressed by the ESCP. Please identify whether chemical treatment of the SRPs is (or will likely be) required, and if so, please incorporate chemical treatment measures into the ESCP that are consistent with section F2.0 of the ESC Guide.

No chemical treatment ie flocculant has been chosen to be adopted.

12. Water quality monitoring. Please provide information on the water quality monitoring proposed as part of the ESCP. This would include:
    a. Timing and frequency of monitoring;
    b. The locations where water quality testing will be undertaken for each SRP (including at the intake, outlet, upstream from the outlet, and the point immediately beyond the zone of reasonable mixing downstream from the outlet).

Water quality monitoring has been added to section 6 of the ESCP document in Appendix C.

As part of providing your response, please also submit an amended ESCP that addresses these matters.

An amended ESCP has been provided at Appendix D.

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Flood Hazards

Greater Wellington's Flood Advisory team has reviewed the application. Based on this review, I consider that further information is required to assess the effects of the proposal on flood hazards.

Please provide the following information:

13. Inflow data: In reference to Section 2, Page 2 of the Flood Modelling Report by River Edge Consulting, it is noted that the flood hydrology is based on the 2011 GWRC model with a peak inflow of 231m³/s. GW's environmental data shows a peak flow of 279m³/s for a 1% AEP event at Leonard Wood Park. Please explain why more up to date inflow data has not been used for hydraulic modelling.

Please refer to response from River Edge Consulting in Appendix E.

14. Freeboard allowance: Please clarify whether the 600mm freeboard allowance was included in the scenario simulating the proposed 2m fill. If not, please provide reasons for not including freeboard for this assessment. The flood extent shown on Figure 7 appears to be inconsistent with the results shown on Figures 8 and 9.

Please refer to response from River Edge Consulting in Appendix E.

15. Effects of flooding on proposed fill areas: It is noted that the effects are near the flood fringes and are confined to the edge of the embankment for the proposed fill area. Please provide commentary and modelled results of the predicted flood velocities for the finished state and comment on whether the predicted effects will pose any scour/erosion risk to the embankments of the proposed fill.

Please refer to response from River Edge Consulting in Appendix E.

We trust the above information satisfies your queries in full. If any further clarification is required, please don't hesitate to get in touch. We would appreciate consideration of draft conditions prior to the decision being issued.

Yours faithfully,

Elliott Thornton
Principal Planner
CUTTRISS CONSULTANTS LTD

Appendices:

A. RMA Ecology Response to s92 RFI
B. Updated Scheme Plan showing Fencing and Landscaping
C. Updated Erosion and Sediment Control Plan Document
D. Updated Erosion and Sediment Control Plan
E. River Edge Consulting response to s92 RFI

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ref: Thornton/30246

15 May 2025

Dan Kellow
Environmental Planner (contractor)
Hutt City Council

By Email to: dan.kellow@huttcity.govt.nz

Dear Dan,

RM240334 – 11044 COAST ROAD, WAINUIOMATA – RESPONSE TO SECTION 92 FURTHER INFORMATION REQUEST

In response to your Section 92 Further Information Request dated 10 January 2024, we have reviewed the points raised (set out below) and would like to submit the following further information:

Transport

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). I note the application states vegetation will be cleared within road reserve and maintained to a height of no more than 1m. Please confirm whether my understanding is correct which is that the vegetation will be removed to ground level and any regrowth or new vegetation will then be maintained to no more than 1m in height. Also, please confirm if the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

The consent holder agrees to a condition regarding the maintenance of vegetation between the fenceline and physical road within the legal road to a height no more than 1m above ground level.

The 180m sightline can be fully achieved within legal road and do not extend into private property as clearly shown on the Entry Sightlines diagram submitted with the application in Appendix C Drawing No. 30246 SK03 Sheet 1 of 1, and reattached in **Appendix A** to this letter.

2. Would the applicant consider installing "trucks crossing" warning signage on each approach to the clean fill vehicle crossing? The nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

We confirm acceptance that a condition requiring the installation of a 'trucks crossing' warning sign be installed and maintained at both the northern and southern approaches to

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the site and removed once the activity ceases.

Noise

3. *Please provide further detail on where the equipment noise levels have been obtained from as they seem to be at the lower end of what would be expected for this type of equipment.*

Please refer to Table 3 of the revised Acoustic Service Report in **Appendix B** of this letter prepared by NDY. Noise measurements were taken by NDY at a similar establishment for the excavator, dump truck pass-by and truck unloading / excavator moving materials. Noting that NDY have assessed larger dump trucks than are proposed to be used based on the availability of specific information, this is considered to be a conservative approach.

Noise levels for the roller have been taken from NZS 6803:1999 Table C5/Ref 27.

4. *No noise assessment has been carried out at the following properties:*
   - *925 Coast Road*
   - *919 Coast Road*
   - *904A, 904B, 904C and 904D Coast Road.*

   All these dwellings are relatively close to the northern portion of the proposed cleanfill, particularly 904D with the façade being approximately 30 metres from the boundary of the cleanfill area.

   Please provide an updated effects assessment which includes all properties. Please also provide predicted noise levels at all dwellings close to the subject site (not just the most affected).

The Acoustic Services Report in **Appendix B** of this letter has been updated to address No. 925, 919 and 904A – D Coast Road.

NDY have also updated the assessment of receivers to include an assessment against the Proposed District Plan (PDP), which generally increases the permitted noise standards.

The PDP shows Council's current intent for managing environmental effects in terms of compliance metric, boundary definition and noise limits and aligns more closely with other modern district plans around the country. Using the PDP thresholds, the daytime noise levels are predicted to be exceeded at the No. 904D Coast Road.

The updated Acoustic Services Report in **Appendix B** to this letter provides an assessment which includes all properties. The table on page 13 provides the expected noise levels at the notional boundaries of nearby residential properties. The noise levels range from 44 dB to 63 dB LA10(1 hr), with 904D Coast Road experiencing the highest predicted noise level at 63 dB, exceeding the permitted noise standards of both the operative District Plan, and PDP.

5. *The AEE states on page 23 that the proposal complies with the rule 14C 2.1.10 whereas the NDY report in section 4.3 states the report is unlikely to comply when*

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operating at the outer most edge of the proposed cleanfill. Please clarify whether there is compliance.

We confirm the findings of the updated Acoustic Services Report in **Appendix B** of this letter in that proposal does not comply with Rule 14C 2.1.10, therefore also triggering Rule 14C 2.2 as a discretionary activity for the non-compliance.

We note that this item also included the following comment:

The NDY report applies a 5 dB noise attenuation due to dense foliage. This is not consistent with commonly accepted calculation standards. ISO 9613-23 is typically used for the calculation of outdoor sound propagation. Annex A of this standard states that for dense foliage up to 20 metres, the following attenuation is obtained:

- *0 dB attenuation is provided at 63 Hz and 125 Hz*
- *1 dB attenuation is provided between 250 Hz and 2 kHz*
- *2-3 dB attenuation is provided between 4 kHz and 8 kHz.*

Overall, 20 metres of dense foliage may provide 1 dB attenuation, note the 5 dB stated in the report. We also note that the engine noise is typically below 125 Hz where no attenuation would occur when predicted in accordance with the standard. The assumption in the NDY report is that this dense foliage is between the cleanfill and the receivers. There are at least two properties where there was no foliage between the dwelling and proposed Activity site.

In respect of 1025 Coast Road the fence would not be an effective noise barrier as there are gaps between slats on the fence.

Overall, Marshall Day consider that the referenced documentation and the foliage assumptions made within the NDY report are likely to overestimate the attenuation.

The updated Acoustic Services Report in **Appendix B** to this letter reviewed the aerial photography and confirmed that dense foliage (>10m in length) occurs between the cleanfill operations and some, but not nearby residential receivers. For this reason, as per ISO 9613-2:1996. mitigation by dense foliage has not been applied to 977 and 1025 Coast Road as correctly noted by the peer reviewer.

6. I request that the noise predictions are updated to reflect site conditions and using the attenuation parameters of ISO 9613-2.

The updated Acoustic Services Report in **Appendix B** to this letter has addressed this and now uses the ISO 9613-2 standard for attenuation calculations.

7. Figure 2 is section 4.2 of the NYD report is missing but it has been assumed this is just a visual representation of the five site listed in Table 2. Please confirm if this is not the case.

The updated Acoustic Services Report in **Appendix B** to this letter now shows that figure 2 of section 4.2 shows 3 locations where noise measures have been taken from. The nearby sensitive receptors and associated noise effects, are identified in figure 4 of section 6.3 of the updated report.

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We note that this item also included the following comment:

The NDY report relies on various assumptions. Specifically, that no more than one piece of equipment is operating at a time and each item of equipment would not operate for no more than 15-minutes in any one hour period. Additionally, that the dump truck is located in the centre of the cleanfill area. In respect of one piece of equipment operating, this would be unusual for a cleanfill. I note that an allowance has been made for more than one truck movement on site, in the form of passing bays (refer page 5 of the AEE). This is inconsistent with the assumptions of the NDY report.

In respect of the dump truck location, it does not seem practical to deposit fill in the middle of the cleanfill area. In the worst case, this would result in the fill requiring additional transport of up to 200 metres to the edge of the cleanfill site.

We concur with the peer reviewers comments, and the assumptions have been updated in section 6.4 of the updated Acoustic Services Report in **Appendix B** of this letter that a compactor and excavator would be operating at the edge of the clean fill area in the worst case scenario.

With regards to the passing bay, the site will remain an operational farm, and therefore the passing bay limits conflicts between cleanfill trucks and farm equipment. Further, it is noted under section 2 of the updated report that up to 2 trucks per hour will operative and should this be timed such that there is also a potential for trucks to be on-site at the same time, and therefore this allows for those trucks to pass safely and reduce reverse manoeuvring.

8. *I request confirmation that the assumptions made in the NDY report are workable operational conditions for the proposal. If they are not please provide an assessment which reflects operational conditions the applicant is willing to be set as conditions of consent.*

The assumptions of construction are described in section 6.4 and again in suggested conditions under section 9 of the updated Acoustic Services Report in **Appendix B** of this letter which we confirm could be accepted as conditions of consent.

The exception is the suggested condition to exclude the cleanfill activities from the hatched area shown in figure 5 of the updated report, which we have applied to remain as a proposed cleanfill area, however the noise effects managed through other restrictions including the time of day and duration of the works, noting more specifically that noise effects will be limited overall in duration, as they will only occur within the area for a short period.

We note that this item also included the following comment:

No discussion is made in respect of the potential for special audible characteristics (SACs). Where SACs exist, a 5 dB penalty applies to the noise level. In Marshall Day's opinion, there are some activities that can cause SACs. These include items such as reversing alarms on trucks, tailgate banging, squeaking of tracked vehicles, vibratory function on the roller, or poor vehicle maintenance (for example, blown mufflers).

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Special audible characteristics are specifically addressed under section 6.8 of the updated Acoustic Services Report in **Appendix B** of this letter.

9. *Please provide an assessment in relation to SACs; whether they will be present and how they will be eliminated to avoid a penalty for SACs.*

The updated Acoustic Services Report in **Appendix B** of this letter briefly addresses SACs in section 6.8, concluding they are not expected. The report recommends prohibiting tonal reverse alarms and tailgate slamming.

We note that this item also included the following comment:

The NDY report makes no comment on the level and character of noise (i.e. via a noise survey) in the area. Further information on the existing noise environment is required to understand how this proposal would impact on receivers. This would assist with forming an opinion of effects.

The comment is noted, and the updated Acoustic Services Report in **Appendix B** of this letter. largely addresses the energy of noise, rather than a qualitative assessment of noise characteristics.

From a planning lens, I would anticipate that noise in a rural environment would range from the rustle of leaves, animal noises, and farmyard noise including the operation of equipment for farming activities such as use of trucks, quad bikes, chainsaws, tractors, etc. and the noise from a cleanfill will not vary significantly in nature to general farm operations.

In particular, most farming or rural activities occur during daylight hours, and similarly, cleanfill activities are proposed to be restricted to daylight hours.

My view is therefore that purely from a qualitative perspective, the noise characteristics are the same as any permitted rural activity, however the duration and frequency, particularly near boundaries, may occur for longer than may be typical for a farm.

10. *Please provide further information on the existing noise environment, and how the introduction of this activity would affect the noise environment.*

The updated Acoustic Services Report in **Appendix B** of this letter includes a noise survey in section 5 with measurements taken on February 17, 2025. Section 5 does observe bird song and noise from a nearby excavator.

11. *Please provide an assessment of the potential noise effects from the site establishment and remediation.*

As the activity is carried out in stages, we anticipate this would be similar to the operational noise assessed by NDY, being primarily the use of a single dump truck, and excavator. The fencing, access track and some planting is already in place.

12. *Please provide an assessment of likely vibration levels from the proposed operation of the cleanfill.*

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Marshall Day's preliminary assessment is that a condition is required which sets out the noise limits for the activity on the site. They also recommend a condition that sets out any noise monitoring requirements, and a condition that restricts operation of the cleanfill in a manner consistent with the assumptions of the noise assessment (e.g. number of concurrent machines operating).

An assessment of likely vibration levels are carried out in section 4.1.1 of the updated Acoustic Services Report in **Appendix B** of this letter.

The proffered conditions in the AEE already do exactly as Marshall Day have recommended being a limit on the operation of machinery and truck movements, to that which has been described in the application.

Please refer to **Appendix G** of the original application documents lodged with HCC.

13. *Please confirm whether an updated set of conditions could be provided to reflect the above or provide justification why such conditions are not necessary.*

Suggested conditions pertaining to noise and operations were provided in the original application. NDY have also included updated suggested noise conditions under section 9 of the updated Acoustic Services Report in **Appendix B** of this letter which we accept. We note that this includes an exclusion of operations from the hatched area in figure 5, which will depend on Council's position in relation to notification of potentially affected persons as to whether we accept this recommendation or not.

Landscape and Visual

14. *Please provide a Landscape and Visual Assessment (LVA) prepared by a suitably qualified and experienced practitioner.*

An LVA is attached in **Appendix C** to this letter, prepared by a suitably qualified landscape architect at Designgroup Stapleton Elliott (DGSE), who is registered with the New Zealand Institute of Landscape Architects (NZILA). We understand the report has been prepared in consultation and liaison with Council's peer reviewer, Ms Kerkmeester to confirm viewpoints and simulations.

The LVA conclusions align broadly with the assessment in the AEE in that the physical landscape and visual effects on the wider environment (i.e. and relevant to section 95A of the RMA) range from low to moderate, which according to the NZILA translates to effects that are no more than minor.

The LVA identifies that temporary effects on all persons living nearby the cleanfill (i.e. relevant to section 95B of the RMA) as being either very low – low, with the exception of the directly northern neigbours at 904C and 904D Coast Road to the north, where temporary effects are considered as moderate, or when translating as per the NZILA guideline, minor. This is only during the operational phase of the development.

The LVA concludes that at completion of the cleanfill, for all persons living nearby including the owners and occupants at No. 904C/D, the overall effects range from negligible to low, or less than minor.

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Dust and Construction

The application states the proposal will comply with rule 8B 2.1.1(e) (dust) but the proposal does not provide any specific, detailed methods of mitigation. Previous cleanfill operations in Wainuiomata, at 130 Coast Road and 14A Waiu Street, have both shown that managing dust is an environmental effect of a cleanfill operation that requires careful management. As it stands there is not sufficient information in the application to confirm that rule 8B 2.1.1(e) will be complied with. I suggest a specific Dust Management Plan setting out mitigation methods specific to this site is required as well as specific dust mitigation conditions. I have attached the Decision Report relating to the cleanfill at Waiu Street as an example of the conditions imposed to manage dust effects.

15. *Please provide further information to confirm how compliance with 8B 2.1.1(e) will be achieved.*

A common method of dust suppression is water sprinkling although this requires, according to the MfE Guidelines quoted in the 'Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region', a minimum of 5mm/m2/day.

We accept as suggested by the peer reviewer, a condition of consent for a Dust Management Plan.

16. *Given the site is not connected to the reticulated water network and the potential for 2.5ha to be exposed at any time please provide information demonstrating that water sprinkling (assuming it will be used) is a practicable method for dust suppression.*

Good question and appreciate the peer reviewing raising this as a concern. We have reviewed the site and confirm that the applicant currently has a water permit from Greater Wellington Regional Council to take water from the Wainuiomata River which can be used to suppress dust. A copy of the water permit is contained in **Appendix D** to this letter, and it's the applicant's intention to apply for this to be renewed.

Other matters

17. *Please confirm whether resource consent has been sought from GWRC and if so what consent is being sought for. If known, please provide the GW officer's contact details.*

A GWRC Resource consent was sought for discharge to land, discharge to water and land use associated with the operation of a private cleanfill and associated earthworks, stormwater discharge was lodged on 18/12/24.

Under the Natural Resources Plan, resource consent was sought for:

- Land use for a cleanfill;
- Bulk earthworks which exceed 3,000m^2 in area (under PC1),

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- Discharge of stormwater associated with earthworks which exceed 3,000m^2 (under PC1); and

Under the National Environmental Standard for Freshwater, resource consent is sought for:

- Change of hydrology of a natural inland wetland.

The processing Planner for this application is Andrew Banks (Resource Advisor, Environmental Regulation). His contact details are e. Andrew.Banks@gw.govt.nz and m. 021 415 671.

Conditions

18. Proposed condition 12a refers to providing details of screen planting along the northern boundary. The proposed condition states the landscaping shall be capable of screening the cleanfill platform as viewed from the residential properties to the north within five years. Is the intent to provide screening from all parts of the large rural residential sites to the north or from only around the curtilage of the dwellings? Please clarify.

Please refer to the recommended mitigation planting in **Appendix 3** of the LVA in **Appendix D** of this letter which proposes screen planting along the entire shared boundary to the north, along with specific screen planting along Coast Road and adjacent to some of the streams / wetlands. We proposed that condition 12a be updated to reflect the recommendations of the LVA including reference to the recommended mitigation planting.

19. The note on condition 12 states that the purpose of the landscaping is to screen the cleanfilling from the northern properties which contain dwellings but no mention is made of the properties to the east of Coast Road. Is this an omission?

Please refer to LVA in **Appendix D** of this letter, which includes an assessment of landscape and visual effects for the property east of Coast Road, and recommends screen planting to mitigation any potential or actual adverse effects. The screen planting is shown in **Appendix 3** of the LVA in **Appendix D** of this letter.

Additional RFI matter as per email dated 14/01/2025

Why 2.5 hectares is the maximum size of each stage of the cleanfill. That seems like a large area to be working at any one time and the larger the area the more difficult it would be to manage dust effects via water sprinkling and the greater the visual effects would be. Are smaller areas such as 1 hectare unworkable?

We have reviewed the maximum size of each stage of cleanfill, and at Council's suggestion, amended the staging such that on average, each stage will be around 1ha.

Please refer to the revised drawings and staging shown in the Erosion and Sediment Control Plans and Documentation by Cuttriss Consultants Ltd in **Appendix F**.

We trust the above information satisfies your queries in full. I have also updated the Erosion and Sediment Control Plans and documentation to reflect our response to the Further Information Request from Greater Wellington Regional Council. These are

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contained in **Appendix F**.

If any further clarification is required, please don't hesitate to get in touch.

We would appreciate consideration of draft conditions prior to the decision being issued.

Yours faithfully,



Elliott Thornton
Principal Planner
CUTTRISS CONSULTANTS LTD

Appendices

- **A.** Entry Sightlines diagram submitted with the application in Appendix C Drawing No. 30246 SK03 Sheet 1 of 1
- **B.** Updated Acoustic Services Report prepared by NDY
- **C.** Water Permit issued by Greater Wellington Regional Council
- **D.** Landscape and Visual Assessment prepared by DGSE
- **E.** Scheme Plan prepared by Cuttriss Consultants Ltd
- **F.** Erosion and Sediment Control Plans and Documentation by Cuttriss Consultants Ltd

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MEMO

MARSHALL DAY Acoustics

Project:	1044 Coast Road - Peer Review	**Document No.:**	Mm 02		
To:	Hutt City Council	**Date:**	9 June 2025		
Attention:	Dan Kellow	**Project No.:**	20241338		
From:	s7(2)(a)	**No. Pages:**	3	**Attachments:**	No
Subject:	Acoustic Peer Review				

Previously, we carried out a peer review of the noise assessment prepared by NDY as part of the application to establish a cleanfill at 1044 Coast Road, Wainuiomata. We prepared a document (reference *Mm 01 20241338*) requesting further clarification on items within that noise assessment.

An updated noise assessment has been provided ('Updated Noise Assessment'), which we have subsequently reviewed. The items raised in *Mm 01 20241338* have largely been addressed via the Updated Noise Assessment providing an increased level of detail on the potential for noise effects.

Below we outline our interpretation of the Updated Noise Assessment and providing our opinion on the conclusions formed. Note that we have not verified any of the noise predictions included in the Updated Noise Assessment and rely on the predictions included in the Updated Noise Assessment.

Within this document, section references refer to those in the Updated Noise Assessment.

Compliance with the Operative District Plan (ODP)

The Updated Noise Assessment includes an assessment of noise against the limits of the City of Lower Hutt Operative District Plan (ODP). Section 6.4 states that the proposal is *"unlikely to comply with the noise limits without mitigation at the boundary."*

The exceedances are predominantly due to the assessment location within the ODP being at the site boundary which in some instances, is much closer to the proposed operation, when compared with the dwelling on a site.

We agree with the Updated Noise Assessment conclusion that the proposal is unlikely to comply with the noise limits of the ODP.

Section 6.4 provides predicted noise levels at the notional boundary of dwellings. The notional boundary is a line 20 metres from a rural dwelling or the site boundary, which is closer to the dwelling. In respect of assessing potential noise effects, we agree that this location can be used and is consistent with New Zealand Standard NZS 6802:2008 *Acoustics - Environmental Noise*.

When applying the ODP noise limits at the notional boundary, Table 6 of Section 6.4 shows exceedances at seven properties.

Compliance with the Proposed District Plan (PDP)

The Updated Noise Assessment has also compared those predicted noise level with the Proposed District Plan (PDP). In respect of the rules within the PDP, the differences between the ODP and PDP are as follows:

- The PDP now uses the L_{Aeq} descriptor as opposed to the L_{10} in the PDP
- The assessment location in the PDP is within the notional boundary (of a rural property) as opposed to the site boundary
- The noise limit during the proposed operational hours of the site have increased

Overall, the approach in the PDP provides less stringent controls on noise from activities in the rural zone.

Section 6.5 concludes that compliance with the PDP is achieved at all assessment locations, except at 904D Coast Road where a 6 dB exceedance is predicted. We agree with this conclusion based on the noise

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predictions included in Section 6.5. Note the Updated Noise Assessment includes an area of works where exceedances with the PDP occurs, and omission of this area as part of the cleanfill would enable compliance.

As the PDP is not currently operative, we understand that Council must determine how much weight is given to the ODP and how much to the PDP.

We note that submissions have now closed on the PDP. However, submissions have yet to be published so we are unaware if there are any submissions which relate to noise limits in the Rural Zone.

Potential Noise Effects

In determining the potential noise effects, Section 6.4 of the Updated Noise Assessment has used the notional boundary as the assessment location for each dwelling. This is either 20 metres from a dwelling or the site boundary where the distances between a dwelling and the site boundary is less than 20 metres.

In determining noise effects, we agree that at or within the notional boundary of a noise sensitive activity can be used as an assessment location to appropriately consider the potential noise effects.

Section 6.6 of the Updated Noise Assessment states that the proposed activity would be *"similar in nature to some of the activities already occurring within the area, albeit with a greater frequency"*. This is a reasonable statement as machinery is common in the rural environment.

Section 5 describes details on the noise survey. In our view, these measured noise levels cannot be directly compared to the noise generated by the activity.

The noise measurements were carried out close to the road (and not at/within the notional boundary of dwellings in all cases). This would provide higher noise levels, compared with a location elsewhere within the notational boundary of a dwelling which would be further from the road.

In addition, cicadas were noted in the noise survey. Although cicadas form part of the noise environment, this is temporary (circa 1 month per year) and would not be representative of the entire activity period. Section 5 notes this by stating with cicadas filtered out, the L_{A90} noise levels would be 15 dB lower.

From the above, we expect the noise environment to be relatively quiet within the notional boundaries of dwellings, particularly as the distance from the road increases. This means the proposed activity would likely be clearly noticeable at or within the notional boundary of noise sensitive activities.

Potential Vibration Effects

Section 6.7 states that minimal vibration is expected, and if a vibratory roller is used, then an on-site assessment would be required. We agree with this based on the proposed activity.

A consent condition is proposed to either prohibit the use of vibratory roller or to carry out on-site testing.

Summary

In summary, in respect of compliance with the ODP and PDP

- Noise levels are predicted to be non-compliant with ODP.
- Noise levels are predicted to be non-compliant with ODP noise limits at the notional boundaries of 904C 904D, 935, 965, 977, 993 and 1025 Coast Road.
- Noise levels are predicted to comply with the PDP at all assessment locations, except 904D Coast Road, where a 6 dB exceedance is predicted.

In respect of potential noise effects

- The potential noise effects are greater than those envisaged by the ODP
- The potential noise effects are generally within what are envisaged by the PDP (except at 904D Coast Road)

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- The proposed activity is consistent with other activities within the rural zone, noting that heavy machinery is often used. However, the intensity would be greater on the proposed cleanfill site.
- We expect that noise from the activity would be clearly noticeable when compared with the ambient noise environment.

We acknowledge that the PDP noise limit, and the notional boundary assessment location, are consistent with other District Plans. However, as the plan is going through a review process, the Council needs to determine how much weight is given to the PDP and how much to the ODP. This is to determine if the PDP rules and standards can be adopted for the application. This may determine any threshold for notification.

Section 95D of the RMA states that a consent authority "*may disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect;*". Therefore, whether any potential effects may be disregarded is dependent on how the ODP is considered in the decision making process.

Comment on Resource Consent Conditions

Section 9 of the Updated Noise Assessment provides recommended conditions. The conditions proposed appear to reflect what has been assumed in the assessment. However, they may require some rewording to ensure certainty.

We also note that the appropriateness and adoption of the PDP noise limits will need to be determined based on how much weight is given to the ODP and how much to the PDP. This will need to be determined by the Council.

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LBC Traffic Engineers

9 June 2025

Attention: Dan Kellow
Resource Consents Planner - Contractor
Hutt City Council

Transport Assessment Peer Review (RM240334)
Proposed Clean fill – 1044 Coast Road, Wainuiomata

Background to proposed clean fill

- Proposal is the establish a private clean fill operation that will be used to truck fill material from the applicant's development sites in the area. No outside contractor use proposed.

Peer Review Comments

- **Section 1**: Existing Traffic Environment
  - Road Safety: I've reviewed CAS and the associated crash reports from within the area stated in the transport assessment. While there have not been many crashes within close vicinity of the site, the crashes in the section of Coast Road to the north appear to involve speed (among other factors) as significant contributing factors with some of the crashes being reported as non or minor injury where they could have easily been serious injury crashes.
  - While there is no data on vehicle operating speeds along Coast Road it is reasonable to expect vehicles are travelling at or above the posted speed limit with the crash data backing this up.
- **Section 2:** Proposed Clean Fill Operation
  - Operating hours 7:30-5:30pm Mon – Fri and 7:30am-1:00pm on Saturdays appears to be reasonable.
  - Clarification that no truck and trailers to deliver to the site. 18 single truck loads per day representing 36 truck movements per day.
  - Vehicle crossing to be constructed and be 6m wide with access recessed sufficiently from the edge of the road to ensure no encroachment onto the road and ensuring two trucks can pass here
  - Proposed vehicle crossing location not ideal after a reasonably sharp bend although significant veg clearance proposed to open up sightlines. Just need to ensure the vegetation is fully cleared out to the ground.
  - Comfortable with sight distance requirement based on 80kp/h environment, noting vehicle speeds to the south of the vehicle crossing likely to be slightly lower where traffic will be slowing for bends.
- **Section 3**: District Plan Compliance
  - Agree regarding standard 1 about vehicle access and bespoke design (technical non-compliance).

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- **Section 4 and beyond:** Traffic Effects
  - Traffic Generation – likey to be a less than minor impact on existing traffic volumes. While it has been mentioned earlier in the assessment that a haul road will be constructed between the site access and the clean fill areas, there could be an issue in the winter months around debris being tracked onto the road. Wheel wash bay would mitigate against this issue.
  - Connection with Coast Road – Good to see that first 10m of from the road edge will be sealed, with vegetation to be cleared to achieve the 181m sightlines and maintained as such.
  - Interaction with Catchpool Road – Agree that once vegetation is cleared to the south of proposed vehicle crossing there will be an excellent line of sight between the two accesses.
  - Agree with recommendation that clean fill doesn't operate on public holidays or Sundays to reduce any impacts on Coast Road where these days and times may otherwise be busier than usual.

Request for further information

1. The layout of Coast Road means that vehicles approaching the entry to the clean fill from the south are not likely to see the actual vehicle crossing and its formation until they are well within 180 metres of it (where vegetation clearance is proposed). Can the applicant confirm where vegetation is removed, that this will be removed in its entirety to ground level. Also, confirmation is required as to whether the 180m sightline can be achieved fully within road reserve (i.e. sightlines don't extend through private property).

   Applicant Response:
   The consent holder agrees to a condition regarding the maintenance of vegetation between the fence line and physical road within the legal road to a height no more than 1m above ground level.

   The 180m sightline can be fully achieved within legal road and do not extend into private property as clearly shown on the Entry Sightlines diagram submitted with the application in Appendix C Drawing No. 30246 SK03 Sheet 1 of 1, and reattached in Appendix A to this letter

   My Response:
   Agree with response provided by the applicant, noting that sightline measurements are taken at driver's height of standard vehicle (i.e. ~1.15m above the ground), hence a truck drivers line of sight will be higher than this. This RFI is satisfied.

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2. Would the applicant consider installing “trucks crossing” warning signage on each approach to the clean fill vehicle crossing. The very nature of Coast Road means that drivers that are not familiar with it can be expected to be driving it reasonably frequently.

   Applicant Response:
   We confirm acceptance that a condition requiring the installation of a ‘trucks crossing’ warning sign be installed and maintained at both the northern and southern approaches to the site and removed once the activity ceases.

   My Response:
   Agree with response provided by the applicant. This RFI is satisfied.

   Final Assessment/Commentary
   The applicant is seeking resource consent to run a clean fill operation from their site at 1044 Coast Road, Wainuiomata. As part of the application a transport assessment has been provided which has considered the proposed operation against the relevant transport rules of the district plan as well as provided an assessment of effects covering the expected number of truck movements per day and improvements to achieve compliant sight lines.

   It is my assessment that the clean fill operation will be able to operate safely with effects to Coast Road that will less than minor where sightlines will be maintained at all times with suitable temporary traffic management signage in place for the duration of the activity.

s7(2)(a) [redacted]
Director | Senior Traffic Engineer
s7(2)(a) [redacted]@bennerconsulting.co.nz

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RM number: RM240334
Date: 15 August 2025
Applicant: Kakariki Estate Limited
Agent: Cuttriss Consultants
Address: Elliott.Thornton@cuttriss.co.nz
Attention: Elliott Thornton

Dan Kellow
Environment and Sustainability
Dan.kellow@huttcity.govt.nz
Our reference:RM240334

NOTIFICATION REPORT FOR LAND USE CONSENT FOR THE OPERATION OF A CLEANFILL SITE, INCLUDING ASSOCIATED EARTHWORKS, AT 1044 COAST ROAD, WAINUIOMATA (LOT 5 DP 551868)

1. PROPOSAL

Land use consent is sought operate a clean fill at 1044 Coast Road, Wainuiomata. The clean fill would include two separate areas with eight stages in total across the two areas. The stages are shown below.

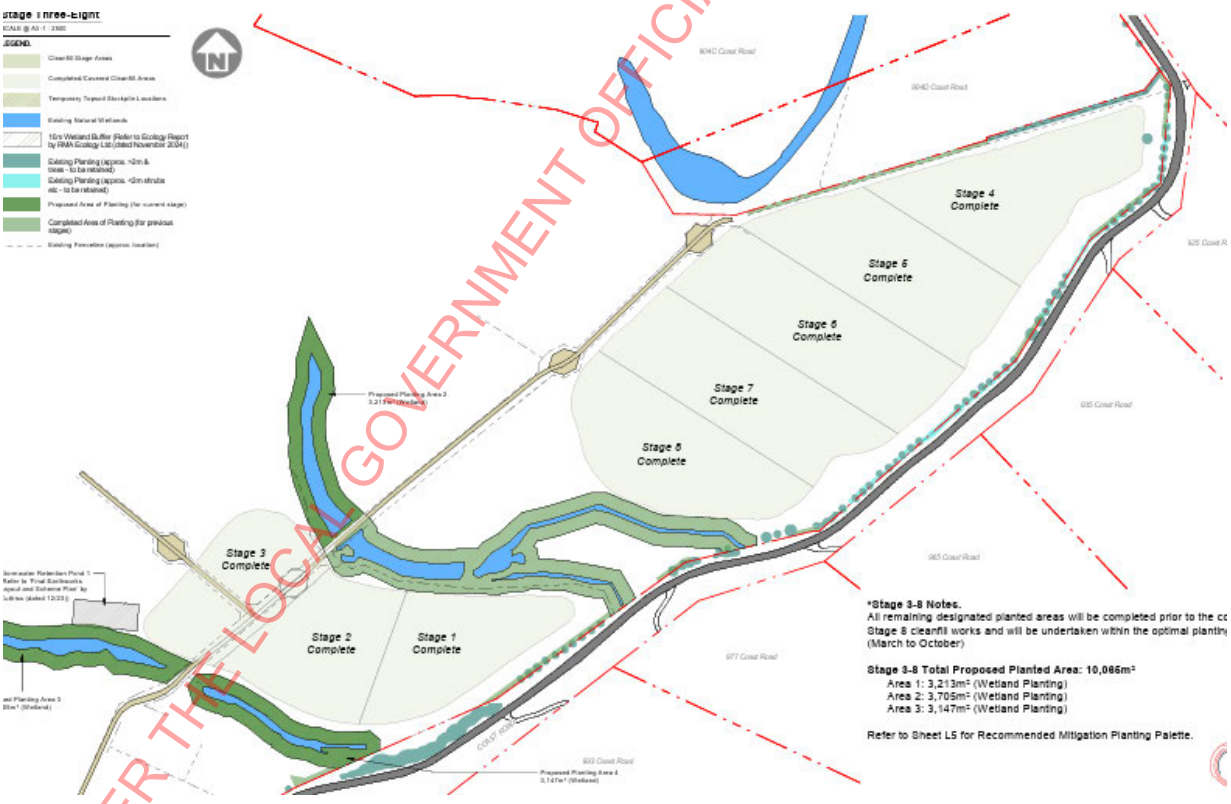


Figure 1: Proposed site plan showing the clean fill once all eight stages are completed.

The application is fully described in the AEE and that description is adopted and should be referred to.

In summary, the proposal involves:

- A clean fill as defined in the Waste Management Institute New Zealand (WasteMINZ) Technical Guidelines for Disposal to Land Revision 3.1, dated September 2023. The definition of clean fill material is:

  > "*Virgin Excavated Natural Material (VENM) such as clay, soil and rock that are free of combustible, putrescible, degradable or leachable components.*
  >
  > *When discharged to the environment, clean fill material will not have a detectable effect relative to the background, and the fill site will be able to be utilised for an unrestricted purpose on closure. Future excavation into the filled materials will be unrestricted*.[1]"

- There is no ground works proposed for the fill areas prior to deposition.

- A clean fill that will only be used by or on behalf of contractors to Friday Homes – the clean fill is not intended for use by other commercial operators.

- Each stage will be completed before moving to the next with a total area of 9.37ha and volume of 196,500m^3. The smallest stage is Stage 1 which is 9,200m^2 and the largest is Stage 6 at 14,200m^2. The applicant proffered a condition confirming that 2500m^2 is the maximum area of non-stabilised fill that may be exposed at any one time.

- A maximum depth of 3.5m above existing ground. Fill batters will be constructed and stabilised progressively across each stage.

- Landscaping to provide mitigation as outlined in the Landscape and Visual Assessment by Design Group Stapleton Elliott that can be broadly described as perimeter planting and around the wetland.

- A new access would be constructed to 55m north of the existing access with associated vegetation clearance within road reserve and the application site.

- The trucks carrying clean fill would be limited to single unit trucks, operating between 730am and 530pm Monday to Friday and 730am until 1pm Saturday with no more than 18 trucks, or 36 movements per day.

- No truck movements on Sundays, public holidays, any long weekend or between 20 December and 10 January.[2]

- For each stage of construction the earthworks will be undertaken as follows:
  - Progressively form stabilised haul road to works area;

[1] Definition contained on page 1 of the WasteMINZ Technical Guidelines

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- Installation of erosion and sediment control measures.
- Temporarily remove topsoil and stockpile on-site immediately following earthworks stage with the location to be determined on-site by a contractor to suit operations;
- Clean fill to proposed earthworks platform levels
- Upon completion of the filling with clean fill, spread and compact stockpiled topsoil and hydroseed to stabilise earth worked areas and reinstate to LUC 3

- Erosion and sediment control measures will be installed as detailed in the Erosion and Sediment Control Plan

The following conditions have been proffered:

Landfill Classification (Waste Acceptance Criteria)

1. The proposed landfill is to be used for class 5 clean fill only as defined in the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 and only accept the following waste:
   - Virgin Excavated Natural Material (VENM) such as clay, gravel, sand, soil or rock fines that:
     - Has been excavated or quarried from areas that are not contaminated with manufactured chemicals or process residues, as a result of industrial, commercial, mining or agricultural activities; and
     - Does not contain any sulfidic ores or soil or any other waste.
   - Maximum incidental inert manufactured materials (e.g. concrete, brick, tiles) to be no more than 5% by volume per load; and
   - Maximum incidental or attached biodegradable materials (e.g. vegetation) to be no more than 2% by volume per load; and
   - After the above allowances for inert manufactured materials and biodegradable materials, maximum chemical contaminant limits accepted by the regulatory authority to be the background concentration for VEMN within the intended catchment of the site.

2. At least 20 working days prior to operation, carry out soils test to determine the background chemical contaminant levels of the site. The soil test is to be carried out by a suitably qualified and experienced practitioner who specialises in contaminated land investigations and the result submitted to Council.

3. Every load deposited must be visually inspected to ensure it meets the clean fill acceptance criteria under condition (1) above.

4. Laboratory testing is to be carried out by a suitably qualified and experienced practitioner who specialised in contaminated land investigations to at least a frequency of 1 per 50 loads, or 1 per 500m³ whichever is lesser. The testing is to confirm compliance with condition (1) above.

5. Any load that does not meet condition (1) must be rejected and disposed of at an alternative approved landfill suitable for the class of material.

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6. No clean fill material shall be deposited at the site which has been sourced from a site defined as 'potentially contaminated'.

   Note: A potentially contaminated site includes any site that is listed on the Greater Wellington Regional Council's Selected Land Use Register, or where there is reasonable cause to believe that activities listed on the Ministry for the Environment's Hazardous Activities and Industries List have previously occurred, unless a Detailed Site Investigation has been completed confirming the source of the material is not contaminated.

7. No clean fill material shall be deposited within 10m of any watercourse or wetland.

Survey

8. At least 10 days prior to commencement of clean filling, a survey of the clean fill area as shown on the approved plans and documents is to be carried out by or under supervision of a licenced surveyor, and the boundaries of the clean fill are to be clearly marked so that areas outside are clearly visible and identifiable as out-of-bounds for dumping. No dumping or movement of earth or soil is to be carried out outside the clean fill areas including any temporary or stockpiling.

   Confirmation is to be provided from a licenced surveyor to Council 5 days prior to commencement of clean filling that the setout is at least 10m from any identified wetland or watercourse, and in accordance with the approved plans.

Record Keeping

9. An electronic record of all clean fill material deposited at the site shall be maintained for the duration of the resource consent. The record shall include:
   a. The name of the company delivering the material;
   b. The date of delivery;
   c. The physical address of the land the material was sourced from;
   d. A description of the material as per the inspection required by condition (3) above;
   e. Any laboratory reports pertaining to the composition of the material as per condition (4) above;
   f. The weight and volume of the delivered material;
   g. The approximate location on-site where the material will be dumped.

10. The consent holder shall prepare an annual monitoring report for the period of 1 July to 30th June to the Council, by 30 September each year for the duration of this resource consent. The annual monitoring report shall include but not be limited to:
    h. The electronic record of clean fill accepted at the site as per condition (9).
    i. A record of any material rejected at the site as per condition (5)
    j. A record of any spills on-site and remedial actions carried out.
    k. A record of any discovered contamination and any measures to address the contamination such as remediation and validation.
    l. Confirmation from a licenced surveyor con firming that the clean fill remains within the boundaries specified by condition (8) above, at least 10m from any identified watercourse or natural inland wetlands, and does not exceed the Finished Platform Level's shown on the approved Earthworks Layout prepared by Cuttriss Drawing No. 30246 SCH Sheet 1 of 3 dated 10/10/2024.

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Duration

11. The duration of the clean fill activity must not exceed 30 years unless lapsed, been surrendered or been cancelled at an earlier date.

Landscaping

12. Prior to the commencement of clean filling activities, the consent holder shall submit a landscape plan to Council for certification showing:
    a. Full details of screen planting along the northern boundary. Unless otherwise agreed to in writing with the adjacent owners and occupants, the screen planting is to be capable of screening the clean fill platform as viewed from the neighbouring residential properties to the north within 5 years of operations commencing. Planting is to commence prior to breaking ground for Stage 2 of the cleanfill area; however, it is acceptable for planting activities to overlap with the cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 2 will be undertaken within the optimal planting season (March to October).

    b. Full details of planting along the Coast Road frontage. The planting should provide screening of the clean fill platform as viewed from Coast Road within 5 years of operations commencing.

    c. The species, location and size (at the time of planting). The plan should include both faster growing exotic plants (such as Leighton Green) able to provide a suitable screen between the clean fill operations and the neighbouring properties, and a mix of indigenous plants including a suitable balance of canopy trees and other species, designed to enhance the habitat in the longer term.

    d. Full details of the landscaping works to be undertaken following the completion of the activity including:
        i. Works to enhance, replant and fence the watercourses and wetlands with indigenous species, depth and profile that is commensurate with what would have naturally occurred within these areas prior to European settlement;
        ii. Works to enhance, replant the batter faces such that they provide for slope stability. The planting on the batter face must also be with indigenous species that naturally occurred within the areas prior to European settlement.

    Note: The purpose of the landscaping is to screen clean filling activities from view of the northern properties which contain residential houses and enhance the ecological values of the adjacent watercourses and wetlands at the completion of the activities.

13. Landscaping is to be carried out in accordance with the certified plans under condition (12) above. All works required by condition (12)(a) are to be completed prior to clean filling activities commencing, and all works required by condition (12)(b) within 6 months of operations commencing.

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Enhancement of adjacent watercourses and wetlands can occur at any time prior to completion, provided it is maintained and still meets the above objection at completion.

14. Within 6 months of operations ceasing, certification is to be submitted to Council from a suitably qualified ecologist that works have been carried out in accordance with condition (12)(d)(i).

15. Landscaping (except for the enhancement work at 12(d)) is to be maintained at the consent holders cost for the duration of the consent, and the enhancement work at condition 12(d) is to be maintained for a period of 12 months post clean fill operations.

Rehabilitation

16. The consent holder shall progressively rehabilitate the site as each section or clean fill stage is completed (at a maximum of 2.5ha). Within 6 months of that section or stage being finished, rehabilitation of that area shall be completed. The rehabilitation is to include but not limited to:

    a. A state compatible with a Land Use Capability 3 (LUC3) which existed prior to the clean filling activities, which as a minimum would include pasture, but may also include alternatives for cropping, orcharding or similar unless the NPS-HPL is amended to exclude LUC3 from the definition of highly productive land; or
    b. Final cover in accordance with section 5.9 of the WasteMINZ Technical Guidelines for Disposal to Land Revision 3.1 dated September 2023 as applicable to a class 5 landfill (clean fill) if the NPS-HPL is amended to exclude LUC3 as highly productive land; and
    c. Spreading a minimum depth of 300mm topsoil over the site; and
    d. Top soil is not to be compacted during the spreading; rather top soil is to be tilled or ripped to improve drainage; and
    e. The development of a free-draining and stable landform; and
    f. Re-grassed and re-planted all exposed areas as soon as practicable to prevent erosion losses; and
    g. Monitoring and maintaining rehabilitated areas to ensure they are functioning appropriately post-closure; and
    h. At completion of the rehabilitation, remove all mobile machinery and plant from the site (or stage).

17. Certification is required within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the land as highly productive land.

Vehicle Crossing and Passing Bays

18. Prior to commencement of clean fill activities, an extra heavy vehicle crossing is to be constructed as shown on the approved plans to Coast Road, and the concrete extended to the site boundary with sufficient length of 1 truck length, and width to enable 2 trucks to pass.

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19. Prior to commencement of clean fill activities in a particular area, passing bays are to be constructed that enable 2 trucks to pass, generally in the areas shown on the approved plans up to the point of that area.

Pre-start Meeting

20. Prior to the commencement of the clean fill, the consent holder shall hold a pre-start meeting that:
    a. Is located on the subject site.
    b. Is scheduled not less than 5 days before the anticipated commencement.
    c. Includes Hutt City Council and Greater Wellington Regional Council officers.
    d. Includes representatives from the contractors who will undertake the works and any relevant suitably qualified professionals involved in the compliance, monitoring or site rehabilitation. The meeting will discuss erosion and sediment control measures, the clean fill methodology, and familiarity with the necessary conditions of any consent.

Operating Hours

21. The operation of the clean fill and associated haulage on Coast Road is restricted to operating between 7:30am and 5:30pm Monday to Friday, and 7:30am to 1pm Saturdays and is not to operate on the following dates:
    - 20th December – 10th January inclusive;
    - 1st June to 30th September inclusive;
    - Any long weekend (i.e. where a public holiday as defined under the Holidays Act 2003 falls on a Friday or Monday);
    - Any public holiday.

    These restrictions do not apply to any measures necessary for stormwater / surface water management or dust mitigation measures.

    Note:

    The purpose of this condition is minimise nuisance to nearby residents located adjacent to Coast Road, minimise conflicts between trucks and recreational users of Catchpool Valley, and restrict activities during high rainfall to minimise risk of sedimentation into nearby streams and Wainuiomata River.

Noise

22. Tonal reverse alarms shall be prohibited on all machinery located permanently on the site. Broadband reverse alarms may be fitted if reverse alarms are required.

Tracking detritus

23. The consent holder shall avoid as far as practicable the conveyance, tracking or carrying of earthworked materials onto Coast Road. The consent holder shall inspect the vehicle crossing and road access area at the material disposal site daily during clean fill operations when material is transported to the site. In the event material is tracked onto the Coast Road, where safe to do so, the consent holder shall clear the earthworked materials from the road(s) and clean the road so it is restored to its original condition in such a way that avoids the material being washed into nearby watercourses.
    Note:

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Earthworked materials include all detritus, soil, wood chip or rock. This may require the installation of a wheel wash facility.

Complaints

24. The consent holder shall distribute written communication (letters) to all property owners and occupiers along Coast Road (from No.'s 115B and 122 in the north, south to 1044 Coast Road) no later than 20 working days prior to the commencement of works onsite. The letter shall identify the procedures for making inquiries for information and/or complaints/concerns regarding the works. This shall include at a minimum:
    a) The consent holders name and key contact details
    b) The main site manager, name and contact details;
    c) A 24-hour contact telephone number for the consent holder or appointed agent;
    d) A clear explanation that the contact telephone number is for the purpose of receiving complaints and information from the public about noise or dust nuisance or any other problem resulting from the exercise of this consent.

    No later than 10 working days prior to the commencement of activities associated with this consent, the consent holder shall submit a copy of the letter and a list of properties served with this letter to the Council's Compliance and Monitoring Team as proof of compliance.

25. The consent holder must maintain a complains register. The complaints register must include details of when a complaint was received, the steps taken by the consent holder to investigate the complain, and any steps taken to address the issue raised. The complaints register must be provided to Council annually, and available on request.

Signage

26. The consent holder must erect signage at the clean fill entrance, visible to haulage trucks, clearly identifying the northern entrance for clean fill activities, and include the name and contact information of the clean fill operator.

    The signage must be maintained as legible until the completion of the clean fill activities, and removed should activities cease for a period exceeding 12 months.

    Note:

    This condition is to manage complaints and also to ensure that the clean fill entrance is clearly identified separately to the residential or farming entrance.

Environmental Management Plans

27. No later than 20 working days before the commencement of any earthworks, the consent holder shall ensure that the contractor submits the following for certification:
    - An Environmental Management Plan prepared by suitably qualified person(s) and detail how all the conditions of this consent shall be complied with.
    - Erosion, Dust and Sediment Control Plan demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region rev. 1 dated February 2021 or as updated
    - Stormwater Management Plan
    - Inspection, maintenance, monitoring and control Plan
    - Hazardous Substances Management and Spill Prevention and Management Plan

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- Identification of appropriate auditing requirements to ensure performance of all components of the site's Environmental Management Plan
- Ongoing maintenance plan (including maintenance of drainage systems to ensure the ongoing effectiveness of the consented design)
- Noise Management Plan
- Traffic Management Plan (including site access design)
- Site closure plan

  All management plans must be prepared by a suitably qualified professionals and all works must be carried out in accordance with the certified management plans.

Top Soil Management Plan

28. No later than 20 working days prior to commencement of any earthworks, the consent holder shall prepare and lodge a topsoil management plan for certification of Council.. The purpose of the plan is to outline a framework that ensures that the topsoil is managed and replaced in such a way that the land use capability is re-established at completion of the clean fill activities, and that minimises the potential soil loss to water. The plan is to outline the method to which soil is extracted, temporarily stockpiled, managed and then reestablished on the site.

    Note: If the National Policy Statement for Highly Productive Land is amended to exclude LUC3 from the definition of highly productive land, compliance with this condition is no longer required.

Review

29. The Council (or Greater Wellington Regional Council) may annually, on any of the last five days of May or November, serve notice of it's intention to review the conditions of this resource consent for the purposes of:
    i. Dealing with an adverse effect on the environment occurring as a result of the exercise of this resource consent;
    ii. Requiring best practice options to be adopted by the consent holder to remove or reduce any adverse effect on the environment as a result of the exercise of this resource consent;
    iii. Requiring the consent holder to carry out monitoring and reporting instead of, or in addition to, that required by the resource consent; or
    iv. Requiring the consent holder to comply with a relevant rule in an operative District or Regional Plan (or proposed Plan that has immediate legal effect).

30. Dust Management Plan – *Note: the RFI confirmed a condition requiring a DMP is proffered but did not specify and details of the DMP was required to include.*

Conditions proffered via the s92(1) response

The RFI response dated 15 May 2025 confirmed the applicant agrees or proffers conditions that would require:

- Maintenance of vegetation between the fenceline and physical road for 180m from the vehicle crossing within the legal road to a height no more than 1m above ground level.

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- The installation of a 'trucks crossing' warning sign be installed and maintained at both the northern and southern approaches to the site and removed once the activity ceases.
- Maximum number of truckloads of clean fill material to be transported to the site on any day the clean fill is operating is 18, i.e. 2 trucks every hour max (assuming even distribution over a 9-hour period.
- Maximum size truck that will be used is a 10T tipper truck.
- Maximum size roller of 3T.
- Maximum size excavator of 20T.
- Equipment to be well maintained.
- 1 excavator or 1 compactor will be used on the clean fill itself at any one time as part of normal operations.
- Excavator to operate for a maximum of 15 minutes within a 60-minute period.
- Compactor to operate for a maximum of 15 minutes within a 60-minute period.
- Proposed operating hours are Mon to Fri 7.30am to 5.30pm and Saturday 7.30am to 1pm.
- Clean fill will be closed during the winter months (1 June – 1 October).
- No use of vibratory rollers OR a vibration assessment of a vibratory roller be conducted on-site to confirm the discernible nature of this activity beyond the site boundary.
- Clean fill operation to comply with the Proposed District Plan, day-time noise limits (55 dB LAeq) at the notional boundary of the nearby residential dwellings.
- Prohibit tonal reverse alarms on machinery permanently located on site.
- No slamming of tailgates on trucks.
- A Noise Management Plan to be established for the clean fill operation.
- A maximum of 2500m^2 of non-stabilised fill at any one time.

2. SITE DESCRIPTION

Section 2 of the AEE describes the site in full and I adopt the site description which should be read in conjunction with this report. I visited the area but did not go on site on 3 December 2025 and walked over the site where the proposed clean fill will be located on 15 July 2025.

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Photo 1 – facing north east along northern boundary across stages 4 and 5



Photo 2 – facing south west from 100m south of # 935 letterbox

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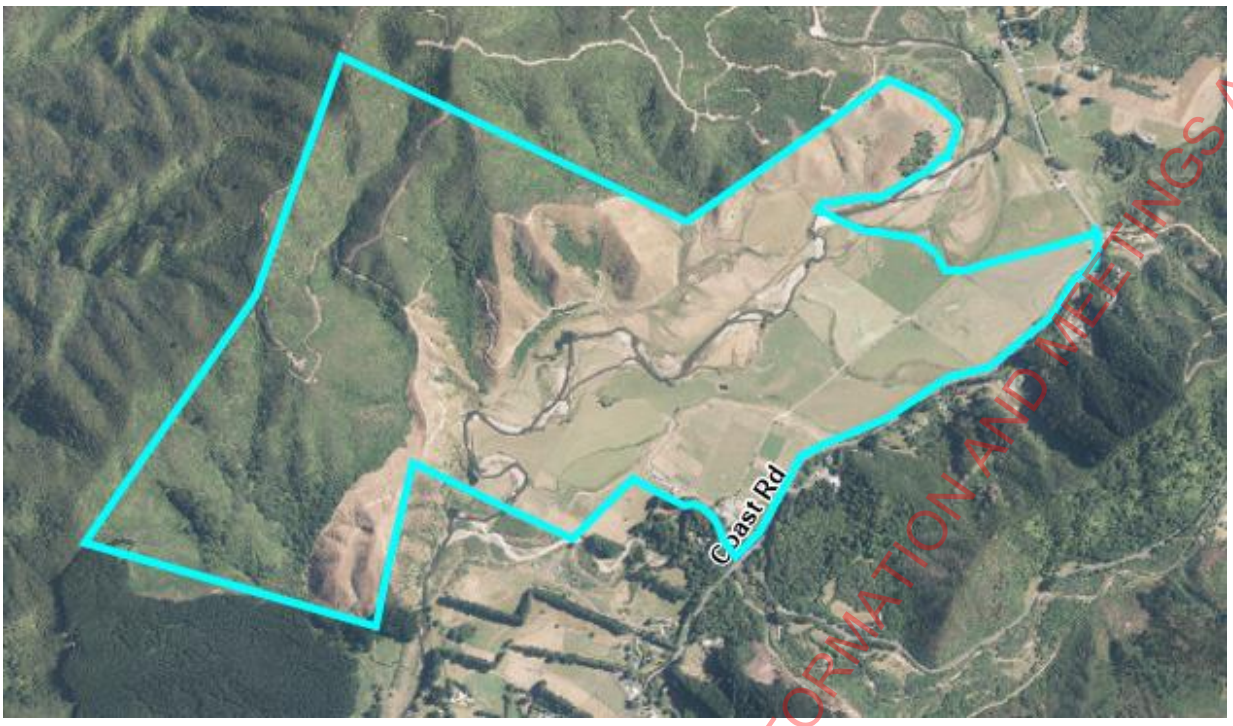


Figure 2: Aerial Site

Key features of the site are as follows:

- The site is a 170.8 hectare operational farm and the site accommodates a dwelling and farm buildings.
- The western side of the site, beyond the Wainuiomata River, contains steeper vegetated land whereas the flatter land to the east of the river, which has two terraces, is mostly pasture used for grazing.
- Small tributaries to the Wainuiomata River cross the site.
- There are trees (Crack Willow) approximately 10m in height within the site along some of the Coast Road frontage. The trees are deciduous.

The site is legally described as Lot 5 Deposited Plan 551868. The title is subject to the following relevant interests:

Consent Notice 11868076.3

- Restriction that any buildings must be located outside the Wainuiomata River 'potential erosion hazard area' identified by GWRC unless a suitably qualified professional determines a more accurate erosion setback.
- Restriction that any dwelling is constructed to the recommended building level as obtained from GWRC.
- Residential development over is limited to a total of 8 dwellings.
- Esplanade Strip (5m wide, either side of the Wainuiomata River).

The nearby sites are a mixture of rural or rural lifestyle. The AEE notes that the sites opposite on Coast Road contain a single residential house each which I agree with. There is a single dwelling on the site abutting or close to the northern boundary (904D Coast Road). The entrance

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to Catchpool Valley (Remutaka Forest Park) is located around 15m south of the proposed site entrance.

The proposal is not within the potential erosion hazard line or within the esplanade strip.

Most of the site where the clean fill would be located is identified by Greater Wellington Regional Council (GWRC) as being within the 1% AEP flood hazard extent. The application includes modelling from Rivers Edge that further refines the flood extent.

The area where the clean fill is proposed is defined as having a Land Use Capability Class 3 (LUC 3) rating so is defined as Highly Productive Land under the National Policy Statement for Highly Productive Land (NPS-HPL).

District Plan

Operative District Plan

The application site is zoned General Rural and there are no District Plan overlays.

Proposed District Plan

Under the Proposed District Plan the site is General Rural and features a Highly Productive Land overlay over the eastern side of the site which includes the area of the clean fill.

Other consents

Resource consent has been sought from Greater Wellington Regional Council for land use consent for clean fill activity under Rule 94 of the Natural Resources Plan (NRP), Earthworks and associated discharge of stormwater associated with earthworks exceeding 3,000m² in a 12 month period under Rule 101 of the NRP and Rule WH.R24 of Plan Change 1 (PC1) to the NRP and under the NES Freshwater resource consent was sought for a change to the hydrology of a wetland.

3. RELEVANT PLANNING RULES AND REGULATIONS

Operative 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 (General Rura) and 14 (General).

I agree with the assessment set out in table 3 of the AEE. The proposal requires resource consent due to the following District Plan non-compliances.

General Rural - Rule 8B 2.1 Permitted Activities

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8B 2.1 (a) - A proposal is a Permitted Activity if it complies with the permitted activity conditions and is not specified as a Permitted, Restricted Discretionary, Discretionary or Non-Complying Activity.
The proposal does not comply with permitted activity condition 8B 2.1.1 (p) which requires compliance with the General Rules in Chapter 14. See the assessment below under General Rules.

Rule 8B 2.2 Restricted Discretionary Activities

A proposal is Restricted Discretionary Activities if it is one of the activities listed under this rule – clean fills are not listed.

Rule 8B 2.3 Discretionary Activities

8B 2.3 (a) - A proposal is a Discretionary Activity 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.
The proposal does not meet the permitted activity condition which requires compliance with the General Rules.

8B 2.3 (c) – Top Soil Removal is listed as a Discretionary Activity.
The proposal includes temporary removal and stockpiling of top soil.

General Rules - Chapter 14

Transport - 14A 5.1 (a) Activities are permitted if they comply with the standards listed in Appendix Transport 1 and do not exceed the high trip generator thresholds in Appendix Transport 2.

The proposal will not breach the high trip generator threshold.

Standard 1 requires service lanes, private ways to be designed and constructed in accordance with NZS 4404:2010. Standard 2 requires site access and manoeuvring to be compliant with, amongst other matters, AS/NZS 2890.1.2004. The AEE states there is partial compliance with a bespoke design needed given the truck only use in a rural context. HCC's Transport Engineer peer reviewer agrees there is technical non-compliance and I accept this assessment. The proposal is compliant in regard to the number of crossings allowed per site, separation distances between accesses and a Secondary Collector and on-site space required to avoid using road reserve for parking or manoeuvring.

The proposal is Restricted Discretionary activity under rule 14A 5.1 (b).

Noise – The RFI response dated 15.05.2025 states there will not be compliance with rule 14C 2.1.10 which requires all non-residential activities in the Rural Zone to not exceed the conditions measured anywhere beyond the site. The conditions are a maximum 50dBA 7am to 10pm. Consent is not sought to operate outside of these hours. HCC's Acoustic Engineer peer reviewer agrees with this assessment and I accept this assessment. This non-compliance triggers resource consent under 14C 2.2 (a) as Discretionary Activity.

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Earthworks – the proposal needs resource as the permitted activity standards for earthworks are 1.2m vertical change and 50m^3 maximum volume whereas the proposal has a maximum fill height of 3.5m and a volume of 196,500m^3. This requires resource consent as a Restricted Discretionary activity under rule 14I 2.2.

Overall, resource consent is required under the following rules:

- 8B 2.3 (a) - Discretionary activity
- 8B 2.3 (c) - Discretionary activity
- 14C 2.2 (a) - Discretionary activity
- 14A 5.1(b) - Restricted Discretionary activity
- 14I 2.2(a) - Restricted Discretionary activity

All aspects of the consent are linked so the consent shall be bundled as a **Discretionary activity**.

Notification Preclusions

There are notification preclusions in relation to any of the rules.

Proposed District Plan

On the 6th of February 2025 Hutt City Council notified the Proposed District Plan; this is the result of a full review of the Operative District Plan which first became operative in 2003. As such the proposed plan is in the early stages of the Schedule 1 process with public submissions which closed on the 2nd of May 2025. While the proposed plan requires consideration with regard to any resource consent decision it is noted that the majority of the proposed plan provisions do not have legal effect whereby only certain rules apply at the time of public notification. The relevant rules which have legal effect are determined by s86B of the RMA and in the case of the proposed plan only relate to the protection of historic heritage which includes new Sites and Areas of Significance to Māori (SASM) identified as category 1 or category 2 and notable trees.

There no PDP rules that have legal effect that are relevant to this proposal.

National Environmental Standards

In regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health the AEE states that there is no evidence that the site has been used for activities such as a market garden where herbicides and pesticides may have been used. Council records, including historic aerial photos, do not indicate any HAIL activities have been undertaken on the site. The proposal does not require assessment under any National Environmental Standards

4. PERMITTED BASELINE AND EXISTING ENVIRONMENT

Applying a permitted baseline, 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

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forming a part of the baseline that are relevant when considering who is 'affected', whether effects are considered to be more than minor, and when making a substantive decision.

The permitted baseline for earthworks is of no relevance given the permitted baseline volume of 50m^3 equates to 0.025% of the proposed volume.

In regard to the existing environment it is acknowledged the site is a working farm and that farming will at times include the use of machinery such as tractors. The existing environment has been taken into account in the 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 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.

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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 the following properties in making an assessment under s95D:

- 864, 904A, 904B, 904C, 904D, 1048, 1066, 1074, 1154, 919, 925, 935, 965, 977, 993, 1025N Coast Road.

Potential adverse effects from the proposal are discussed below.

Landscape and visual

The proposal will be undertaken in eight stages which range from 0.92 to 1.42 hectares each. Each stage is expected to take 2 – 3 years and upon completion will be covered with stockpiled topsoil and hydroseeded to return the area to pasture. The areas proposed for stockpiling topsoil are approximately 1500m^2 and are located adjacent to the relevant clean fill stage. Proffered conditions of consent are relevant to the consideration of landscape and visual effects. In particular conditions 12 – 15 (see above on page 5) have been taken into account in the assessment below.

The mitigation planting plans contained within Appendix 3 of the LVA show the progression of planting as the activity progresses through the stages. The notes on the Stage 1 Mitigation Planting Plan states "*Planting is to commence prior to breaking ground for this stage* (Stage 1) *of the cleanfill area; however, it is acceptable for planting activities to overlap with the initial stages of cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 1 will be undertaken within the optimal planting season (March to October), beginning with the roadside planting areas.".*

The roadside planting for Stage 1 totals 548m^2 and relates to planting slightly south of Area 1 and a second area between Stage 1 and Coast Road. The notes on the DGSE plans do not require planting to have been completed prior to works commencing and even if this had occurred screening will be very limited initially. Depending on the speed that the clean fill gets deposited it may be that planting has not been completed before a substantial amount of filling has occurred within Stage 1. However, planting will have occurred before the commencement

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of any clean filling within the later stages assuming Stage 1 is no shorter than 6 months. The planting shown on the 'Stage 2 – Recommended Mitigation Planting' plan relates to planting along the internal boundary adjacent to # 904D and along five sections adjacent to Coast Road. This planting is to occur prior to Stage 2 but planting must only be completed within a maximum of two planting seasons.

The LVA identified a visual catchment using zone of theoretical visibility analysis. This led to the following groupings of properties as part of the LVA's assessment of effects.

- Northern Neighbours (904A, 904B, 904C & 904D Coast Road)
- Northeastern Neighbours (919 & 925 Coast Road)
- Eastern Neighbours (935, 965, 977 & 993 Coast Road)
- Catchpool Valley Road Activities & Users.

This approach of identifying potentially affected parties is accepted by HCC's landscape and visual peer reviewer (Linda Kerkmeester).

I note that all of the above sites are considered to be adjacent to the site and therefore are excluded from the 95A assessment and are instead assessed below in section 5.2 in relation to s95E. In can be inferred that adverse visual effects on all person(s) owning or occupying sites other than those listed above will be less than minor due to distance, topography and vegetation. As such this assessment now focuses on the effects on users of Coast Road.

The applicant's LVA discusses the landscape values and the associated effects and concludes the following:

- temporary effects on the physical landscape would be Low-Moderate, reducing to Very Low at the completion of the clean fill operations period.
- temporary associative landscape effects will initially be experienced as Low-Moderate, reducing to Very Low upon completion of the clean fill activity.
- temporary effects on the perceptual landscape will be Low, reducing to Very Low on the conclusion of the clean fill activity.

The LVA states there are two areas where the road bends increasing the visibility into the site for people passing the site. The visual simulations illustrate the screening that will result from the proposed planting and concludes that this impact will be a 'low visual impact[3]'. I note that the planting adjacent to the northern corner of the site (LVA - Visual Simulation 1) will be completed within two planting seasons of Stage 2 commencing. This planting is adjacent to Stage 4 so if each stage takes the predicted 2 - 3 years then the planting will have occurred at least three years before Stage 4 commences with Stage 4 being closest to the northern eastern boundary. The southern visual simulation occurs at a point 100m before the road drops down and there is existing planting in this area to be supplemented with proposed planting. I note that there is sporadic vegetation between the carriageway and site boundary.

The applicant's LVA considers effects will be Low which equates to a less than minor or minor adverse effect. Ms Kerkmeester agrees with the finding of the LVA that adverse effects on

[3] LVA page 19

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landscape character and visual effects will be Low - Moderate from Coast Road during operations and Low in the longer term. The LVA uses the 7- point scale which is accepted practice by the NZ Institute of Landscape Architects and a Low-Moderate rating equates to a **minor** adverse effect.

I agree with this conclusion in relation to users of Coast Road and have taken into account the following when considering the expert assessment and conclusions discussed above. Because the proposal is staged there will be a limited area of operational clean fill visible from Coast Road at any one time. For example, Stage 4 is approximately 185m in length where it is adjacent to the road and people passing the site at 70km/h will pass Stage 4 in around 10 seconds. This short period of time limits any potential adverse effect on Coast Road users.

Rural Character

The AEE describes the character of the area as "*the locality is predominately rural, with a mix of lifestyle blocks, working farms and open spaces. The area has a very low density of housing, which are widely spaced out and interspaced between large open spaces including paddocks and some small stands of native bush.*"[4] I agree with this assessment but note that there is an area to the north of the site where the river flats are covered in scrub rather than pasture.

The activity of the clean fill operation will involve machinery and truck movements. Neither of these are uncommon in the rural area but the frequency and consistency of machinery and truck usage will be notably different from the existing character. To an extent the setback from the road will mitigate the effects of the truck and machinery movements which will be viewed at a distance and will be viewed in a much wider landscape and as such will not dominate or significantly change the broader rural character.

The clean fill operation will involve deposition of fill which must be 95% Virgin Excavated Natural Material such as clay, soil and rock. While it is not uncommon within a rural area to have a field ploughed and therefore not be pasture, the deposition of the clean fill material will represent a change from what is typically associated with a working farm.

The modest size of each stage limits the extent of the change in character as will planting which will provide screening once it has grown and this will especially apply to the stages 4 onwards. Importantly, the clean fill will appear as one portion of a much larger working farm. For example, the length of Stage 1 that is adjacent to the road represents approximately 17% of the total length of the site that adjoins the road. Stages 2 and 3 are set back considerably from the road so during these stages the change in character will be less obvious due to setback and visibility in much wider environment. For the above reasons my view is the predominant character of a working farm will remain for this site with any adverse effects associated with the change in use and therefore change in character to be less than minor.

Earthworks – stockpiling, erosion and sediment control effects

An Erosion and Sediment Control Plan (ESCP) has been submitted with the application and this should be referred to. Earthworks will not occur during the winter shutdown period where

[4] AEE page 21

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erosion and sediment control is more difficult. Resource consent has been sought from GWRC in relation to earthworks and associated discharge over 3000m^2 in a 12-month period.

Proffered condition 27 requires that an Erosion, Dust and Sediment Control Plan, demonstrating compliance with Greater Wellington Regional Council's Erosion and Sediment Control Guide for Land Disturbing Activities in the Wellington Region, to be submitted for certification and all works must be carried out in accordance with the certified management plans.

Erosion and Sediment Control (excluding dust)

After taking into account the setback from external boundaries, the shallow slope of the batters and the requirement for a ESCP I consider that subject to compliance with the ESCP condition there is no reason to conclude that adverse effects associated with erosion and sediment cannot be suitably managed to result in less than minor adverse effects.

Dust

The Erosion and Sediment Control Plan states dust control will be undertaken to ensure there is no dust nuisance and that this will be achieved with the use of water spray, stabilising surfaces as soon as practically possible, and controlling vehicle speed.

Dust effects are most likely during dry spells of weather combined with high winds. Dust can also be created by trucks and other machinery moving within the site. In regard to trucks causing dust when travelling along the internal road, the applicant has proffered a condition requiring a Dust Management Plan and the applicant has noted this will include a limitation on the speed of trucks which will help to avoid this potential effect. Water spray may also be required on the internal road in certain conditions which can be stipulated in the Dust Management Plan.

The RFI sought further information to confirm how the proposal will comply with rule 8B 2.1.1(f) which requires a site to be managed so that there is no dust nuisance at or beyond the boundary. The District Plan defines a dust nuisance as: *a dust nuisance shall occur if there is visible evidence of suspended solids in the air beyond the site boundary and/or there is visible evidence of suspended solids from a dust source settling on the ground, building or structure of a neighbouring site, or water.*

The RFI response confirmed a Dust Management Plan would be a condition of consent but did not provide any details on what the DMP may include. The RFI response provided a copy of a Water Permit that allows water to be taken at a rate of 2376m^3/day for irrigation purposes. The permit expires 31.10.2026 and the applicant confirmed a new permit would be sought.

The applicant has proffered a condition of consent restricting the area of non-stabilised fill to 2500m^2. 'Stabilised' is given the same meaning as that contained within the resource consent granted by GWRC on 8 August 2025 which is:

> *Stabilised means the earthworks site is inherently resistant to erosion or rendered resistant to erosion through the application of the methods of stabilisation specified in Section E3 of the ESC Guide for Land Disturbing Activities in the Wellington Region, unless alternative methods are provided for by the Erosion and Sediment Control Plan.*

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. In the event that a permit for water take for dust suppression is not obtained alternative water supplies will be required and the applicant has confirmed that there is75000L of rainwater storage on site.

According to the *Ministry for the Environment 2016 Good Practice Guide for Assessing and Managing Dust* it appears the volume of water that can currently be taken for irrigation is likely to be sufficient for dust suppression. However, as stated above the permit is expiring and no information has been provided as to whether a permit for dust suppression is likely to be granted.

In the event that a water permit for dust suppression is not granted then water may have to be brought onto site. The MfE guidance states a general rule of thumb is 1 litre per square meter per hour. The applicant has noted the limitation of 2500m^2 of non-stabilised fill at any time means two 10,000L water tankers would provide adequate water for 8 hours of spraying. I note water may also be required to be sprayed on the internal road. The water tankers as well as the onsite storage will ensure sufficient water is available and as such I conclude dust effects can be managed to an extent that adverse effects will be less than minor.

Noise effects

The Acoustic Assessment of Environmental Effects dated 19 March 2025 focused on nearby receivers and as with the LVA all nearby receivers are adjacent sites so will be considered below in section 5.2. The peer reviewer on behalf of HCC (Marshall Day Acoustics) did not raise any concerns with the nearby receivers identified.

The Acoustic Assessment of Environmental Effects states on page 13 that to be compliant with ODP noise limits at the notional boundary a setback of 105m is required. There are not any dwellings on sites, besides those that will be assessed in section 5.2, that are within 105m from any stage of the proposal. As such, due to the distance to any other sites beyond the nearby receivers any noise effects on the wider environment are considered to be less than minor. This includes users of Coast Road who will only experience any adverse noise effects fleetingly and mostly from within vehicles which provide noise insulation as well as creating their own road noise. The number of people passing the site on foot or by bicycle is not known but given the remote location this is expected to be a low number and as with people in vehicles the effects are fleeting.

Transport effects

The proposal includes limiting truck movements to no more than 18 loads per day which averages 4 truck movements per hour. Passing bays will be provided within the site and a new 6m extra heavy-duty site crossing would be constructed. Proffered conditions of consent are relevant to the consideration of transport effects. Conditions 18, 19, 21 – 23 and 26 have been taken into account in the assessment below as well confirmation in the RFI response that a 180m sightline can be achieved within legal road and that maintaining vegetation within road reserve to no more than 1m in height would be accepted. The application included correspondence from HCC's Maintenance and Renewals Manager confirming that removal of the mixed indigenous vegetation, planted close to the road shoulder and below 11000KV powerlines, would largely be supported due to a reduction in maintenance costs. The RFI

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response also confirmed that a 'trucks crossing' warning sign would be installed at the northern and southern approaches to the site and removed once the activity ceases.

The application included an assessment from Harriett Fraser Traffic Engineering and Transportation Planning which was peer reviewed by 'Luke Benner Consulting Traffic Engineers'. Mr Benner considers that the clean fill operation will be able to operate safely with effects to Coast Road that will be less than minor where the sightlines are maintained at all times with suitable traffic management signage in place for the duration of the activity. The applicant has confirmed agreement to control these matters via conditions of consent. I concur with this assessment.

Loss of Highly Productive Land

The site is mapped as Land Use Capability 3 by Maanaki Whenua which means it is defined as Highly Productive Land under clause 3.5(7) of the National Policy Statement -Highly Productive Land. Conditions of consent have been proffered in relation to ensuring the land is returned to a productive state. Condition 17 requires certification within 6 months of rehabilitation works from a suitably qualified soils scientist with experience in carrying out land use capability investigations and/or agricultural science confirming compliance with condition (16)(a) if NPS-HPL still identifies the land as highly productive land.

Once the clean fill activity is complete the site will be returned to pasture so the permanent loss of productive capability is avoided. Topsoil will be stored on site and reused as part of the rehabilitation process.

The amount of land that cannot be used for productive purposes during the clean fill operation is modest. A typical scenario would be two stages at any one time. This would consist of the stage where clean filling is occurring and the previous stage if it was still being rehabilitated. The length of time to fill each stage means the rehabilitation would have occurred on a previous stage before a future stage is stripped of topsoil. As such the amount of land lost to productive purposes over the life of the clean filling operation would be two stages at any one time, which would be in the order of 2 – 3 hectares and the effect of this loss is considered to be no more than minor due to modest amount of land involved. At the conclusion of the clean fill there will no loss of productive land and therefore no long-term adverse effect.

Natural Hazards

The application included a report from River Edge Consulting that modelled flooding to allow an assessment of the effect of raising the height of the land. The report should be referred to. I have relied on the expertise of GWRC's Flood Advisory Team who have reviewed the report by River Edge Consulting.

The report stated that the displacement effects would be less than minor when considering the maximum height increase of flood waters during a 1:100 flood event (with a 20% climate change allowance). The modelling showed that a limited portion of the proposed fill area would be inundated and that outside the property boundary the predicted impacts would be negligible at less than 5mm on the site to the north. No effects beyond neighbouring properties were

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identified and therefore flooding effects on the wider environment are considered to be less than minor. The effects on neighbouring sites are assessed below in section 5.2.

In relation to the potential for a flood to scour the batter slopes and move clean fill material off site GWRC provided the following comment:

"In summary, hydraulic modelling confirms the proposed cleanfill lies within the flood fringes where 1% AEP (plus climate change) peak velocities (0.3–0.4 m/s) are insufficient to induce significant shear stresses capable of causing slope instability or scour once capped and vegetated, with effects assessed as less than minor.

For interim, uncapped states, the applicant's staged Erosion and Sediment Control Plan (also attached) prescribed progressive stabilisation, whereby fill batters will be topsoiled, hydroseeded or hydromulched as construction progresses. With adherence to progressive stabilisation and prompt remediation if required, scour effects from a 1% AEP flood in Wainuiomata river are expected to remain less than minor[5]."

Given the above expert opinion, which I agree with, I consider natural hazard related adverse effects to be less than minor.

Ecological Effects

The area of fill is currently pasture used for grazing and the ecological effects assessment report prepared by RMA Ecology confirmed that there are no areas of vegetation on the site that meet the classification of 'significant' under the National Policy Statement for Indigenous Biodiversity.

The RMA Ecology report stated:

- there is no vegetation within the footprint of the fill areas that supports habitat for lizards; that the birds observed on site were not at 'At Risk' or 'Threatened' and;
- that there is no suitable habitat for bats.

Given the fact the development area is all currently pasture for grazing and the findings of the RMA Ecology report I consider adverse effects on terrestrial ecology to be less than minor.

The potential for effects upon freshwater ecology are within the jurisdiction of GWRC. Section 30 (1)(c) of the RMA confirms the function of regional councils includes controlling the use of land for the purpose of:

- the maintenance and enhancement of the quality of water in water bodies and coastal water:
- the maintenance of the quantity of water in water bodies and coastal water:
- the maintenance and enhancement of ecosystems in water bodies and coastal water:

Accordingly, these matters are directly addressed by GWRC as part of the consideration of the resource consent they are assessing.

[5] Email from GWRC's Flood Advisory Teams Senior Engineer dated 10.07.2025

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Cumulative Effects

Cumulative effects are actual effects that occur due to successive proposals where individually a proposal may generate insignificant effects but cumulatively the effects may become significant. I note that on this site there are no unimplemented consents to take into account. I did not observe any similar activities, or noise generating activities of note, occurring within or close to the site during my site visits. I am not aware of any unimplemented resource consents nearby that could contribute to cumulative effects. I consider any potential cumulative effects are less than minor.

Conclusion

In conclusion the adverse effects on the environment will not be more than minor.

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. While this proposal relates to a development which is untypical from the existing character of the site and surrounding area the District Plan provides clear policy direction and assessment matters relevant to the proposal. For example, the District Plan has a specific objective and policies in relation to top soil removal and turf farming which are to a limited extent comparable to the proposal. The modest scale of the individual stages limits the scale of any adverse effects as do the proffered conditions of consent. Overall, 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

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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 site is adjacent to a small section of the western boundary of Remutaka Forest Park. The fill area of Stage 1, at the closest point is approximately 60m from the statutory acknowledgement area (1025 Coast Rd - Remutaka Forest Park) and the new vehicle crossing is directly opposite 1025 Coast Road.

RIMUTAKA FOREST PARK (as shown on SO 408079)

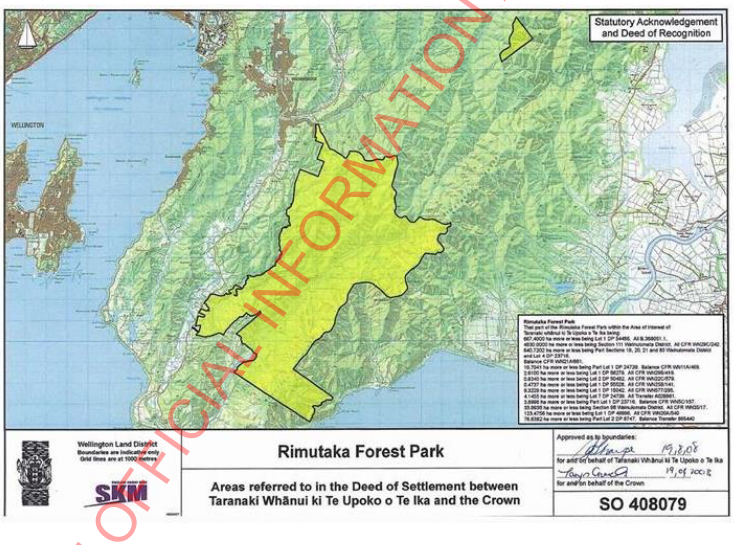


Figure 3: Statutory Acknowledgment Area.

No comments have been received from the Port Nicholson Block Settlement Trust who were notified of the application on 16.07.2025. The adverse effects on 1025 Coast Road are assessed as being less than minor in the assessment that follows under Step 3.

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?	No

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▪ For 'boundary activities' an owner of an allotment with an 'infringed boundary'	(see below assessment)
For all other activities, are there any affected persons in accordance with s95E?	Yes (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. This assessment has considered effects on the owners and occupiers of all of the adjacent properties:

- 864, 904A, 904B, 904C, 904D, 1048, 1066, 1074, 1154, 919, 925, 935, 965, 977, 993, 1025N Coast Road, Wainuiomata.

Landscape and visual - rural character

The landscape and visual amenity effects will vary considerably depending on what stage of the clean fill is operational and what viewing point is being considered. For example, Stages 1 - 3 are 750m south of 919 Coast Road whereas Stage 4 is located well north of 977 and 993 Coast Road and would be viewed at an oblique angle.

The applicant's LVA has assessed the visual effects by grouping adjacent sites and has specifically commented on the effects on individual stages and the same approach has been taken below. The LVA comments generally on visual effects from adjacent sites as well as viewpoints from driveways of several of the adjacent sites.

Sites to the north: 904 A – D Coast Road

The LVA states:

"The residents at 904A & 904B Coast Road are at a greater distance from the Site and are separated from the cleanfill activities by the properties at 904C & 904D Coast Road. Therefore, it is thought their temporary visual and amenity effects will be low, reducing to very low upon completion of the cleanfill activity.

904C & 904D Coast Road are however, also in close proximity to the development, and due to this, the visual and amenity effects will temporarily be moderate during the operation of stages 4 & 5, reducing to low as the cleanfill activity is undertaken in the other stages and eventually closed."[6]

The LVA considers a 'temporary visual impact effect' to equate to a stage which is 2 – 3 years in duration. The definition of 'effect' in section 3 of the RMA 1991 includes any temporary effect.

[6] AEE - Landscape and Visual Assessment by Designgroup Stapleton Elliott - page 16

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Even if only one stage, and no other stages, has an adverse effect on a site it will still be 'temporary' effect of 2 – 3 years.

Ms Kerkmeester agrees with the applicant's assessment as do I. Consequently, I consider the adverse visual and amenity effects on person(s) owning/occupying 904A and B will be Low subject to conditions being complied with, reducing to Very Low upon completion. The adverse visual and amenity effects on person(s) owning/occupying 904C and D will be Moderate during construction of stages 4 and 5 and Low during other stages reducing to Very Low upon completion. I note the dwelling located at the western end of # 904C is reasonably close to Stage 6 also.

The Low classification is shown on the NZ Institute of Landscape Architects 7- point scale below as extending across Less than Minor and Minor. Moderate equates to a More than Minor effect.

Negligible	Very Low	Low	Low-Moderate	Moderate	Moderate-High	High	Very High
Less than minor		Minor		More than minor		Significant	

Figure 1: NZILA 7-point scale (top line) compared to RMA 4-step scale (bottom line)

Figure 4: 7-point scale included on page 3 of the AEE - LVA.

Sites to the northeast: 919 and 925 Coast Road

The dwelling on # 919 is clearly visible from within Stage 4 and 5 and is elevated approximately 20m above Stage 4. The dwelling faces north west with the bulk of Stages 4 and 5 site located to the west.

The dwelling # 925 is screened by vegetation within # 925 and is elevated 25m above Stage 4. I have noted the location of screening vegetation within adjacent sites as this cannot be relied on as mitigation due to it not being within the control of the applicant.

The LVA states: "…*the proposed cleanfill activity will result in limited change, resulting in the visual and amenity effect to be initially very low during Stages 1-3, increasing to temporarily low during the operation of Stage 4, before reducing to very low from Stage 4 to completion."*[7]

The LVA peer reviewer for HCC agrees with the applicant's assessment and I have no reason to disagree with the assessment with the exception of the potential effects during Stage 5. I consider it is likely that during Stage 5 adverse effects will be 'Low' also given the visibility of Stage 5 from these sites as observed during my site visit. Consequently, I consider the adverse visual amenity effects on person(s) owning/occupying 919 and 925 Coast Road will be Low during Stage 4 reducing to Very Low upon completion.

Sites to the east: 935, 965, 977 and 993 Coast Road

[7] AEE - Landscape and Visual Assessment by Designgroup Stapleton Elliott - page 17

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These sites are to the east across Coast Road and to varying extents are elevated above the application site. The dwellings on these sites are approximately elevated above the site as follows:

- # 935 - 20m
- # 965 - 20m
- # 977 - 5m
- # 993 - 11m

The degree of outlook toward the site varies depending on the whether the dwelling is on a slope or is set back further on a more level building platform.

When viewed from the north-western side of Stage 5 the top half of the garage/barn on # 935 is partly visible but the dwelling was not visible. The screening provided by vegetation is within # 935.

When viewed from the north-western side of Stage 8 the two-storey dwelling on # 965 is visible with some vegetation screening present within # 965. In addition, an accessory building is visible although no record could be found of this building on the HCC property file so its use is unknown.

When viewed from the north-western side of Stage 8 the dwelling on # 977 is visible however I note the dwelling is directly opposite the area south of Stage 8, which does not include a clean fill stage, so the outlook toward Stage 8 will be oblique.

When viewed from just north of the wetland area the dwelling on # 993 is not visible. This is due to vegetation with that site.

The LVA states "…*it is considered that although they may have limited views across the Site, due to the existing topography and elevation of these properties, the temporary effect would be low, reducing to very low upon completion of the cleanfill*."[8]

The LVA peer reviewer for HCC agrees with the applicant's assessment and I have no reason to disagree with the assessment. Consequently, I consider the adverse visual amenity effects on person(s) owning/occupying 935, 965, 977 and 993 Coast Road will be Low reducing to Very Low upon completion.

Catchpool Valley

There are several buildings near the road within the Catchpool Valley site (1025N Coast Road). It is not clear from council records or aerial photos how many are dwellings but for the purpose of this assessment it is considered there are dwellings in this location. Extensive vegetation within road reserve and a wooden boundary fence prevents an outlook toward the application site. In addition, the buildings/dwellings are located approximately 11m above Stage 1.

[8] AEE Landscape and Visual Assessment by Designgroup Stapleton Elliott - Page 17

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The LVA states "...alth*ough this area is in close proximity to the cleanfill activity, the Site is not captured in any views from this area and therefore the overall effect would be very low to negligible.*

The LVA peer reviewer for HCC agrees with the applicant's assessment as do I. Any adverse visual amenity effects are considered to be Very Low.

Viewpoints

The LVA also includes an assessment from the driveway entrance points to the sites above with the exception of # 993. The assessment concludes that from the seven viewpoints that adverse effects during each stage will be 'Low' and this relies on planting within the site as well as existing on-site vegetation. I agree with the likelihood that proposed planting will provide some level of screening for the later stages as this will provide time for the planting to establish. However, the assessment of the visual amenity effects from viewpoint 7[9], which faces Stage 1 from the driveway of # 993, also relies on planting within the site. The viewpoint from the entrance to # 993 site is currently unobstructed. The 'Stage 1 Notes' on the 'Stage 1 – Recommended Mitigation Planting[10]' plan states "*Planting is to commence prior to breaking ground for this stage of the cleanfill area; however, it is acceptable for planting activities to overlap with the initial stages of cleanfill operations, provided all planting is completed within a maximum of two planting seasons. All designated planting areas for Stage 1 will be undertaken within the optimal planting season (March to October), beginning with the roadside planting areas*." The planting totals 548m^2 of planting within the site adjacent to the roadside boundary. Given there is no certainty that the planting will have occurred at a time that allows growth to occur to provide screening it is considered the proposal planting will provide minimal screening in the short term i.e., during the Stages 1 and 2.

The LVA, in section 6.3, states the temporary visual impact effect to be Low for Viewpoints 1 – 7 and Very Low for Viewpoint 8. I note this differs from the table in section 6.2 which has the temporary effect on Viewpoint 2 as Moderate and Very Low for Viewpoints 5 and 6.

Ms Kerkmeester states in her review that "*I agree with the findings that the effects on landscape character and visual effects as viewed from the Coast Road and on adjoining neighbours will be **low to moderate** during operations, reducing to **low** in the longer term. This will be subject to strategic staging, screen planting and reinstatement of the pasture[11]."* I agree with Ms Kerkmeester's assessment.

I note the assessment of effects on persons owning/occupying adjacent sites does not disregard vegetation screening the site that is either within road reserve or on adjacent sites. No reliance can be placed on such screening as mitigation. When taking this into account I consider the adverse landscape and visual effects on person(s) owning/occupying the following adjacent sites to be at least minor:

[9] Viewpoint 7 on the Viewpoint Location Map on page 11 of Appendix 1 of the LVA does not align with the description of the location of viewpoint 7 on page 19.
[10] Plan L2 contained on page 44 of the LVA.
[11] Page 5 LVA Peer Review dated 24 July 2025.

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- 904C, 904D, 919, 925, 935, 965, 977 and 993 Coast Road.

I do not consider 904A and 904B are adversely affected to an extent that equates to 'Minor'. The LVA states the effect on these sites is Low and a Low rating extends over Less than Minor and Minor on the 7-point scale. Due to the separation distance, which is at least 160m, the planting that will occur well in advance of Stage 4 commencing and a lack of elevation over the site, there is a limited outlook toward the application site. Furthermore, unlike the other adjacent sites excepting 904C and 904D, when the owner/occupants come and go from these sites it is likely to be to Wainuiomata and beyond which does not involve passing the application site thereby further reducing the adverse visual effects. I consider the adverse visual effects are less than minor on person(s) owning/occupying 909A and B Coast Road.

I also consider the adverse visual effect on persons owning/occupying 1025 Coast Road to be less than minor due to the separation distance, # 1025's boundary fencing, height difference and limited outlook toward the application site.

Earthworks – stockpiling, erosion and sediment control effects

With the exception of 904D Coast Road all of the other adjacent sites are separated from the clean fill stages horizontally and/or vertically such that any erosion and sediment related effects (excluding dust) will be less than minor for the reasons given in in the s95D assessment.

In regard to potential dust effects, as stated in the s95D assessment, there is adequate information and proffered conditions to conclude dust effects can be adequately managed to the extent any dust effects will be less than minor.

Noise effects

The Acoustic Assessment of Environmental Effects dated 19 March 2025 focused on nearby receivers and all nearby receivers are adjacent sites. The peer reviewer on behalf of HCC (Marshall Day Acoustics) did not raise any concerns with the nearby receivers identified. I note that there is dwelling at the southwestern end of 904C Coast Road which is approximately 105m from Stages 5 and 6.

I note the assessment has not made any allowance for trucks that may be used to spray water for dust control. I agree that the assessment of effects can focus on a notional boundary which is 20m from a rural dwelling or the boundary if that is less than 20m. Table 5 of the Acoustic Assessment includes the following table that sets out the notional boundary.

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DWELLING	APPROXIMATE DISTANCE FROM SITE TO NOTIONAL BOUNDARY	USE
1025 Coast Road	58m	Residential
993 Coast Road	49m	Residential
977 Coast Road	50m	Residential
965 Coast Road	63m	Residential
935 Coast Road	80m	Residential
925 Coast Road	84m	Residential
919 Coast Road	110m	Residential
904D Coast Road	23m	Residential
904C Coast Road	100m	Residential
904B Coast Road	150m	Residential
904A Coast Road	170m	Residential

Figure 5: Table 5 on page 12 of the applicant's Acoustic Assessment

Table 6 of the LVA sets out the expected noise levels at the nearest receiver's notional boundaries.

DWELLING	EXPECTED NOISE LEVEL FROM CLEAN FILL OPERATION AT THE NOTIONAL BOUNDARY
1025 Coast Road	56 dB $L_{A10(1\ hr)}$
993 Coast Road	56 dB $L_{A10(1\ hr)}$
977 Coast Road	57 dB $L_{A10(1\ hr)}$
965 Coast Road	52 dB $L_{A10(1\ hr)}$
935 Coast Road	52 dB $L_{A10(1\ hr)}$
925 Coast Road	50 dB $L_{A10(1\ hr)}$
919 Coast Road	49 dB $L_{A10(1\ hr)}$
904D Coast Road	63 dB $L_{A10(1\ hr)}$
904C Coast Road	51 dB $L_{A10(1\ hr)}$
904B Coast Road	47 dB $L_{A10(1\ hr)}$
904A Coast Road	44 dB $L_{A10(1\ hr)}$

Figure 6: Table 6 on page 13 of the applicant's Acoustic Assessment

The Acoustic Assessment identified the following sites where noise levels at the notional boundary will be exceeded during a 60-minute period when typical clean fill operations are occurring at the worst-case location: 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road.

The peer reviewer on behalf of HCC notes that the noise levels are non-compliant with the ODP at the notional boundaries of 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road. The reviewer notes that while the activity is consistent with other activities in the rural zone that the intensity would be greater on the clean fill site with the activity clearly noticeable when compared to the ambient noise environment. Given these comments, which I accept, I consider there will

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be at least minor adverse noise effects on person owning/occupying 904C, 904D, 935, 965, 977, 993 and 1025 Coast Road.

Transport

Besides the entrance to 1025 Coast Road none of the adjacent sites have entrances close to the proposed vehicle entrance. The proposal is compliant in regard to the number of vehicle crossings and there is no breach in relation to the proposed vehicle crossing's proximity to the entrance to Catchpool Valley. The proposal will result in a negligible increase in traffic with an additional four movements per hour on average.

For the reasons given in the section 95D assessment adverse transport related effects due to the activity and proposed site entrance are assessed as being less than minor.

Natural Hazards

As discussed in the s95D assessment the application included a report from River Edge Consulting that has been reviewed by the GWRC's Flood Advisory Team. GWRC's Flood Advisory Team has confirmed agreement with the conclusions reached in the River Edge Consulting Report.

The report stated that the displacement effects would be less than minor when assessing the maximum height increase of flood waters during a 1:100 flood event (with a 20% climate change allowance).

The report states there would be additional flooding of no more than 5mm in depth across the western half of 904A – D Coast Road which are already subject to floods depths of 0.5m to 1m. Because this area would already have significant flooding an additional 5mm is considered to be a less than minor effect and I concur with this assessment.

<u>All adjacent sites to the south</u>

These sites are all sufficiently screened and separated from the area of clean fill and accessway that there are considered to be no adverse effects that are minor or greater.

<u>General effects on all persons</u>

Any construction related effects generated when constructing the new vehicle crossing or any upgrade works to the existing internal road will be temporary and short in duration. Combined with the separation from adjacent sites these effects will be less than minor.

Cumulative effects were assessed in the s95D and the conclusion that cumulative effects are less than minor applies in regard to parties owning/occupying adjacent.

Limited notification is required under step 3.

Step 4 – Limited notification is required under special circumstances

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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 required to the following persons:

- Owners and occupiers of 904C, 904D, 919, 925, 935, 965, 977, 993 and 1025 Coast Road, Wainuiomata

5.3 - NOTIFICATION DECISION

In accordance with the notification steps identified in Sections 5.1 and 5.2 above, this application shall proceed on a limited notified basis, unless written approvals are provided from the above persons.

Processing Planner:



Dan Kellow
Consultant Resource Consents Planner

Peer reviewer:



Alicia Todd
Consultant Resource Consents Planner

Delegated authority for approval:



Anna Martin

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Resource Consents and Compliance Manager

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