

Job Ref: 17013

5 February 2019

Hastings District Council  
Private Bag 9002  
Hastings 4156

Attn: Janeen Kydd-Smith c/- Murray Arnold

## **RMA20180414 | RESPONSE TO FURTHER INFORMATION - Part 2**

Further to our letter dated 17 December 2018, the following is the second part to our response to your request for further information dated 16 October 2018. As outlined in your letter dated 21 December 2018, the following was still required to be addressed:

- 1. An assessment of the earthworks associated with constructing the oxidation pond in relation to the District Wide Activity rules and performance standards and terms in Section 27.1 Earthworks, Mineral, Aggregate and Hydrocarbon Extraction of the Proposed Hastings District Plan.***
- 2. Confirmation that the pump shed and associated infrastructure are located within the subject site and do not encroach into the adjoining property.***
- 3. A single plan that shows all existing, consented and proposed buildings on Lot 2 DP 7771 and Lot 2 DP 16311;***
- 4. Detailed calculations for the total building coverage for each site (i.e. comprising the proposed building coverage plus the existing and consented (RMA20130216) building coverages for each site (with reference to General Performance Standard and Term 6.2.5J Total Building Coverage (including Hardstand and Sealed Areas); and***
- 5. A plan showing the location and distances of all residential buildings or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site that are within 150 metres of the proposed Phase 2 Tunnel.***

We respond as follows.

- 1. An assessment of the earthworks associated with constructing the oxidation pond in relation to the District Wide Activity rules and performance standards and terms in Section 27.1 Earthworks, Mineral, Aggregate and Hydrocarbon Extraction of the Proposed Hastings District Plan.***



Here it was noted in your letter dated 21 December 2018 that we had provided an assessment of the proposed earthworks against the Assessment Criteria in Section 27.1.7 of the Proposed Plan, but had not provided an assessment against the rules and performance standards in Sections 27.1.5 and 27.1.6, including the following:

1. The total volume of earthworks proposed in relation to General Performance Standard and Term 27.1.6A Extent of Earthworks – this should identify the volume (m<sup>3</sup>) of earthworks associated with constructing the oxidation pond; and
2. The overall vertical extent of the cut/fill face for earthworks to construct the oxidation pond (noting that the limit in the Plains Production Zone is 2.5 metres).

In terms of 27.1.6A, we are advised by the applicant that the volume of earthworks associated with constructing the oxidation pond was approximately 500m<sup>3</sup>.

In terms of 27.1.6D, we are advised by the applicant that the oxidation pond was excavated to a depth of approximately 3m. With the bund formed around the pond, the overall vertical extent of the cut/fill face for earthworks to construct the oxidation pond is approximately 3.5m.

The comments provided in Appendix 7 of the application document in relation to 27.1.6B, C and E-H remain to apply (on a retrospective basis), with the exception of those in relation to 27.1.6G. Here the material excavated from the pond and spread/formed into bunds on-site would have exceeded 100m<sup>3</sup>, and the height of some of those bunds is greater than 0.5m high. This has no influence on activity status however, or the conclusions reached in previous documentation around the effects of the associated earthworks, which are comprehensively considered in our letter dated 17 December 2018.

- 2. Confirmation that the pump shed and associated infrastructure are located within the subject site and do not encroach into the adjoining property.**

Here it was noted in your letter dated 21 December 2018 that the plan provided in Attachment 1 of our letter dated 17 December 2018, which was intended to confirm the location of the oxidation pond, was dated September 2014, which you suggested pre-dates the construction of the pond in 'August 2015'.

The aerial imagery provided in **Attachment 1** confirms that the pond was constructed prior to 26 April 2014. Surveying the Bay has confirmed that the September 2014 Plan is an 'as-built Plan'. The Plan provided in **Attachment 2** does however confirm that the pump shed and some pond infrastructure (not the actual pond) are constructed across the boundary. The applicant will consult with the adjoining landowner to resolve this matter.

- 3. A single plan that shows all existing, consented and proposed buildings on Lot 2 DP 7771 and Lot 2 DP 16311;**
- 4. Detailed calculations for the total building coverage for each site (i.e. comprising the proposed building coverage plus the existing and consented (RMA20130216) building coverages for each site (with reference to General Performance Standard and Term 6.2.5J Total Building Coverage (including Hardstand and Sealed Areas); and**



5. ***A plan showing the location and distances of all residential buildings or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site that are within 150 metres of the proposed Phase 2 Tunnel.***

Items 3 – 5 are addressed by the Plans provided in **Attachment 3**. In terms of item (5), we understand the building at 104 Arataki Road within 150m of the Phase 2 tunnel is an accessory shed, and that the cluster of buildings on 108 Arataki Road are used for storage/accessory sheds. As outlined in Section 7.2 of the application document, we note that the Phase 2 Tunnel has been defined by AQP as having only a 'low' potential odour impact rating (after 8 months – reduced from only low-moderate).

From aerial photographs and observations from Arataki Road there appear to be a number of caravans on 108 Arataki Road. We have not been able to determine the exact nature of the activity/use and having reviewed the Councils TRIM records (Property ID 58834), there is no information as to what may be legally established on the site in this regard (if anything).

On this basis, it is our understanding that there are no residential buildings or any building being part of a marae, place of assembly, commercial activity or industrial activity on another site that are within 150 metres of the proposed Phase 2 Tunnel.

We trust the information provided is sufficient to satisfy the information request. Please do not hesitate to contact us if we can be of any further assistance.

Your Sincerely

**Cameron Drury BRP(HONs) MNZPI**

**Principal Planner | Director**

E cam@stradegy.co.nz

M 027 283 0017

## Attachment 1

### Historic Aerial Imagery of the Pond Area





**Google Earth Images taken before and after pond construction.**



## Attachment 2

### Pond / Property Boundary Details







## Attachment 3

Existing, Consented and Proposed Building and Hardstand Coverages







This plan has been prepared for the purpose of obtaining a Resource Consent pursuant to the provisions of the Resource Management Act 1991. Unauthorised copying or use of this plan for any other purpose is not permitted without the prior consent of Surveying The Bay Ltd. Areas and dimensions shown on this plan are approximate only and are subject to confirmation by survey.

**NOTE:**  
AERIAL PHOTO OBTAINED FROM  
LINZ LDS AND MAY CONTAIN DISTORTION  
(FLOWN 28 JUNE 2018).

**CLIENT:**  
  
**PROJECT:**

**TE MATA MUSHROOM COMPANY**  
**EXISTING BUILDINGS & HARDSTAND AREAS**  
**ON 174 BROOKVALE ROAD, HAVELOCK NORTH**













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**CLIENT:**  
  
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**TE MATA MUSHROOM COMPANY**  
**PROPOSED BUILDINGS & HARDSTAND AREAS**  
**ON 174 BROOKVALE ROAD, HAVELOCK NORTH**



Produced by Surveying The Bay Ltd  
for Te Mata Mushrooms

4/02/2019 10:36 a.m.

	Buildings		Hardstand	
	m <sup>2</sup>	% of Lot	m <sup>2</sup>	% of Lot
<u>Existing (Plan 3446-12-1)</u>				
Lot 2 DP 7771 (2.9466 ha)	6732	22.8	8210	27.9
Lot 2 DP 16311 (9.4833 ha)	914	1.0	17940	18.9
<b>Total (m<sup>2</sup>)</b>	<b>7646</b>		<b>26150</b>	
<u>Consented (Plan 3446-12-2)</u>				
Lot 2 DP 7771 (2.9466 ha)	8229	27.9	7455	25.3
Lot 2 DP 16311 (9.4833 ha)	8749	9.2	12402	13.1
<b>Total (m<sup>2</sup>)</b>	<b>16978</b>		<b>19857</b>	
<u>Proposed (Plan 3446-12-3)</u>				
Lot 2 DP 7771 (2.9466 ha)	8419	28.6	7265	24.7
Lot 2 DP 16311 (9.4833 ha)	9207	9.7	11944	12.6
<b>Total (m<sup>2</sup>)</b>	<b>17626</b>		<b>19209</b>	





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CLIENT:  
**TE MATA MUSHROOM  
COMPANY**

PROJECT:  
174 BROOKVALE ROAD  
HAVELOCK NORTH

**SURVEYING THE BAY**  
HAWKES BAY | NEW ZEALAND

PO Box 611, Hastings, NZ  
Phone: +64 6 870 4048 or 0800 787 842  
Fax: +64 6 870 4042  
info@surveyingthebay.co.nz  
www.surveyingthebay.co.nz

TITLE:  
**RESOURCE CONSENT PLAN**

SCALE: 1: 1,750 @ A3  
DATE: FEBRUARY 2019  
DRAWN BY: PT

DRAWING NO: 3446-13  
REVISION: -  
SHEET: 1/1