

Resource Consent Application

**Proposal to crush and stockpile
aggregate**

**Updated application to reflect information provided through the s92 request
and Council's advice that the extraction and aggregate removal component of
the proposal is not considered to be permitted earthworks.**

PJ Warren Earthmoving Ltd

**Underhill
Road
Featherston**

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1.0 Application Overview

Applicant: PJ Warren Earthmoving Ltd

Consent Type: Land Use

Proposal: Crush and stockpile aggregate in the rural zone

Site Address: Underhill Road, Featherston

Legal Description: Lot 2 DP 462824 (RT 611213)

Activity Status: Discretionary Activity

Zone: Rural (Primary Production)

Management Area: None

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(no need for hard copies thanks)

This application has been prepared by Russell Hooper on behalf of the applicant.



Russell Hooper
Planning Consultant
17th February 2022



2.0 Background/Context and Site Description

This site is located at Underhill Road northwest of Featherston, approximately 3.5km from the urban centre. The site is 32.5ha and does not have any buildings. Although the site does not appear to have a RAPID number address, LINZ information states it is 73 Algies Road.

The site has frontage to both Underhill Road and Algies Road as shown in the location diagram in Figure 1 below. Both Underhill Road and Algies Road are metalled roads where they front the site.

The site is terraced and is lower towards the rear towards the Tauherenikau River. A section of the Longwood water race runs along the eastern boundary and through the south eastern corner of the site.

The applicant has resource consent from the Wellington Regional Council to extract aggregate from ground within the site. The resource consent term is 10 years.

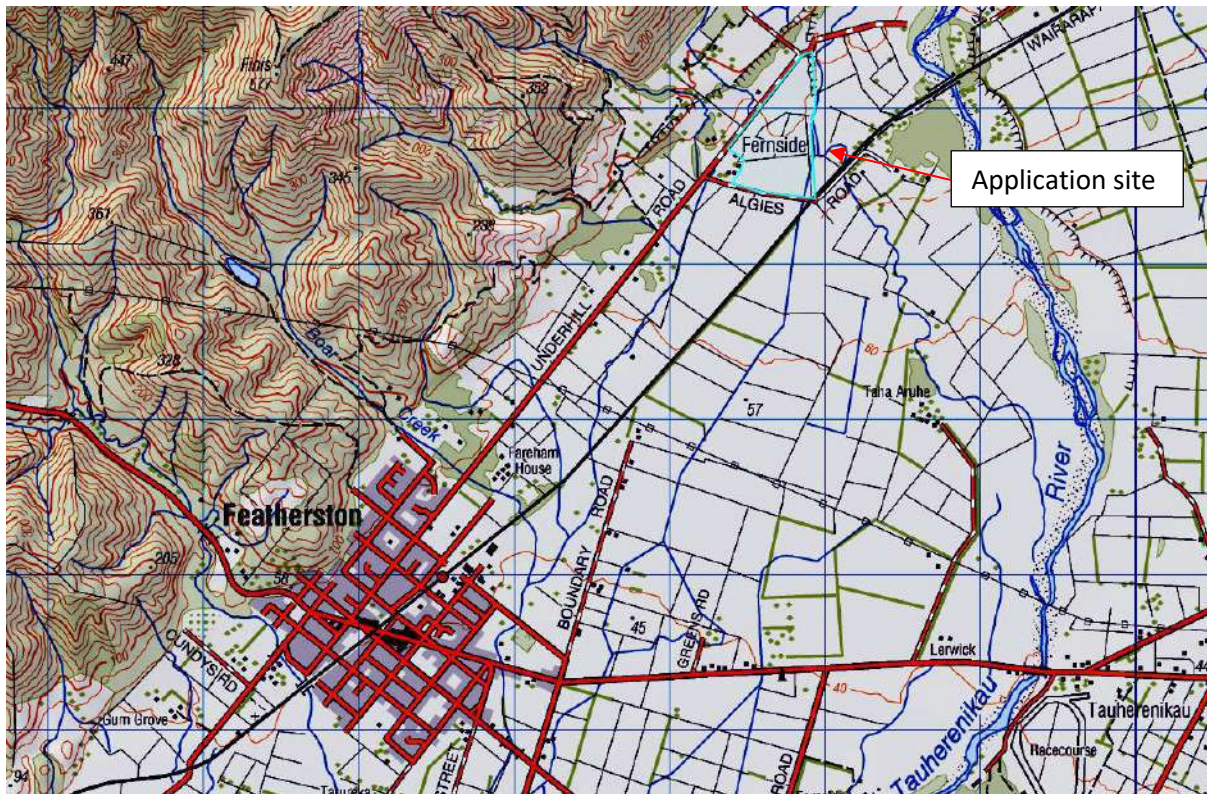
See WAR210053 attached at Appendix E.

Aggregate is a very important resource with a wide range of uses from road construction and maintenance to building construction. Aggregate supply in Wairarapa is currently in very short supply and this is having a negative impact on industry in the area. This is primarily because aggregate provided by traditional river extraction sources is no longer available in previous volumes. Greater Wellington Regional Council has led discussions aimed at finding solutions to this issue with contractors in the Wairarapa. It does not appear that the supply of river aggregate will recover in the near future.

Extracting rock from land is an alternative source of aggregate to river extraction, without many of the potential impacts on aquatic ecosystems resulting from machinery in and around river systems.

Extracting rock from land not only provides much needed aggregate and eases the pressure on the existing river sourced aggregate demand but (by removing rock from the topsoil) also improves the production potential of the land.







Photograph 2 - Site towards Algies Road facing south

At the time the WRC consent was approved, it was understood that simply extracting material from the site was a permitted activity – being earthworks outside of a management area which did not trigger resource consent.

Council has obtained a legal opinion which finds the action of extracting aggregate from the ground as meeting the definition of industry and therefore not permitted earthworks. In order to facilitate a consent outcome, it is not the applicants intention to dispute this opinion and this updated application is made on the basis that extracting aggregate is an industrial activity.

The applicant has selected this site because of the availability of aggregate and also because the site is relatively large and therefore able to contain the adverse effects generated by the activity.

3.0 Proposal

This proposal is for the extraction and processing of aggregate from land. The different aspects of this activity are set out below;

- Removing topsoil and placing in windrows to be spread back on the site after work is complete
- Excavating the aggregate material beneath the topsoil
- Screening the excavated soil to separate different grade aggregate
- Crushing aggregate



- Stockpiling aggregate for carting from the site
- Carting aggregate from the site

Remediation of the extracted strips, where the unwanted fines are spread as a subsoil, the topsoil is spread on top, and the completed area is sown in pasture

The extraction will work in strips of approximately 30m wide and 180m long. This will be determined by the shape of the paddock worked within. Once one strip is complete another will begin alongside it. This will effectively shift the existing terrace towards Underhill Road. The benefit of this is that the activity has a low profile which reduces the visibility of the operation and also reduces noise.

Topsoil is stripped and laid out in windrows by an excavator to be spread back on the land when complete. The height of this windrow is approximately 1.5m. These windrows will be placed uphill of the open areas to ensure that no sediment leaves the site. The windrows also act as a bund and reduce noise and visual effects.

Aggregate is fed through a screen which separates out different sized material. The screen moves along the strip of works. Once aggregate is screened, it is carted to the crusher by dump truck where it is fed through the crusher and stockpiled into various grade aggregate. The crusher is proposed to be located in the centre of the site and bunded to reduce noise and visually screen it. The stockpiles of processed aggregate are then trucked from the site.

The area of work has been determined by the applicants acoustic engineer. After extensive testing of machinery to be used on the site and running this data through a model which included topographical inputs, the area of work which meets the District Plan noise standards has been established.

The area of work includes the crusher being located in a central position and two types of activity. The first type of activity is extraction and screening. The second type of activity is extraction only. The acoustic modelling incorporates the use of 3m bunds around the areas of processing.

The location of the areas of work are shown on the site plan prepared by Marshall Day acoustic consultants. Extraction and screening will occur within the white dashed line and extraction without screening will take place within the dashed blue line. Please refer to the Marshall Day Acoustic Assessment attached at Appendix B. No earthworks will occur within 10m of the Longwood water race and 5m from the boundaries (where not limited by noise compliance).



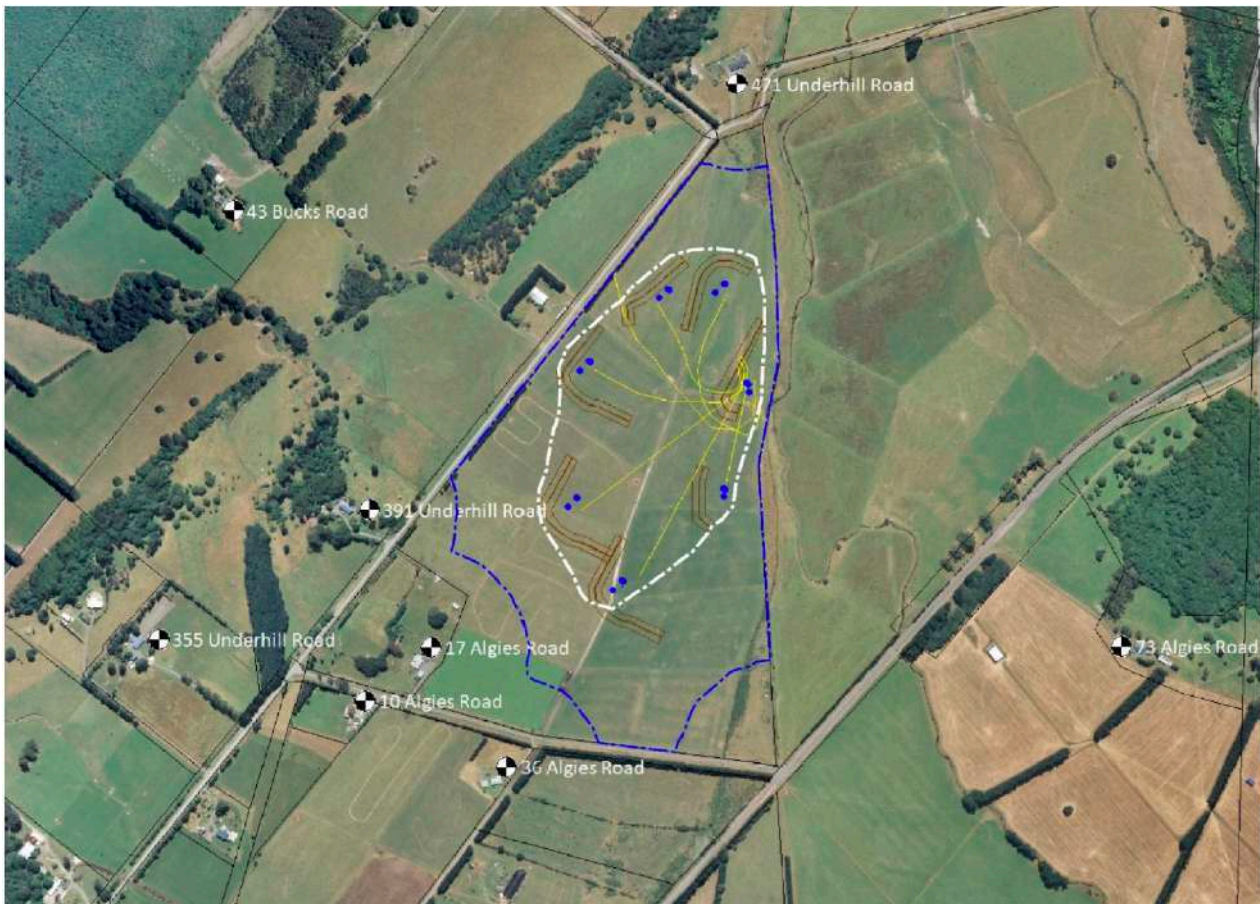


Figure 4: Extent of works. White dotted line is for processing with bunds; blue dotted line is for extraction only. (base image: LINZ)

Figure 2 - Extent of work determined by the noise assessment

Machinery used in the activity are an excavator, loader, screen, crusher, dump truck, and truck and trailer units.

The existing entrance to the site will be closed and a new double entrance provided to minimise the need for widening on the opposite side of the road. The route used is via Underhill Road to Wakefield Street and then a left turn onto State Highway Two. The applicant has instructed drivers to travel no faster than 40km/h on the unsealed section of Underhill Road.

The intent is to minimise the amount of the site open so that it is not a source of sediment, can be grazed, and looks aesthetically pleasing. This is helped by the significant depth of aggregate at this site.

Once aggregate is extracted, the topsoil is respread and regrassed at the next available opportunity, ie conditions when grass seed will strike and persist. For example, an area completed in summer would be rehabilitated the following autumn.

Work would take place between the hours of 8am and 5pm, Monday to Friday - normal working hours. No work outside of these hours or on weekends or public holidays is proposed. Servicing machinery or transporting machinery to or from the site may occur outside of these hours.

Stockpiling of aggregate will occur at the area of extraction once screened and at the crusher. There will be up to three stockpiles at the area of extraction and the location of these stockpiles



will shift as the area of extraction moves. There will be up to three stockpiles at the crusher. These stockpiles will remain in the same place. Stockpiles will be up to 5m high and 1,000m² at the area of extraction and up to 2,000m² at the crusher.

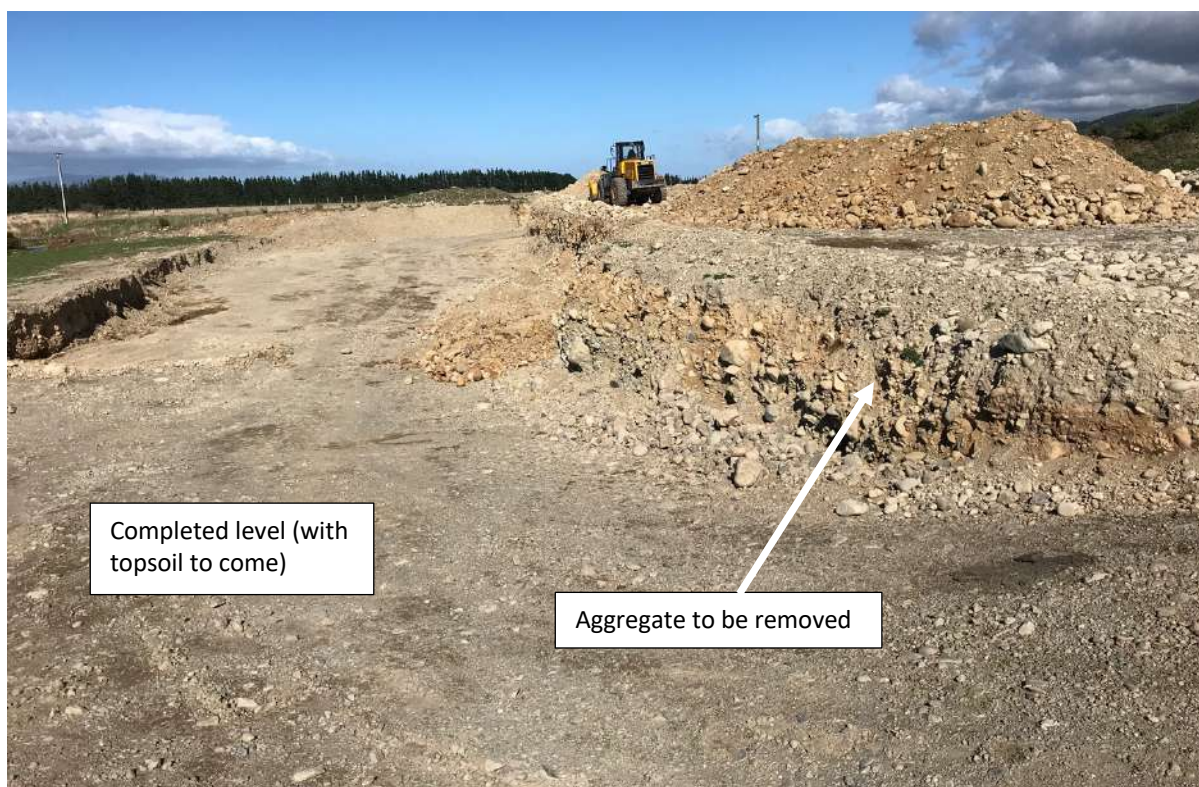
From there the aggregate will be trucked from the site. Trucks will operate within the proposed hours of operation, normal working hours and not on weekends or Public Holidays. Trucking will depend on demand at the time but between 22 and 44 truck movements per day are expected on a typical day. During times of peak demand there could be between 68 and 100 truck movements per day. Please refer to the Traffic Impact Assessment attached at Appendix C for detailed information on traffic movements.

Photographs 1 and 2 below show how topsoil is stripped and metal extracted in strips during the extraction process.



Photograph 1 - Topsoil stripped and aggregate ready for extraction to a depth of up to 4m





Photograph 2 - Aggregate partly extracted

It is viable to undertake only parts 1 and 2 of the activity (as has already occurred). In this case aggregate would be loaded directly onto a truck and removed from the site. Efficiency can be gained by screening the aggregate into different grades (3) and crushing (4) on the site. Crushing on site is the most efficient way of processing the aggregate. Less efficient, but still viable, is screening and removal from the site. This efficiency is gained by greater utilisation of machinery and reduced double handling.

4.0 Activity Status

As discussed, Council has advised that, after seeking a legal opinion, they consider extraction of aggregate to be an industrial activity, where previously it was understood to be permitted earthworks.

In order to facilitate an outcome for the applicant, consent is sought for the entire activity (extraction through to removal of the aggregate from the site). This eliminates the ability for a permitted baseline approach in the proposal's assessment of environmental effects.

Given that the effects of the permitted activities were addressed in the accompanying acoustic and traffic reports, lack of a permitted baseline is of no consequence to a decision on the overall effects of the activity being made.

Following Council's advice the entire process from extracting the aggregate to removing it from site is deemed as both earthworks and an industrial activity.



4.1 Permitted Activities

The District Plan provides for activities which are listed as permitted activities in the rural and district wide rules provided that they meet the permitted standards in sections 4.5 and 21 and are not listed as a controlled, restricted discretionary, discretionary, or non-complying activities under sections 4.5 or 21 (4.5.1).

Activities that are not listed as permitted activities but meet the permitted standards in sections 4.5 and 21 and are not listed as controlled, restricted discretionary, discretionary, or non-complying activities under sections 4.5 or 21 are also permitted (4.5.2).

4.2 Earthworks

Earthworks are controlled within the following District Plan features / management areas;

- Within the drip line of notable or street trees
- Outstanding landscapes
- Indigenous vegetation and habitats
- Significant waterbodies
- Coastal environment management area
- Foreshore protection area
- Flood hazard area and erosion hazard area
- Significant natural area

The site is not within any of these management areas and does not contain any of these planning features. Therefore, provided that the noise and access standards are met, resource consent for earthworks is not triggered and the earthworks are a permitted activity.

4.3 Industrial Activity

Industrial activity is a discretionary activity in the rural zone chapter under rule 4.5.6(b). In this case the industrial activity is the entire process (from extraction to carting from the site in trucks).

Further, "*stone and mineral crushing*" is an activity listed in the Schedule of Primary Industry (at Appendix 4). Therefore, the crushing aspect is a discretionary activity under rule 4.5.6(a).

4.4 Noise of Earthworks and Industrial Activity

The overall noise of the entire operation (including carting from the site) has been assessed by Marshall Day Acoustics. If the activity is carried out in line with the recommendations in the acoustic report it will comply with the permitted standards.

4.5 Access in relation to Earthworks and Industrial Activity

The site will have an entrance to Underhill Road which meets the District Plan permitted standards. On this basis, the access is a permitted activity.



4.6 Stockpiling Aggregate

4.5.5(c) states that the following is a restricted discretionary activity;

Any activity that is not required for primary production and residential purposes that requires either:

- (a) the construction or use of a building over 25m² in gross floor area; or*
- (b) the external storage of goods, products or vehicles (including contractors yards); and is not otherwise listed as a controlled, restricted discretionary, discretionary or non-complying activity.*

A component of crushing aggregate is the stockpiling of raw and processed aggregate. This is captured by 4.5.5(c)(b) as the external storage of goods/products.

In rule 4.5.5(c) discretion is restricted to the following matters;

- (i) Siting of any building;*
- (ii) Design and location of the access;*
- (iii) Location, size and effects of any signage;*
- (iv) Amenity and visual effects;*
- (v) Landscaping and screening;*
- (vi) Noise generated by the activity;*
- (vii) Changes in the type and amount of traffic;*
- (viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing town centres of Masterton, Carterton Greytown, Martinborough and Featherston;*
- (ix) Servicing and infrastructure requirements.*

4.7 Overall Activity Status

The activity of extracting, processing, and carting from the site is therefore a **discretionary activity** overall.

5.0 Other Resource Consents

Resource consent from the Greater Wellington Regional Council has been obtained for the earthworks component of the activity. See WAR210053 attached at [Appendix E](#). No further resource consents are required for this activity.

The National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health has been considered.

Historical aerial photography available from www.retolens.nz shows that this site has always been pasture.

No stockyards or other structures that would indicate a sheep dip has ever been on the site are



visible in the available photographs.

The site is not listed on Greater Wellington's Selected Land Use Register (SLUR).

Given that there is no evidence of the site being a HAIL site, the NES-CS is not applicable to this application.

6.0 Analysis of Relevant Policy

The policy direction of the Regional Policy Statement for the Wellington Region and the Wairarapa Combined District Plan are considered relevant to this proposal.

6.1 Regional Policy Statement 2013

The Regional Policy Statement for the Wellington Region (RPS) identifies regionally significant issues, sets objectives and methods for achieving these objectives. Regional and District Plans must give effect to the RPS.

The objectives and policies that are considered relevant to the assessment of this proposal are set out below;

Soils and Minerals

Objective 31

The demand for mineral resources is met from resources located in close proximity to the areas of demand.

Policy 60: Utilising the region's mineral resources – consideration

When considering an application for a resource consent, notice of requirement, or a change, variation or review of a district or regional plan, particular regard shall be given to:

- (a) the social, economic, and environmental benefits from utilising mineral resources within theregion; and***
- (b) protecting significant mineral resources from incompatible or inappropriate land uses alongside.***

The RPS identifies mineral resources as important to the Region as well as sourcing these close to areas of demand. It also highlights the social, economic, and environmental benefits of using mineral resources within the region as a consideration when assessing resource consent applications.

The site is in a good location to help meet the demand for aggregate in the south Wairarapa. Overall, the proposal is considered to be consistent with the objectives and policies of the RPS.

6.2 Wairarapa Combined District Plan

The District Plan Objectives, Policies and Anticipated Outcomes that are considered to be relevant are set out below.



4.3.1 Objective Rur1 – Protection of Rural Character & Amenity

To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.

Rur1 – Policy 4.3.2(d)

Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.

Rur1 – Policy 4.3.2(d)

Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.

Rur1 – Policy 4.3.2(e)

Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:

- (i) Openness and predominance of vegetation***
- (ii) Productive working landscape***
- (iii) Varying forms, scale and separation of structures associated with primary production activities***
- (iv) Ancillary living environment, with an overall low population density***
- (v) Self-serviced allotments.***

4.3.4 Objective Rur2 – Provision for Primary Production and Other Activities

To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable.

4.3.5 Rur2 Policies

- (a) Provide for primary production activities as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects of primary production activities without unreasonably affecting landowners' ability to use their land productively.***
- (b) Provide for other land uses as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.***
- (c) Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.***
- (d) Ensure activities that are potentially sensitive to the adverse external effects of primary***



production and any other lawfully established activities, particularly those activities with significant external effects, are either appropriately sited, managed or restricted to avoid or mitigate these effects.

- (e) Ensure that new primary production and other activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.*
- (f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.*

Anticipated Environmental Outcomes (4.4)

- a) Protection of primary production as a principal land use and economic driver in the Wairarapa.*
 - b) The efficient use of Rural Zone resources through a diversity of land use and economic activities.*
 - c) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.*
 - d) Protection of the amenity in adjoining zones from the potential adverse effects of activities within the Rural Zone.*
 - e) Increased level of self-sustainability and a reduced level of degradation on the natural environment and processes.*
 - f) Protection from environmental pollutants such as excessive dust and noise.*
 - g) The protection of lawfully established activities from reverse sensitivity effects.*
-

19.3.1 Objective GAV1 – General Amenity Values

To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

19.3.2 GAV1 Policies

- (a) Recognise that temporary activities generally have a minor effect on amenity due to their short duration, provided that some limitations are imposed as necessary to avoid significant, albeit short-term, effects.*
- (b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.*
- (c) Manage the interface of different environmental zones to protect the sensitive zones from more noisy areas.*
- (d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.*
- (e) Manage the intensity, location and direction of artificial lighting to avoid light spill and glare on adjoining sites and roads, and to protect the clarity and brightness of the night sky.*
- (f) Manage activities with unacceptable visual effects on amenity values, in accordance with*



the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.

- (g) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.***
- (h) Avoid, remedy or mitigate the potential effects of subdivision and development on street trees.***
- (i) Allow for activities undertaken on either reserve land which are consistent with the Reserve Management Plan for that reserve where one exists, or on public land dedicated for community, recreational, sporting, educational, cultural, festive, and ceremonial or gala/market day purposes***

19.4 Anticipated Environmental Outcomes

- (a) The maintenance of amenity values appropriate to the surrounding environment.***
 - (b) Minimised conflict over amenity between established uses and temporary activities.***
-

The District Plan sets out the rural zone's primary purpose as the place for primary production to occur;

The character of the rural environment is shaped by the different forms of primary production that occur there but also by the range of other activities that rely on a location in the rural area and which contribute to the economic and social fabric of the Districts (4.1 – Introduction (para 3)).

It also recognises that there are other activities that can only occur in the rural zone and that these need to be provided for subject to dealing with adverse effects appropriately.

To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable (Objective Rur2 – Provision for Primary Production and Other Activities).

Policies 4.3.5(d) and (e) respectively each require the appropriate siting or control of sensitive activities and of activities which may have significant adverse effects.

Policy 435(f) follows this by seeking controls at the interface between activities and adjoining activities.

(f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.

"Other activities" are also addressed at "4.3.6 Explanation";

Diversification of land use is important to the sustainable future of Wairarapa's rural environment. Many activities are appropriate in a rural setting and can establish and function without compromising the core primary production activities in the rural area. It is important that the Plan provides for those other activities that are able to establish and operate in a manner that appropriately avoids, remedies or mitigates potential adverse effects on the



environment. It is also important that, once lawfully established, these other types of rural activities are not adversely affected by the subsequent establishment nearby of sensitive activities that may seek to constrain their lawful operation.

Therefore the key policy direction of the District Plan is that the rural zone is principally for primary production with an acknowledgement that there are activities other than primary production that need to be located in the rural zone because they cannot occur in other zones. These activities are appropriate provided that they do not compromise primary production and any adverse effects are appropriate.

The proposed extraction and processing of aggregate is an activity which could occur within an industrial zone. However, in the interests of efficiency of process, it is much more desirable to crush the aggregate at the source of extraction.

As demonstrated in the assessment of environmental effects in the following section, the proposal can be carried out in such a way that contains adverse effects within the site.

With this being the case, the proposed crushing of aggregate within the site is considered to be inline with the policy direction of the District Plan.

7.0 Assessment of Environmental Effects

Following on from the above policy direction, in assessing the effects of the proposal it is important to do so in the context of the rural zone being a working environment.

The relevant matters of discretion set out in rule 4.5.5(c) provide a useful guide for assessing the effects of activities in the rural zone.

(i) Siting of any building;

No buildings are proposed.

(ii) Design and location of the access;

Once processed, the aggregate will be trucked from the site. It is proposed to shift the existing entrance further to the south. This entrance will be formed and metalled to District Plan requirements, including widening on the opposite side of the road. The applicant will maintain the road at the entrance to ensure that it is always in good condition.

(iii) Location, size and effects of any signage;

No advertising signs are proposed. There may be signs at the site entrance advising of workplace safety requirements.

(iv) Amenity and visual effects;

(v) Landscaping and screening;

The activity involves earthworks, aggregate stockpiles, and the use of heavy machinery. This has the potential to have adverse amenity and visual effects.



These effects along with landscaping and screening are discussed below.

(vi) Noise generated by the activity;

The crushing activity will generate noise and the effects of this is discussed below.

(vii) Changes in the type and amount of traffic;

The activity involves carting aggregate from the site. The number of truck movements are proposed to be between 22 to 44 truck movements per day typically and up to 100 truck movements during times of peak demand. The impact of traffic has been assessed by a traffic engineer and is set out in the AEE below.

(viii) Effects of retail activities in the Rural Zone on the viability and vitality of the existing towncentres of Masterton, Carterton Greytown, Martinborough and Featherston;

There are no anticipated effects on retail activities in the town centres.

(ix) Servicing and infrastructure requirements.

The activity will not generate any servicing and infrastructure requirements.

Guided by the above, potential effects from the proposal are considered to relate to effects on rural amenity - specifically, noise, visual effects, and dust. There are also potential effects of traffic carting from the site.

7.1 Effects on Rural Amenity (including noise, visual and dust effects)

This assessment outlines the existing landscape/amenity, the policy context in relation to rural amenity, and the impact of the proposal on rural amenity.

Existing landscape

The application site is approximately 4km northeast of the Featherston township on the southeastern side of Underhill Road. Algies Road is on the southern side of the site. The Wairarapa-Wellington Rail Corridor is just beyond the site to the east.

The site is 32 hectares and on the terraced land between the Tararua foothills and the Tauherenikau River. The site is flat dropping to a lower terrace at the rear. The site is open pasture with a shelterbelt of native plants (such as ake ake and pittosporum) planted along the Underhill Road frontage. This planting was established last winter after a mature conifer shelterbelt was removed.

The area has been popular for rural residential development and there are a number of small rural properties along Underhill Road and beyond the site on Bucks Road. The houses closest to the site are shown at Figure 4 below.



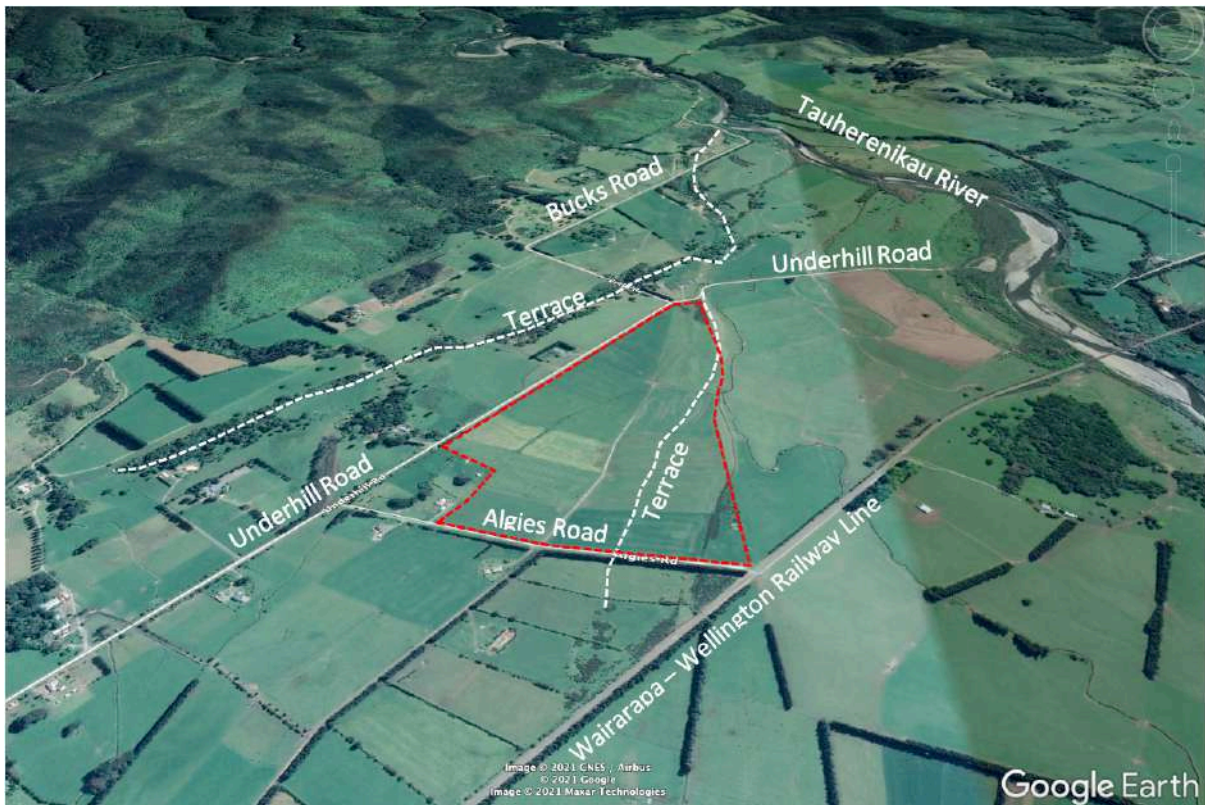


Figure 3 - Google Earth perspective of the site



Figure 4 - Near by houses



Underhill Road is the proposed route of a cycleway link between Featherston and Greytown. Work has commenced on the cycle bridge across the Tauherenikau adjacent to the railway bridge. It is understood that in the short term at least that this section of the cycle trail will use the road and there will not be a separate path provided. A separate path is generally desirable on a recognised cycle link and it is expected that over time this may change as funding becomes available.

Views of the site from various points are set out below.



Photograph 3 - View of site from Underhill Road (beyond the Bucks Road intersection)





Photograph 4 - View of the site from Underhill Road (near existing entrance)



Photograph 5 - View of the site from Algies Road

Policy context

The District Plan addresses rural amenity through policies and objectives in the Rural Chapter (4), Landscape Chapter (9), and General Amenity Values Chapter (19).



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Chapter 4 – Rural Zone

4.3.1 Objective Rur1 – Protection of Rural Character & Amenity

To maintain and enhance the amenity values of the Rural Zone, including natural character, as appropriate to the predominant land use and consequential environmental quality of different rural character areas within the Wairarapa.

4.3.2 Rur1 Policies

- (d) Maintain and enhance the amenity values, including natural character, of the differing Rural character areas through appropriate controls over subdivision and the bulk, location and nature of activities and buildings, to ensure activities and buildings are consistent with the rural character, including an appropriate scale, density and level of environmental effects.***
- (e) Manage subdivision, use and development in a manner which recognises the attributes that contribute to rural character, including:***
 - (i) Openness and predominance of vegetation***
 - (ii) Productive working landscape***
 - (iii) Varying forms, scale and separation of structures associated with primary production activities***
 - (iv) Ancillary living environment, with an overall low population density***
 - (v) Self-serviced allotments.***

4.3.4 Objective Rur2 – Provision for Primary Production and Other Activities

To enable primary production and other land uses to function efficiently and effectively in the Rural Zone, while the adverse effects are avoided, remedied, or mitigated to the extent reasonably practicable.

4.3.5 Rur2 Policies

- (b) Provide for other land uses as permitted activities in the Rural (Primary Production) Zone and Rural (Special) Zone, subject to such environmental standards as necessary to avoid, remedy or mitigate any adverse effects.***
- (c) Manage the establishment and operation of a range of other activities in the Rural Zone, such that their adverse effects on the environment are appropriately avoided, remedied or mitigated.***
- (e) Ensure that new primary production and other activities that may have significant external adverse effects are appropriately sited from sensitive land uses or are otherwise controlled to avoid or mitigate such effects.***
- (f) Provide interface controls on primary production and other activities that may have adverse effects on adjoining activities.***



4.4 Anticipated Environmental Outcomes

- (b) The efficient use of Rural Zone resources through a diversity of land use and economic activities.***
- (c) Diverse activities in the Rural Zone that are compatible with the rural environment in scale, amenity and character.***
- (f) Protection from environmental pollutants such as excessive dust and noise.***

Chapter 9 – Landscape

The Landscape chapter sets out the need to identify landscapes and natural features that are considered to be outstanding within a national and regional context.

The Tararua Forest Park 800m west of the site is both an outstanding landscape (OLs01) and a significant natural area (SNs02). The site itself is not an identified outstanding landscape or significant natural area.

The Landscape Chapter sets out policies and objectives which flow on to rules within the District-Wide Rules Chapter. These rules relate to activities within the outstanding landscapes and significant natural areas.

Chapter 19 – General Amenity Values Chapter

Objective GAV1 – General Amenity Values

To maintain and enhance those general amenity values which make the Wairarapa a pleasant place in which to live and work, or visit.

- (b) Control the levels of noise, based on existing ambient noise and accepted standards for noise generation and receipt.***
- (d) Ensure vibrations occurring through the use of equipment or machinery does not cause adverse effects on the comfort of occupants of adjacent properties.***
- (f) Manage activities with unacceptable visual effects on amenity values, in accordance with the qualities of each environmental zone. As a guide to determining if an activity has unacceptable visual effects, consideration will be given to other policies relevant to a particular activity or environmental zone.***
- (g) Manage the levels of odour and dust by avoiding inappropriate odours and dust from adversely affecting sensitive activities on adjoining properties.***

19.4 Anticipated Environmental Outcome

The maintenance of amenity values appropriate to the surrounding environment.

This policy framework identifies that rural areas have different values and that there are some landscapes that require specific control of land use. These areas are captured on overlays such as outstanding landscapes.



Other areas of the rural zone are an open environment where housing is at low density and ancillary to a productive working landscape. The driver for this zone is to allow primary production and other activities to function effectively provided that adverse effects are appropriately avoided remedied or mitigated.

From the context of rural amenity the District Plan envisages a working landscape and would not preclude machinery and earthworks within a site provided that there were methodologies and controls to limit impact.

The proposal is an “other activity” which, through measures such as operation hours, buffer distances, and bunding is appropriate with in the rural zone and consistent with the relevant policies and objectives.

7.1.1 Potential adverse effects from noise

The applicant is conscious of noise and its impact on neighbours. The intention is to operate in a way which minimises noise and this has shaped large aspects of the proposal, such as the site location, operation hours and bunding. This aligns with s16 of the RMA which requires every person carrying out an activity to ensure that the emission of noise does not exceed a reasonable level.

At 32.5ha the site is relatively large and can contain adverse effects within the site boundary. It is for this reason that the proposal is considered appropriate and the application to extract and process aggregate within the site sought.

The activity has been assessed and modelled by Marshall Day Acoustics. This involved recording the noise of the various machinery to be used on the site.

The result of this was the site plan showing the extent of the work which would comply with the District Plan rural noise standards. The crusher will remain in a single location at the rear of the site. The work site is split into two zones. Within the white dashed line, processing (screening) will be undertaken within bunding. Within the blue dashed line, extraction only (without any bunding), will take place.

The bunding required is 3m from the top of the bund to the work level. This work level will be lowered as aggregate is extracted.

As assessed in the noise report this activity meets the District Plan standards and is considered appropriate in a working rural context within the operating hours proposed.

This compliance assessment was made on the basis of the position of existing houses. There are locations within adjoining sites where the noise standards are not met. These areas could potentially contain a dwelling and if this occurred the activity would no longer comply with the District Plan noise standards.

Based on the report outputs, this occurs within four surrounding properties.

- Kay Kelly owns 391 Underhill Road (Lot 1 DP 80348) and the bare block on the eastern side of the site (Lot 3 DP 80348)



- Dylan Bennett owns 471 Underhill Road (Lot 2 DP 552764)
- Cathy and Marc Soper own 17 Algies Road (Lot 1 DP 462824)

These properties are shown on the noise contour diagram below. As can be seen, the white 55 dB contour extends into these properties.

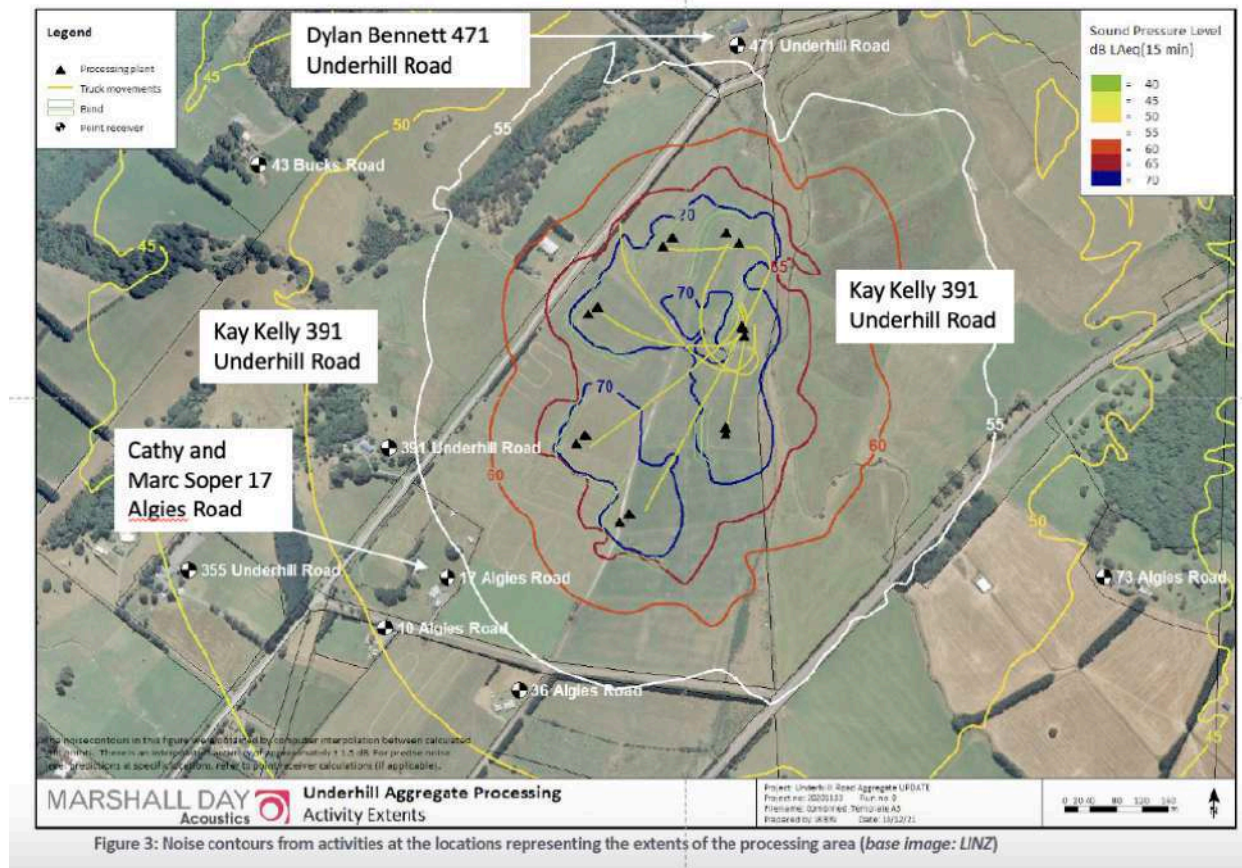


Figure 5 - Neighbours that were considered affected

For this reason, the owners of these properties are considered affected by the proposal.

Based on the noise report, the effects on other property owners are considered less than minor.

7.1.2 Assessment of Visual Effects

As mentioned above, the policy context paints the rural area as a working productive environment where primary production and other activities are anticipated.

In saying that, the applicant is conscious of keeping a tidy site and reducing the visual impact of earthworks and associated machinery on the environment.

The method of extraction, where the top terrace will gradually be lowered, allows the work to be set within the ground level and not highly visible to users of Underhill Road and neighbours to the north, west and south. For an illustration of this, please refer to the photographs below. Note that as the aggregate is removed the machinery working level will lower and machinery will become less and less visible.



Neighbours to the East will have a direct view of the cut but are not considered to be close enough to the site for this to present an adverse visual effect. The closest house to the East (73 Algies Road) is over 550m from where any extraction is proposed.

There will not be any work within 200m of the site. Where the work will be within 300m of any dwelling bunding will be used to mitigate noise impacts. This will also serve the purpose of screening the area of work and the bulk of the machinery from view of neighbours.

With regard to the impact of stockpiles, these are commonplace in the rural zone (the vast majority do not have resource consent) and not an activity that is considered to have an adverse effect. As with the visual impact of machinery the stockpiles will be set at a lower level than the land to the north, east and south. This will reduce any perceived visual impact on the environment.

The planting along the Underhill Road frontage will gradually become more established and further screen the site. Given the large site and depth of aggregate, it is expected to be a number of years before work is near Underhill Road.



Photograph 6 - Showing excavator on area with topsoil removed but pre-extraction





Photograph 7 - Taken from Underhill Road showing excavator in photograph 7 above. Excavator approximately 220m away.

Overall, the visual impact of the proposal is considered to be effects are considered to be less than minor

7.13 Assessment of Dust and Vibration

Dust generated within the site was addressed in the Wellington Regional Council consent approval by condition 15.

Dust

15. The consent holder shall ensure that dust management is undertaken in accordance with the information provided with the application and shall ensure that dust generation from the site is kept to a practicable minimum, to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Note: If objectionable particulate (dust) is found beyond the boundary of the property, a discharge to air consent may be required.

Given the buffer distance proposed (no closer than 200m from neighbouring houses) and the ability to control dust impacts through the use of water carts (if required) no dust impacts are expected from extraction within the site.

The applicant is willing to establish dust monitoring equipment if Council considers this required. There is a variety of established methods of doing this and this could be imposed as a condition of consent if Council considered that they required to back up the Wellington Regional Council's condition 15.

Beyond the site, there will be dust generated from trucks using the public road. There is a distance of 1.15km of unsealed Underhill Road which will be used by trucks going to and from the site. Just over 700m of this is adjacent to housing. With the prevailing wind being northwest dust would have more impact on properties on the southeastern side of the road. Dust could also have an impact on pedestrians and cyclists (including use of the proposed cycle trail) using



the road.

It is common for property owners along metal roads to establish shelterbelts to help reduce dust. This is the case for some properties along Underhill Road.



Photograph 8 - example of shelter belts along the unsealed part of Underhill Road between the site and the end of the seal

Ordinarily dust from a public road resulting from traffic generated by an activity subject to a resource consent is an effect that that can be addressed through a consent process. It cannot be dismissed just because trucks have a right to be on a public road.

Dust is linked to the speed that vehicles are travelling and their size, with more dust generated from faster and larger vehicles. To reduce dust, the applicant instructs his drivers to remain below 40km/h on the unsealed parts of the road to reduce dust effects. The applicant reports that this is effective in reducing dust and will continue to enforce this.

The bulk of the pedestrians and cyclists using the unsealed part of Underhill Road (including as part of the proposed cycleway) will occur outside of normal working hours so will not be impacted by dust from trucks. The chance of pedestrians and cyclists meeting a truck on the unsealed part of Underhill Road is considered to be relatively low and will not have a substantial impact on user experience.

Accordingly, any adverse effects of dust are considered to be able to be less than minor.

With regard to vibration, this is generally associated with rock blasting or piling activity nearer boundaries. No work will occur within 200m of any dwelling. No activities which could cause any



discernible vibration effect beyond 200m have been identified.

On this basis, any adverse effects from vibration will be less than minor.

7.2 Effects on Traffic and the Local Roothing Network

A Traffic Impact Assessment has been prepared by Harriet Fraser Engineering and Transportation Planning. Refer to Appendix C.

This assessment has considered the effects of the proposal, in particular the impacts of trucks carting from the site, and has concluded that with some measures in place during peak operation the local road network can be expected to continue to operate safely and efficiently.

The recommended measures are set out below.

The following recommendations are included to assist with managing the traffic effects associated with peak demands for the transportation of material from the site:

- *limit the loading of trucks to one truck at a time as this places a practical constraint on the number of trucks that can service the site;*
- *continue with the existing practice of all truck traffic taking the Underhill Road and Wakefield Street route to and from SH2;*
- *continue with truck drivers being instructed to drive at reduced speeds along the unsealed section, pull over when needed and be considerate of other road users; and*
- *on days when more than one truck is servicing the site, through radio contact minimise the risk of trucks meeting either on the unsealed section or the 5.6m wide sealed section of Underhill Road.*

The applicant will ensure these measures are carried out.

On this basis, the effects of the proposal on the traffic and the local roading network are considered to be less than minor.

7.3 Conclusion on Environmental Effects Assessment

Overall adverse effects from the proposal are considered to be less than minor.

7.4 Positive Effects

As identified in the Regional Policy Statement, aggregate and its local supply is important for development of the region.

Obtaining aggregate from the site will increase aggregate supply in the area. A close source of aggregate will create efficiency in supply. This will benefit consumers through a lower product price helping to reduce construction and development costs in the District.



8.0 Consultation

In the scoping phase of the proposal, the applicant advised surrounding land owners of the intention to extract aggregate from the site.

The applicant has obtained the written approval of the owners of the four properties identified as affected in the assessment of environmental effects;

- 471 Underhill Road – opposite Underhill Road to the north
- 17 Algies Road – adjoining the site to the south west
- 36 Algies Road – opposite Algies Road to the South
- 391 Underhill Road – opposite Underhill Road to the West

Please refer to Appendix D.

On this basis, these property owners are not affected parties under s95E(3) of the RMA.

No other property owners or occupiers have been identified as affected by the proposal.

9.0 Consideration of Alternatives

The alternative to obtaining aggregate from the site is to either extract it from another site or source it from another existing source.

The site is considered ideal for the activity because of the material available, size of the property (and ability to internalize effects) and close proximity to Featherston. The applicant has explored the potential of many sites in the District and this site is determined to be the most suited.

The alternative of carting aggregate to the area from long distances increases the price of aggregate and has a large carbon footprint.

This efficiency gain, combined with the ability to reduce noise and visual effects through bufferdistances from neighbouring houses, is the reason that the ability to crush on the site is beingpursued as a better overall outcome.

10.0 Conclusion

This application is for a proposal which will provide the area with a much need supply of aggregate.

The adverse effects of the proposal have been outlined above and the effects of the have been assessed as less than minor. The proposal has been assessed as an activity/outcome in line with the vision of both the Regional Policy Statement and District Plan.

Accordingly, the proposal can be considered sustainable development and resource consent can be approved by Council.



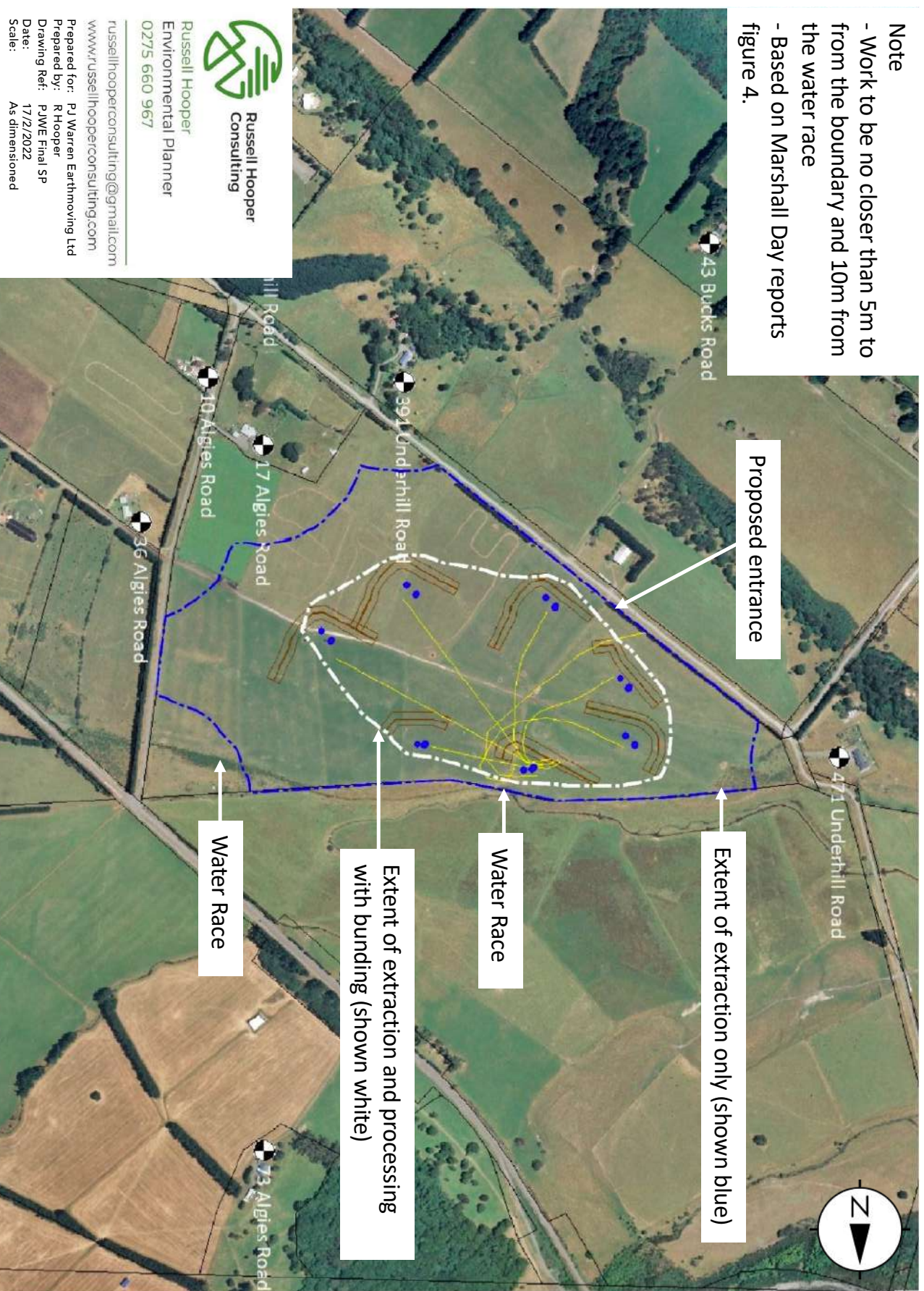
Appendix A



Aggregate extraction Site Plan – Underhill Road, Featherston (Lot 2 DP 462824)

Note

- Work to be no closer than 5m to from the boundary and 10m from the water race
- Based on Marshall Day reports figure 4.



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Prepared by: R Hooper
Drawing Ref: PJWE Final SP
Date: 17/2/2022
Scale: As dimensioned

Appendix B





MARSHALL DAY
Acoustics



**UNDERHILL ROAD AGGREGATE PROCESSING
ASSESSMENT OF NOISE EFFECTS**

Rp 002 20201133 | 21 December 2021

Project: **UNDERHILL ROAD AGGREGATE PROCESSING**

Prepared for: **PJ Warren Earthmoving Ltd**
316 Wood Street
Greytown 5794

Attention: **Russell Hooper**

Report No.: **Rp 002 R01 20201133**

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Status:	Rev:	Comments	Date:	Author:	Reviewer:
			16/12/21	B. Wood	S. Arden
	01	Client comments	21/12/21	B. Wood	S. Arden

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APPENDIX C AMBIENT NOISE MEASUREMENT LOCATION

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APPENDIX E NOISE SURVEY DETAILS

1.0 INTRODUCTION

PJ Warren Earthmovers Ltd proposes to carry out aggregate processing and stockpiling at Underhill Road, Featherston. Marshall Day Acoustics was engaged by Russell Hooper Consulting on behalf of PJ Warren Earthmoving to predict the potential noise generated by these activities. The noise predictions were then compared against guideline noise limits, established using the permitted activity noise standards of the Wairarapa Combined District Plan (“the District Plan”). A report of our findings was completed in April 2021¹.

A review of that report was carried out by Styles Group (July 2021) (‘the Styles report’) which identified a number of acoustical aspects considered to require further investigation. These aspects included:

- Predicted activity noise levels at all receivers identified in our report;
- Assessment of noise effects at any property where written approval has not been received;
- Recommended conditions to provide sufficient certainty that the predicted noise levels will not be exceeded;
- Noise levels from the crushing plant at various locations within the site;
- Compliance with noise limits at notional boundaries.

On 5 November 2021, and again on 12 November 2021, we carried out site visits and measured the noise from various items of plant, including trial operations of the crusher and the screener. At the time of our 5 November 2021 site visit, we installed a noise logger for a period of 7 days. This provided an understanding of the ambient noise in this area.

Since our initial April 2021 report, we have refined our calculation model to take into account updated information regarding notional boundary locations, as well as information obtained from our site visits. This included plant noise levels, bund construction and location, and material extraction and processing methodologies.

From the Resource Consent Application, we understand that the Applicant currently has a Resource Consent from the Greater Wellington Regional Council to extract aggregate from the ground within the subject site². However, for the purposes of an assessment of noise effects, we have also considered the noise from the extraction and transportation of the aggregate.

A glossary of terms used in this report is included in Appendix A.

2.0 ACOUSTIC PERFORMANCE STANDARDS

Since our April 2021 report, the legislative status of the proposed activity has been clarified by Russell Hooper Consulting. We now understand that the extraction and removal of materials from the subject site is a permitted activity, as long as it complies in all respects with the requirements of the Wairarapa Combined District Plan (the District Plan). However, the on-site processing (screening and crushing) of the materials is not permitted in this zone, and the status of the processing activities is therefore discretionary.

Regardless of compliance with any noise Standard, there is a general obligation in terms of Section 16 of the RMA which, in summary, states that an activity shall adopt the best practicable option (BPO) to ensure that the emission of noise does not exceed a reasonable level. For the April 2021 assessment, we based our opinion of what would constitute a “reasonable noise level” for an activity such as this on the permitted activity noise criteria within the District Plan.

¹ Marshall Day report Rp 001 R02 20201133 April 2021

² “Resource Consent Application – Proposal to crush and stockpile aggregate” Russell Hooper Consulting October 2020

From discussions with PJ Warren Earthmovers Ltd, we understand that the hours of the processing activities would be 8:00am to 5:00pm Monday to Friday. We further understand that these operations do not typically take place consistently 5 days per week every week but can occur intermittently. In times of inclement weather, particularly during winter months, the hours of activity are generally reduced. In our report Rp001 R02 20201133, we concluded that, considering the proposed hours of operation, compliance with the District Plan permitted activity limit of **55 dBA L₁₀** (7.00am – 7.00pm) at any notional boundary would be considered reasonable.

2.1 Noise Descriptors

2.1.1 L₁₀

The District Plan requires that noise is measured in accordance with New Zealand Standard NZS 6801:1991 “*Measurement of Sound*” and assessed in accordance with New Zealand Standard NZS 6802:1991 “*Assessment of Environmental Sound*”. The 1991 Standards use the L₁₀ descriptor for the data measure. L₁₀ is the noise level equalled or exceeded for 10% of the measurement period. This is commonly referred to as the average maximum noise level.

One of the limitations of using L₁₀ is that it does not fully describe the impact of noise, by disregarding 90% of data in any measurement period. An example of this is where a load of aggregate may be dumped into a truck. Without appropriate management (particularly with the first load), there can be a brief yet high noise event as the material impacts the tray of the truck. Yet unless this event is of a duration greater than 10% of the measurement period (for instance, 90 seconds of a 15-minute measurement period) it is disregarded by the L₁₀ descriptor.

2.1.2 L_{Aeq}

Accordingly, since our April 2021 assessment, we have revised our conclusion regarding guideline noise limits to consider the noise descriptors of the more recent New Zealand Standards NZS 6801:2008 “*Acoustics – Measurement of environmental sound*” and NZS 6802:2008 “*Acoustics - Environmental Noise*”. These have superseded the 1991 Standards.

The 2008 versions use L_{Aeq} as the descriptor of the noise under assessment. It is the equivalent continuous A-weighted sound level and is commonly referred to as the average sound level, measured in dB. L_{Aeq} takes into account all noise sources contributing to a measurement during a measurement period. The standard measurement interval for the 2008 Standards is 15 minutes. Therefore, the descriptor is expressed as dB, L_{Aeq(15 min)}.

We consider applying the L_{Aeq(15min)} to this proposal is a more appropriate approach to assessment, compared to using the L₁₀ descriptor. Additionally, our on-site measurements show that for the crusher and the screening operation, the difference between the L₁₀ and L_{Aeq} descriptors is no more than 1 to 2 dB (with the L₁₀ the higher value). Note that with the implementation of the National Planning Standards, use of the L_{Aeq} descriptor will be required in all District Plan noise standards.

2.2 Guideline Noise Limit

Taking into account the discussion above, we consider a guideline noise limit of **55 dB L_{Aeq(15 min)}** to be reasonable. Additionally, NZS 6802:2008 (Section 8.6.2) notes that a daytime noise limit of 55 dBA L_{Aeq(15 min)} would provide reasonable protection of health and amenity associated with the use of land for residential purposes.

A discussion of the noise effects of an activity complying with this guideline limit is set out further in this report.

3.0 PREDICTED NOISE LEVELS

3.1 Crusher Location

The Styles report has assumed that the crusher may be moved to various locations within the site. This assumption is based on a comment in the original resource consent application³. However, since the completion of Application and following discussion with PJ Warren Earthmovers Ltd, we understand that the crusher location would be static at a single location. The approximate location is shown in Figure 1. This is based on the location as observed during our site visits.

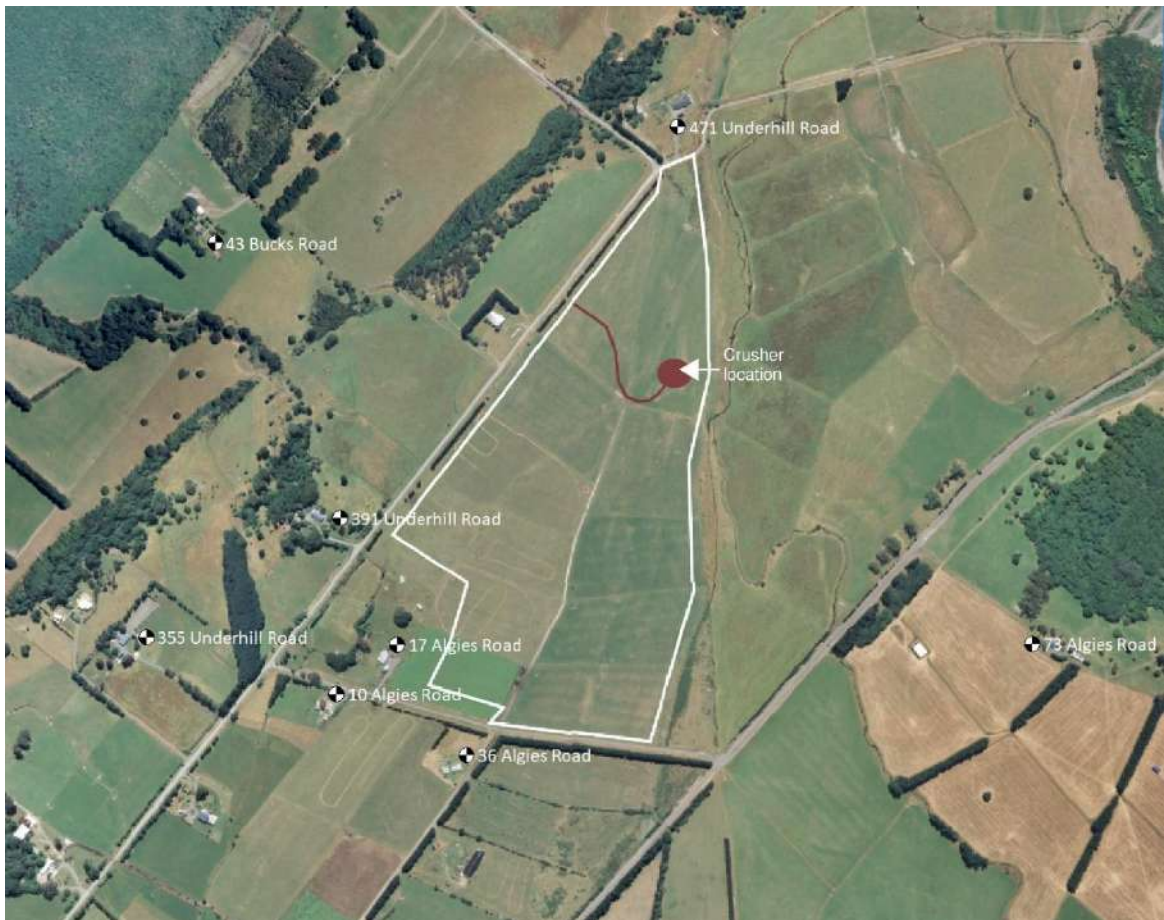


Figure 1: Approximate locations of subject site (white outline), crusher location and dwellings within this assessment. (Base image: LINZ)

3.2 Screener Location

We understand that the aggregate excavation and screening would take place incrementally across the site. As each work area is completed, another would be commenced. In order to understand the range of noise levels resulting from the proposed aggregate processing and stockpiling activities, we have modelled a number of scenarios to represent the various possible activity locations.

3.3 Bunding

For each area of work including the crusher operation, we have assumed a bund of effectively 3 metres in height on the crusher/screener & excavator side, i.e., the machinery at least 1 metre below ground level, and the top of the bund itself being at least 2metres in height above ground level.

³ "Resource Consent Application: Proposal to crush and stockpile aggregate" Russell Hooper Consulting October 2020

3.4 Assessment Locations

With the exception of the area immediately southeast of the subject site, we have not been informed of any potential future notional boundaries which may be established. However, the noise contours set out in Figure 3 demonstrate locations of potential exceedance of the 55 dB $L_{Aeq(15 \text{ min})}$ guideline noise limit, should a future notional boundary be established within the 55 dB $L_{Aeq(15 \text{ min})}$ contour.

Locations of the dwellings closest to the subject site and included in our assessment are:

- 471 Underhill Road;
- 391 Underhill Road;
- 355 Underhill Road;
- 43 Bucks Road;
- 73 Algies Road;
- 36 Algies Road;
- 17 Algies Road;
- 10 Algies Road.

Properties located at greater distances from the subject site may also be exposed to noise from its operation, but noise levels would be less than for the properties considered in this assessment. This is due to additional attenuation from increased distances, ground absorption, and screening due to intervening terrain.

3.5 Sound Power Levels

Our site measurements indicate that under typical workload, the various plant items and their sound power levels (L_{WA}) are as follows:

- McCloskey 105 Screen: L_{WA} 118 dB;
- Terex Cobra 290R Crusher: L_{WA} 114 dB;
- Truck and trailer units accessing and departing from the site: L_{WA} 104 dB.

Note that the L_{WA} levels for the screener and the crusher as measured are similar to the levels reported in our April 2021 report.

Noise from other plant items was not measured during the site visit. This was due to them not being on site, or that they were not operated in isolation from other plant items. For instance, the noise from the excavator associated the operation of the screening plant was not able to be measured, as noise from the screener dominated. Therefore, for these items, we used noise data obtained from noise measurements of similar equipment, carried out by us.

- Wheeled loader: L_{WA} 107 dB;
- Tracked excavator 20 – 30 tonne: L_{WA} 108 dB;
- Dump truck: L_{WA} 107 dB.

3.6 Noise Modelling

We have calculated the noise emissions from site activities in accordance with ISO 9613-2: 1996 as implemented in SoundPLAN® environmental noise modelling software. ISO 9613-2 considers a range of frequency dependent attenuation factors, including propagation distance, atmospheric absorption, ground effect, reflections, and acoustic screening.

Site activities have been modelled using the plant described above. Truck and trailer movements extend from the site access road intersection with Underhill Road to the primary crushing location, returning on that same route. We understand from PJ Warren Earthmovers that there may be up to 100 truck and trailer movements per day.

3.6.1 Aggregate Processing Scenarios

To test the extents of these activities, we have calculated the noise from the proposed extraction and screening activities at six different locations across the site, with the crusher remaining in the same location.

Figure 2 shows the various scenarios (location numbers 1 to 6) we have tested, to find the extents of the possible activity locations while still remaining within the established noise guidelines. Note that for each of these scenarios, the crusher location remains the same. The blue points identify the screener and excavator at each location. The truck routes are shown as yellow lines.

Bunds

The bunds are identified in Figure 2 by the brown lines. Note that the locations of these may vary on site. In all cases, the bunding should be positioned as close as possible to the activity and interrupt the line of sight between the noise sources and the closest receivers. The height between the top of the bund and the reduced level (RL) of each work location should be at least 3 metres.



Figure 2: Locations of various processing scenarios within the site. (Base image: LINZ)

3.7 Extraction Operation

From discussion with PJ Warren Earthmoving Ltd and Russell Hooper Consulting, we understand that the extraction operations of excavation and transporting of materials off-site is currently consented under the Greater Wellington Regional Council and is subject to the District Plan standards for a permitted activity. Consequently, the focus of our assessment is on the processing aspects

(screening, crushing). However, for an assessment of cumulative effects, we have included the extraction operations.

3.8 Predicted Noise Levels

Taking the scenarios of Figure 2 into account, we calculate that in order to remain within the 55 dBA $L_{Aeq(15 \text{ min})}$ guideline noise limit, aggregate processing should not take place any closer than **300 metres from any dwelling**, or 280 metres from any notional boundary. Additionally, a bund as discussed above needs to be located close to the processing. Table 1 sets out the predicted noise levels at the notional boundary of each assessment location, taking into account the noise bunding at each processing location. For each of these scenarios, the crusher location is static, located as show in Figures 1 and 2. The noise of the crusher has been included in all scenarios.

Table 1: Predicted Aggregate Processing Noise Levels

Receiver	Predicted Noise Levels $L_{Aeq(15 \text{ min})}$, dB					
	Location 1	Location 2	Location 3	Location 4	Location 5	Location 6
471 Underhill Rd	54	49	48	48	49	54
391 Underhill Rd	47	49	51	54	49	48
355 Underhill Rd	42	43	45	46	43	42
43 Bucks Rd	45	44	44	46	44	46
73 Algies Rd	49	50	48	46	50	46
36 Algies Rd	45	48	53	51	48	46
17 Algies Rd	47	49	54	54	49	47
10 Algies Rd	46	47	50	50	47	46

Figure 3 shows the predicted noise levels in the form of contours, combined for all processing scenarios. The contours show the predicted highest noise level that a dwelling would receive, at some point during aggregate processing.

The figures included as Appendix B show the predicted noise contours for each separate processing scenario (1 to 6).

Figure 4 shows the extent of operations to comply with the 55 dBA $L_{Aeq(15 \text{ min})}$ guideline noise limit.

- Within the white dotted line, extraction and processing can occur;
- Within the blue line, extraction only can occur.

3.9 Special Audible Characteristics

Where a sound has a distinctive character which may affect its acceptability within a community, then a reduction of 5 dB may be applied to the noise standard, in accordance with Sections 4.4 and 4.5 of NZS 6802: 1991. Such characteristics would include the sound being noticeably impulsive or tonal.

Implementation of the 2008 Standard has the same effect, although in place of the reducing the noise standard, the predicted or measured noise level would be increased by 5 dB (NZS 6802:2008 Section 6.3 and Appendix B).

For this reason, sound with special audible characteristics should be avoided. For an activity such as this, possible special audible characteristics (SAC) include noise from tonal reversing signals, track squeal from tracked equipment, or tailgates banging.

The following noise mitigation should be implemented to ensure that the risk of application of the SAC penalty is avoided, and ensure that BPO is taken to reduce operational noise emissions as far as practicable:

- Ensure that equipment is properly maintained;
- Mitigate track squeal from tracked equipment (may include tensioning and watering or lubricating the tracks regularly)
- The access route and any other vehicle paths that are developed on the site should be maintained and kept free of potholes etc. to minimise truck noise;
- Loading/unloading techniques to minimise the banging of tailgates;
- The processed material (particularly the first loads) should be carefully placed into the truck & trailer trays, rather than “dumped” from a height above the tray;
- Avoid tonal reversing or warning alarms (suitable alternatives may include flashing lights, broadband audible alarms or reversing cameras inside vehicles).

In the following calculations, we have assumed the implementation of measures to avoid SAC and have not applied the +5 dB penalty. Such measures should be included in a Noise Management Plan, which is discussed in Section 5 of this report.

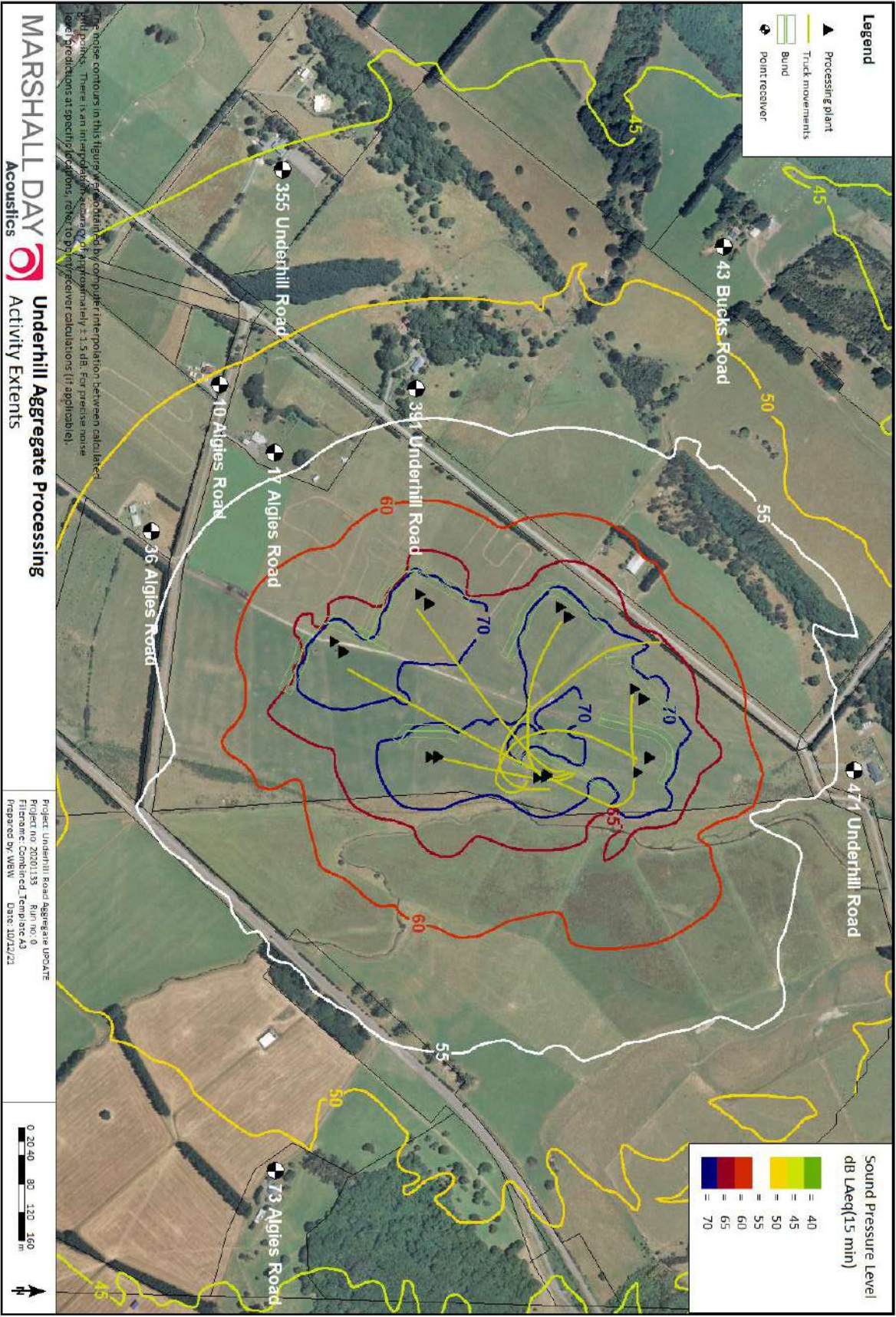


Figure 3: Noise contours from activities at the locations representing the extents of the processing area (*base image: LINZ*)

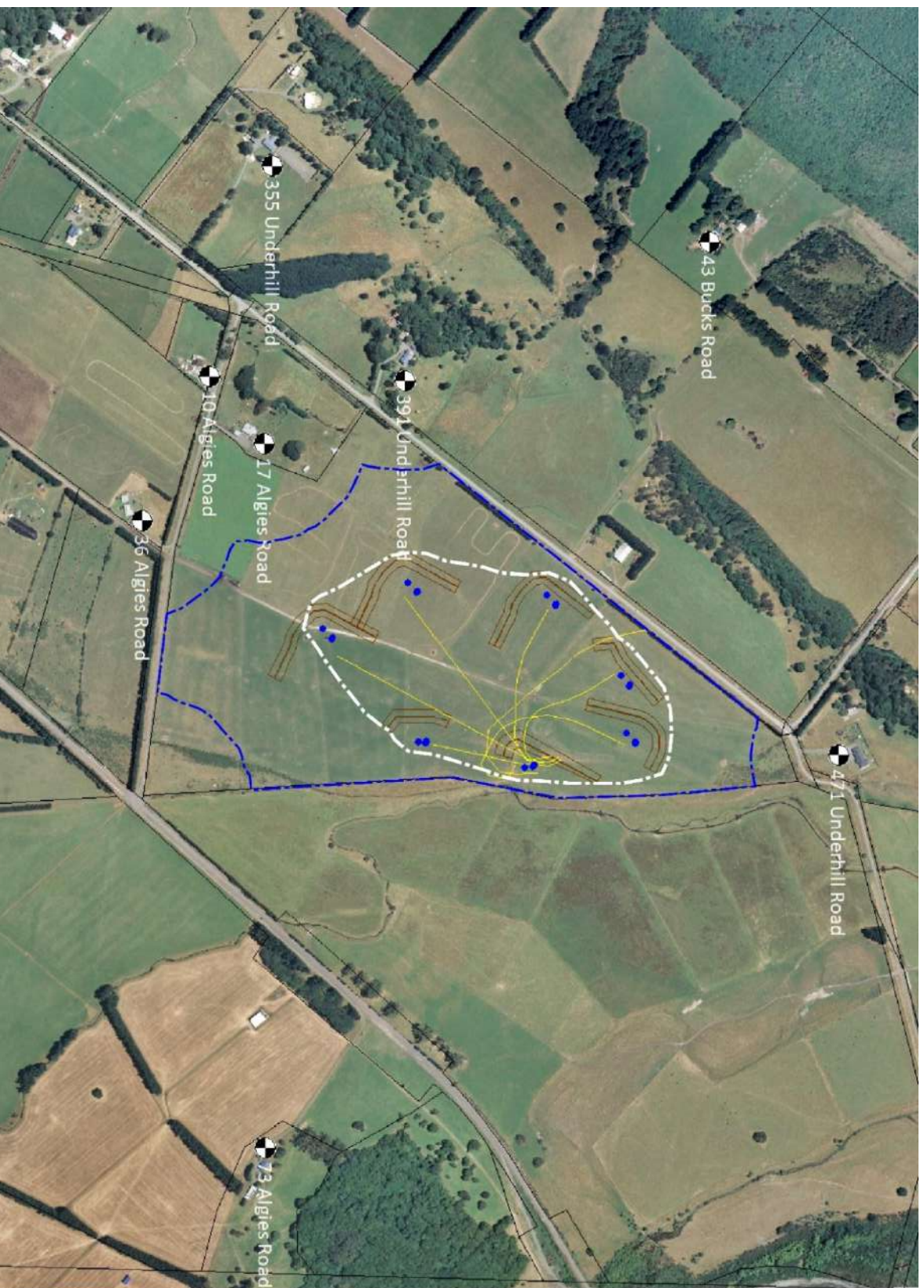


Figure 4: Extent of works. White dotted line is for processing with bunds; blue dotted line is for extraction only. (base image: LINZ)

4.0 ASSESSMENT OF NOISE EFFECTS

The existing noise environment provides a baseline for assessing noise effects. Effects can be assessed by quantifying the noise levels that people would experience due to the aggregate processing activities. The change in noise environment can then be interpreted in relation to subjective responses of people and possible annoyance.

4.1 Existing Noise Environment

4.1.1 Noise Level Survey

We measured the current ambient noise levels in this area over the period 5 November 2021 to 12 November 2021. This was carried out by means of continuous data logging extending over the seven days' duration. The noise logger was located in free field conditions within the subject site, some 125 metres east of Underhill Road, and approximately 350 metres southwest of the current aggregate excavation area. Due to the nature of the noise sources in this area in the absence of aggregate processing activities, we consider that this location is representative of the noise environment at the dwelling notional boundaries identified in this report.

Where meteorological conditions were found to be unsuitable for environmental noise surveys, these periods were excluded from the reported data. This is the case when wind speeds exceeded 5 m/s and rainfall exceeded 6 mm/h.

For the purposes of this assessment, our focus has been on the proposed hours of aggregate processing activity. The hours of operation for crushing and screening would be 8:00 am to 5:00 pm Monday to Friday.

Appendix C shows the location of the noise logger. Appendix D sets out the details of the long term noise measurements. Appendix E contains the specific details of the noise survey.

4.1.2 Ambient Noise Levels

In the absence of aggregate activities on the subject site, the daytime ambient noise levels are relatively low, with contribution from occasional vehicles on Underhill Road and occasional rail traffic on the Wellington – Wairarapa line, approximately 650 to 700 metres east of Underhill Road. Other noise sources are typical of a rural area and include occasional intermittent sounds such as chainsaws, birds, and dogs.

Our measurements show that in the absence of aggregate processing activities, the ambient noise levels in this area are typically 37 to 47 dBA $L_{10(15 \text{ min})}$, 35 to 44 dB $L_{Aeq(15 \text{ min})}$, and 30 to 36 dBA $L_{95(15 \text{ min})}$ over the proposed hours of operation.

4.2 Assessment of Noise Effects

4.2.1 Subjective Perception of Noise Level Changes

The subjective impression of changes in noise level can generally be correlated with the numerical change in noise level. While every person reacts differently to noise level changes, research shows a general correlation between noise level changes and subjective responses.

Our experience has shown that the subjective perception of a noise level change can be translated into an effect. This effect is based on people's annoyance reaction to noise level increases. Note that people may have an annoyance reaction to a greater or lesser degree, depending on their perception of the activities.

Table 2 shows the indicative subjective responses to explain the noise level changes discussed in this report.

Table 2: Noise level change compared with general subjective perception

Noise level change	General subjective perception ⁴
1–2 decibels	Insignificant/imperceptible change
3–4 decibels	Just perceptible change
5–8 decibels	Appreciable change
9–11 decibels	Halving/doubling of loudness
>11 decibels	More than halving/doubling of loudness

4.2.2 Noise Level Increases

As noted above, the current daytime ambient noise levels in this area range typically from 35 to 44 dB $L_{Aeq(15min)}$. In reference to the predicted aggregate processing noise levels shown in Table 1, we assess the increase to the existing daytime noise levels at each assessment location as being between 3 and 20 dB, depending on the locations of the aggregate processing and receiver. This would be considered by a general population to be a just perceptible increase, to a more than doubling of the current noise levels.

4.2.3 Noise Effects

In considering these predicted noise levels in the context of the existing ambient noise levels, the noise of the aggregate processing would be clearly audible, at times at all assessment locations. However, “audibility” of an activity does not automatically mean “adverse” or “annoying”. Controlling or managing the noise can provide a way of controlling and managing any adverse noise effects.

Measures to mitigate the adverse or annoying aspects of this noise would incorporate implementation of the BPO to reduce the aggregate processing noise as much as practicable, including to less than the guideline noise limit, where this can be achieved. Implementation of measures to manage this noise as set out below will ensure that the aggregate extraction noise, while it may be audible, will be reasonable. To ensure that this is achieved, we recommend that a Noise Management Plan (NMP) is prepared by a suitably qualified person prior to the aggregate processing works commencing on the Site. This is discussed below.

5.0 NOISE MANAGEMENT PLAN

The NMP should be implemented throughout the entire life of the site to manage noise levels.

As discussed, the overarching approach of the NMP should align with Section 16 of the Resource Management Act (RMA) which, in summary, states that an activity shall adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level. This means that if it is practicably possible to reduce noise to even lower than the guideline noise limit at any receiver, actions to achieve this should be implemented.

The NMP should include (but not be limited to) details regarding:

- Noise mitigation, including the bunding at each processing location as discussed within this report;
- Limiting the hours of the processing of aggregate to within the stated times of 8:00am to 5:00pm Monday to Friday;

⁴ Based on research by Zwicker & Scharf (1965); and Stevens (1957, 1972).

- Maintenance and/or upgrading the site access route and any other vehicle paths that are developed on the site to be kept free of undulations, potholes etc. to minimise truck noise;
- Minimising the banging of tailgates;
- Careful placement of the processed material (particularly the first loads) into the truck & trailer trays, rather than “dumping” from a height above the tray;
- Ensuring that equipment is properly maintained;
- Mitigation of track squeal from tracked equipment (may include tensioning and watering or lubricating the tracks regularly);
- Avoidance of tonal reversing or warning alarms (suitable alternatives may include flashing lights, broadband audible alarms or reversing cameras inside vehicles).
- Mitigation measures (discussed above);
- Community liaison (providing contact details for complaints);
- Noise monitoring. This would include measurement of aggregate processing noise, received at selected representative receiver locations. Noise measurements would provide PJ Warren Earthmoving Ltd with information regarding processing methodology; identify any processes that are unnecessarily noisy; provide confidence to potentially affected residents that their concerns are being considered; and identify compliance or non-compliance with the relevant noise limits; and
- Staff training.

6.0 THE STYLES REPORT

Much of this updated report addresses various points raised in the Styles report. However, some further items are discussed in this section.

On page 2 of the Styles report, the subject of the reasonableness of the permitted activity noise levels is raised. The Styles report states that the determination of this should be reached through an assessment of effects that takes into account:

1. *“The overall noise levels and noise effects likely to be generated by the proposal, considering factors such as character, timing, duration and intensity of the noise levels”.*

Our response

Three of these aspects (overall noise levels, timing, duration) are addressed above in this report. The other two are discussed below.

6.1 Character

In terms of character, it is unclear what the Styles report means by this term. However, we offer the following comments:

6.1.1 Special Audible Characteristics

This is addressed in Section 3.10 and Section 5 of this report.

6.1.2 Environment

Aggregate extraction and subsequent processing are activities that typically take place in rural areas. Therefore, we consider that the noise of such activities would not be out of character for this area.

6.2 Intensity

It is not clear to us what is intended here by the term “intensity”. This term has a specific meaning in acoustics, usually defined as the acoustic energy which flows per unit time per unit area perpendicular to the direction of flow at the point of measurement. The measurement of sound intensity requires specialised techniques that are not included in the scope of this Project.

2. *“The noise effects of the activity in the context of the “rural character or amenity” of the existing noise environment, taking into account the ambient and background sound levels in the locality”.*

Our response

This has been addressed above. We conclude that with appropriate noise management through implementation of a NMP, the resulting noise would be reasonable at all assessment locations.

3. *“The noise effects of the proposal in the context of what could reasonably be expected to occur in the zone, taking into account the “normal functioning of rural activities” permitted in the zone”*

Our response

Much of this has been addressed above. However, in addition, Section 4.1 of the Wairarapa Combined District Plan notes that the rural zone is characterised by (among other qualities) being a “working productive landscape, with a wide range of agricultural, horticultural and forestry purposes, with potential for **associated effects, including noises and odours**” (emphasis added).

In Section 4.5.2 (f) “Noise Limits” subsection (i), the District Plan notes that in the Rural zone the noise associated with primary production (e.g. tractors, harvesters, etc.) is excluded from needing to comply with any noise rules. It is our opinion that the noise from aggregate processing, especially when received at the setback distance discussed in this report (300 metres), would be similar to the noise from some aspects of primary production (for instance, diesel-engined machinery such as harvesters, tractors, etc.). Consequently, we consider that this would be the type of noise that is contemplated by the District Plan for this zone. Further, we are applying noise limits and other management to this noise, whereas under the District Plan, the noise from primary production can continue unabated, with no controls over character, timing, or duration.

Elsewhere (for instance, on page 7) the Styles report notes that often noise from machinery associated with primary production is seasonal and intermittent. While this may be the case, there is no rule that requires this to be so. Various activities on one area of land may produce noise throughout the year. Frost fans may operate during winter months (typically at night and during very early morning hours). At other times, harvesting, crop maintenance, ploughing, etc may occur, each requiring the use of noise-producing machinery.

The noise from the proposed activities on the subject site would also have a degree of intermittency and seasonal nature. Although they may work for the full 5 days (Monday to Friday) on some weeks, in discussion with PJ Warren Earthmoving Ltd, we understand that for other weeks it may be only 1 to 3 days, depending on the demand. Additionally, inclement weather can restrict site activities as ground conditions provide constraints. This can result in reduced activities, particularly over the winter months.

Note also that the highest predicted noise levels at a receiver location would only occur when the activity is closest to that location.

6.3 Crusher Noise Levels

On page 3 the Styles report comments that the noise levels from the crusher will depend on several aspects, including its location on the subject site. Although the Application document suggests that the crusher location may vary around the site, we were informed by PJ Warren Earthmovers Ltd prior to our initial assessment of Rp 001 R02 that this would not be the case, but that it would remain at a single location. Consequently, this single location has been included in our modelling.

In addition, the bunding as discussed in this report would be implemented.

On page 4, the Styles report comments that *“Aggregate is not typically screened until it is crushed”*. The basis of this comment is not clear to us. In any event, we have been both informed by PJ Warren Earthmovers Ltd, and have observed on site, that the extracted material is screened prior to crushing.

6.4 Consent Conditions

A series of objectives to be achieved by consent conditions is set out on pages 8 and 9 of the Styles report. We offer the following comments:

6.4.1 Cumulative Noise Levels

We agree that the cumulative noise levels from the subject site activities should be controlled by imposition of a noise limit, applicable at notional boundaries. We further recommend that the guideline limits established in Section 2.2 of this report be adopted for this purpose.

6.4.2 Location of Crusher and Screening

Our comments in Section 6.3 regarding crusher location apply to this condition recommendation. In terms of the screen, the implementation of effective bunding is as important as the location. Although this is shown in Figures 2 to 4 of this report, as a guide for PJ Warren Earthmovers Ltd, in conjunction with the bunding as described, aggregate screening should not take place any closer than 300 metres from any dwelling, or 280 metres from any notional boundary. In any event, as noted, the objective of any conditions should be the achievement of compliance with noise limits at an assessment location.

6.4.3 Acoustic Performance of Screening and Bunds

Bullet points 2 and 3 of the Styles report (page 8) both recommend specific acoustic performance for the crusher, screening, and bunds. Presumably this means specified sound power levels for the plant items, and specified barrier effect for the bunds. While these may be helpful, our opinion is that the end of these aspects of the operations is the noise level at an assessment location. Consequently, these requirements can usefully be simplified to be reflected in the first bullet point, that is, the imposition of a noise limit, applicable at notional boundaries.

6.4.4 Special Audible Characteristics and Noise Management Plan

The bullet points on Page 9 of the Styles report addressing the above can both be covered off by a NMP as discussed in this report.

7.0 RECOMMENDED CONDITIONS

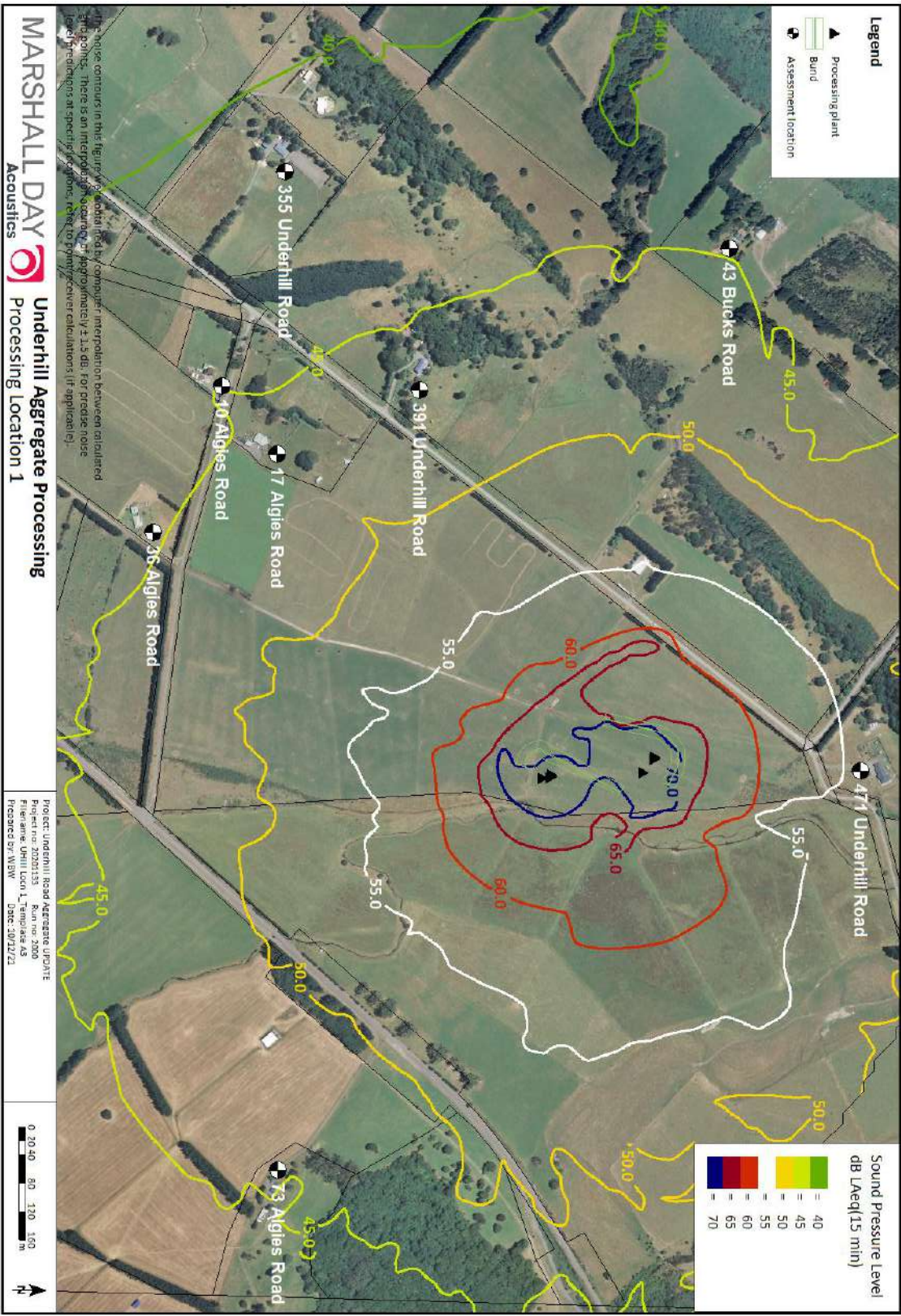
1. Four weeks prior to the commencement of aggregate processing works on the Site, the consent holder shall provide to the Team Leader – Resource Consents, a Noise Management Plan. The Noise Management Plan shall be produced by a person suitably qualified and experienced in noise assessment and control and shall specify the mitigation measures to be undertaken to ensure that aggregate processing noise from the site, if measured anywhere within a notional boundary of a dwelling, either consented or established at the time of consent, shall not exceed:
 - 55 dB $L_{Aeq(15\text{ min})}$ Monday to Friday 0800 – 1700 hours;

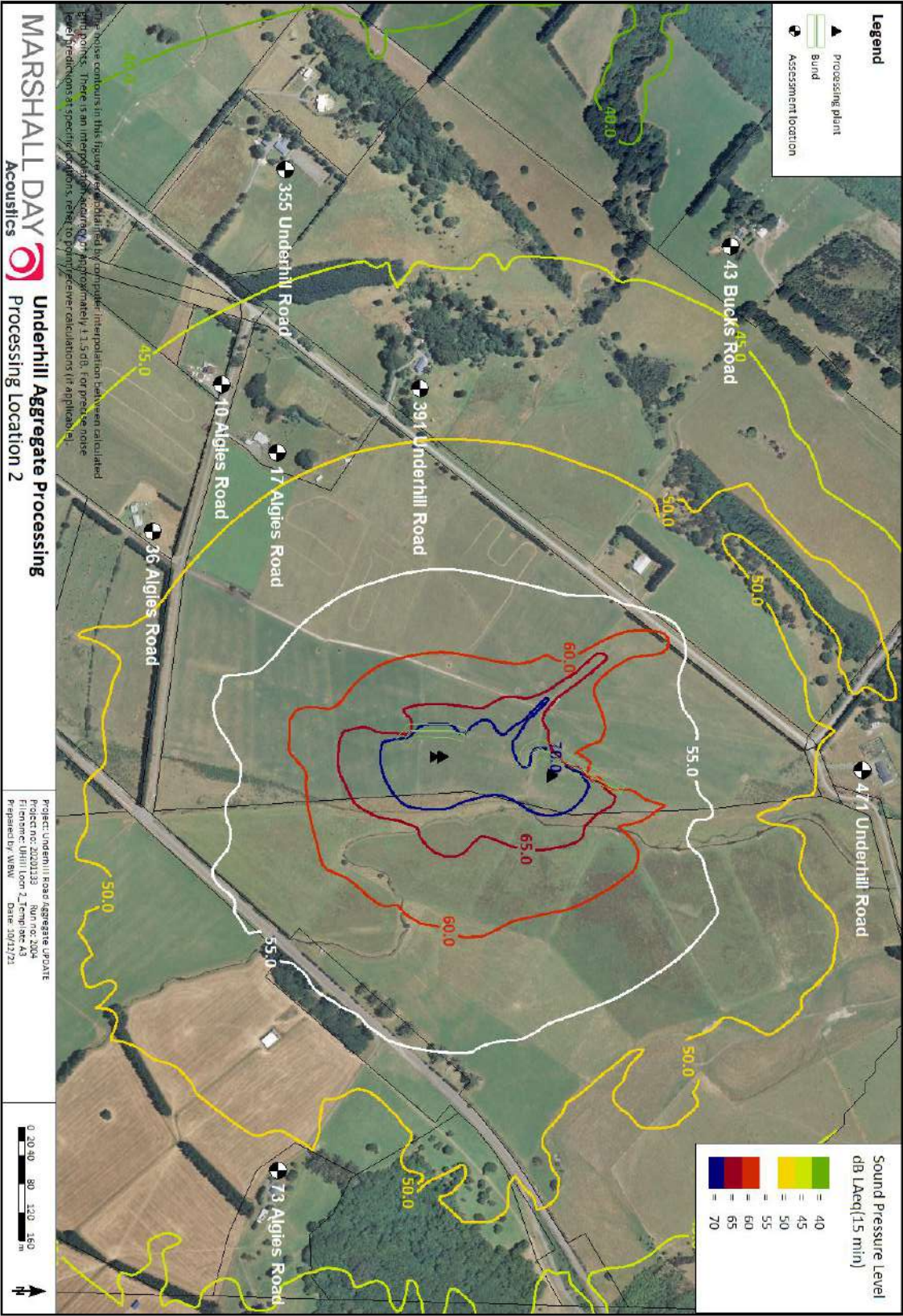
- 40 dB $L_{Aeq(15 \text{ min})}$ all other times.
- Noise levels shall be measured and assessed in accordance with NZS6802:2008 “*Acoustics – Measurement of Environmental Sound*” and NZS6802:2008 “*Environmental Noise*”.
2. Within six months of full operation, the consent holder shall monitor noise emissions from the site to assess compliance with the above condition. The survey locations shall be agreed between Council and the consent holder.
 3. If noise emissions from the site do not exceed a maximum 55 dB $L_{Aeq(15 \text{ min})}$, then no further action is required. If that standard is not met, then the consent holder shall:
 - i. Within four weeks of the date of the report and following consultation with the Team Leader - Resource Consents provide a revised Noise Management Plan specifying the further mitigation measures to be undertaken to ensure that noise from the site complies with the limits of Condition 1.
 - ii. Undertake the further mitigation measures specified within a further four weeks from the provision of the revised Noise Management Report.
 - iii. Within four weeks of undertaking those further mitigation measures, monitor noise emissions from the site to assess whether noise from the site would comply with the limits of Condition 1.
 - iv. If noise emissions from the site still exceed the limits of Condition 1, the process of this condition shall be repeated until that standard is met.
 4. If within the first year the Council reasonably considers that the required standard cannot be met and gives the consent holder two months’ notice of its intention to do so, then it shall be entitled to give notice under s129 of the Act to review the conditions of consent to ensure that owners and occupiers of rural dwellings are not unreasonably affected by noise.

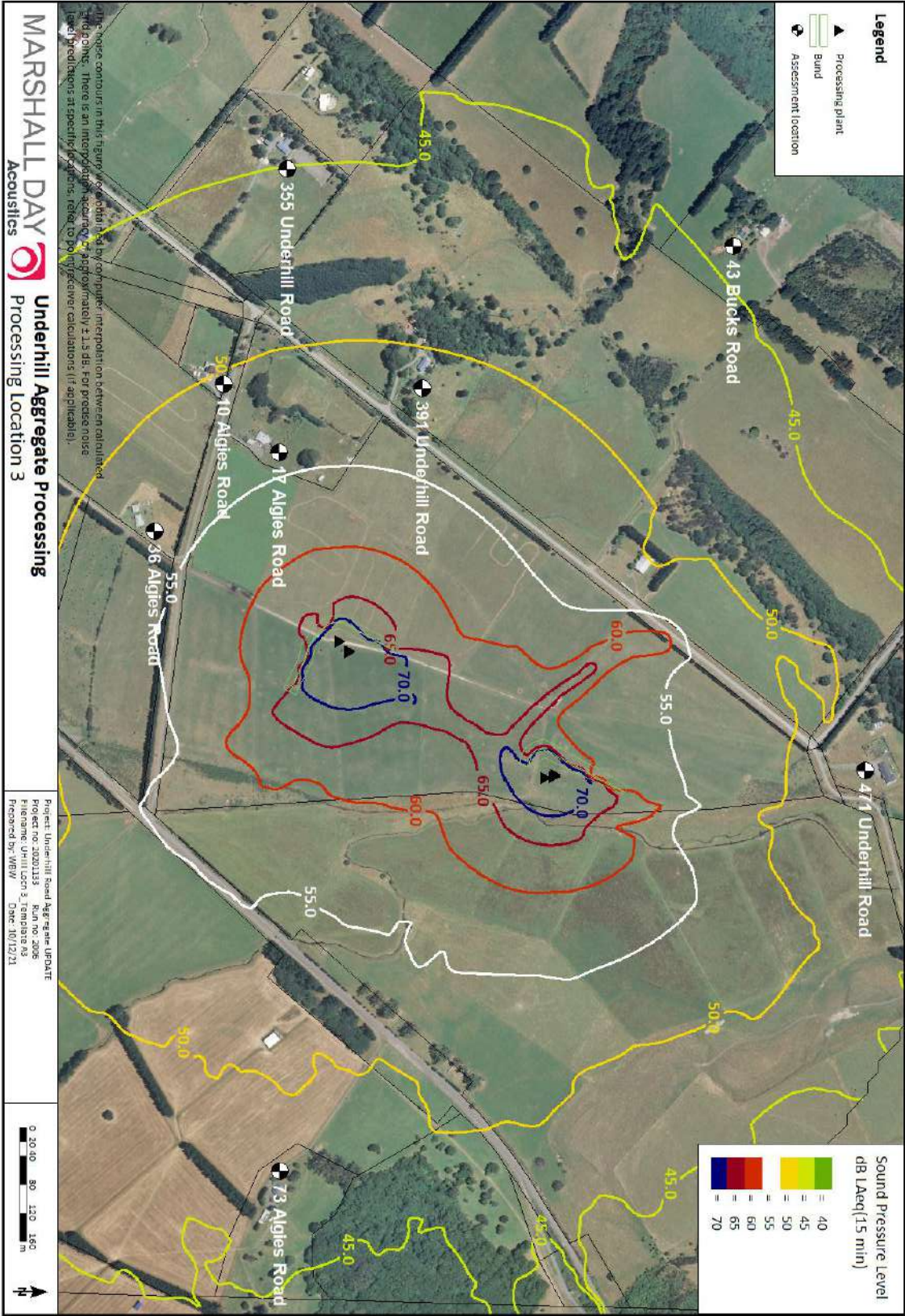
APPENDIX A GLOSSARY OF TERMINOLOGY

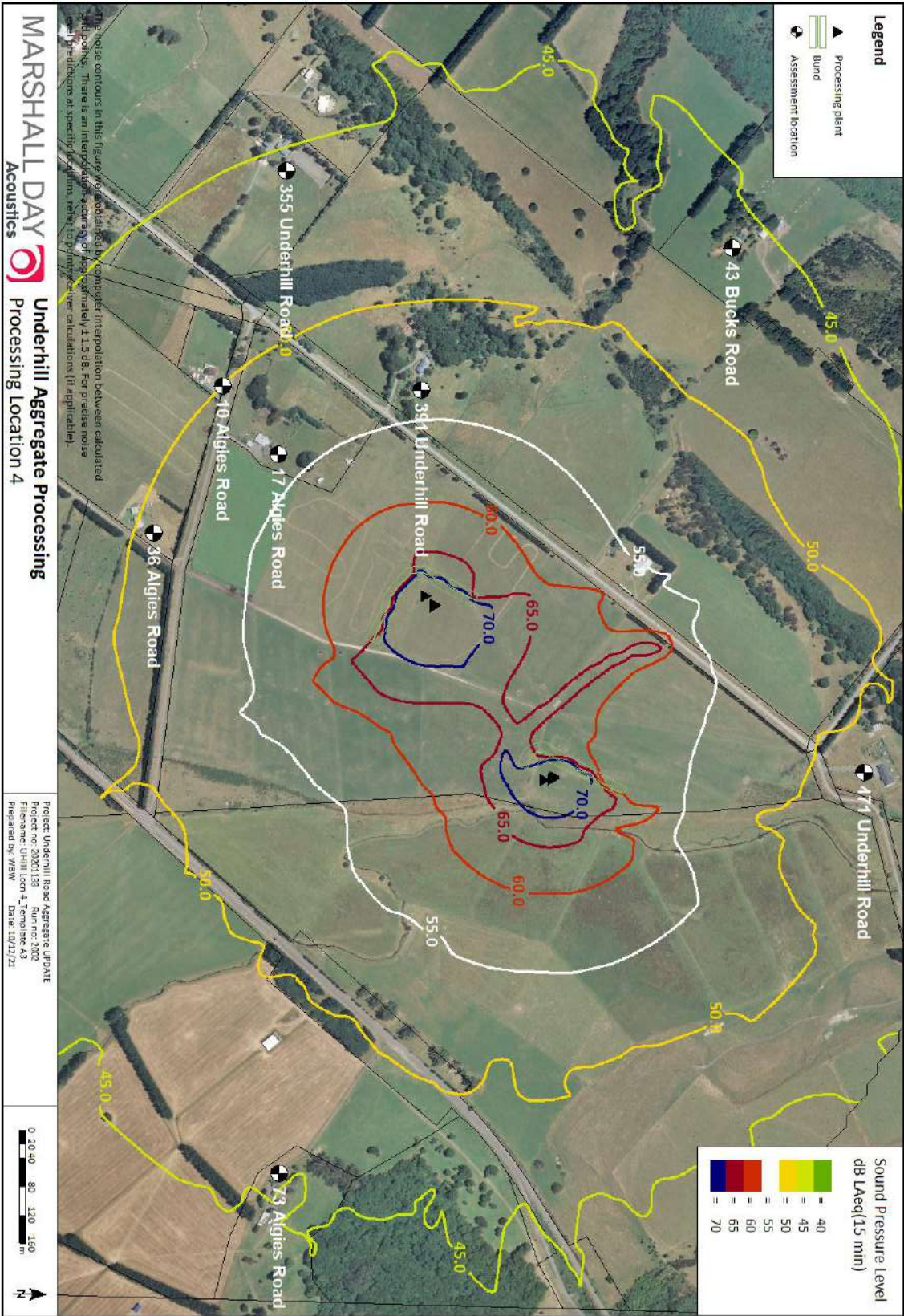
Noise	A sound that is unwanted by, or distracting to, the receiver.
Ambient	The ambient noise level is the noise level measured in the absence of the intrusive noise or the noise requiring control. Ambient noise levels are frequently measured to determine the situation prior to the addition of a new noise source.
dB	Decibel (dB) is the unit of sound level. Expressed as a logarithmic ratio of sound pressure (P) relative to a reference pressure (Pr), where $dB = 20 \times \log(P/Pr)$.
dBA	The unit of sound level which has its frequency characteristics modified by a filter (A-weighted) to more closely approximate the frequency bias of the human ear. A-weighting is used in airborne acoustics.
SPL or L_p	Sound Pressure Level: A logarithmic ratio of a sound pressure measured at distance, relative to the threshold of hearing (20 μ Pa RMS) and expressed in decibels.
SWL or L_w	Sound Power Level: A logarithmic ratio of the acoustic power output of a source relative to 10-12 watts and expressed in decibels. Sound power level is calculated from measured sound pressure levels and represents the level of total sound power radiated by a sound source.
L_{10}	The noise level equalled or exceeded for 10% of the measurement period. This is commonly referred to as the average maximum noise level.
L_{Aeq}	The equivalent continuous A-weighted sound level. Commonly referred to as the average sound level and is measured in dB.
Special Audible Characteristics	Distinctive characteristics of a sound which are likely to subjectively cause adverse community response at lower levels than a sound without such characteristics. Examples are tonality (e.g. a hum or a whine) and impulsiveness (e.g. bangs or thumps).
NZS 6801:1991	New Zealand Standard NZS 6801:1991 <i>"Measurement of Sound"</i>
NZS 6802:1991	New Zealand Standard NZS 6802:1991 <i>"Assessment of Environmental Sound"</i>
NZS 6801:2008	New Zealand Standard NZS 6801:2008 <i>"Acoustics – Measurement of environmental sound"</i>
NZS 6802:2008	New Zealand Standard NZS 6802:2008 <i>"Acoustics - Environmental Noise"</i>

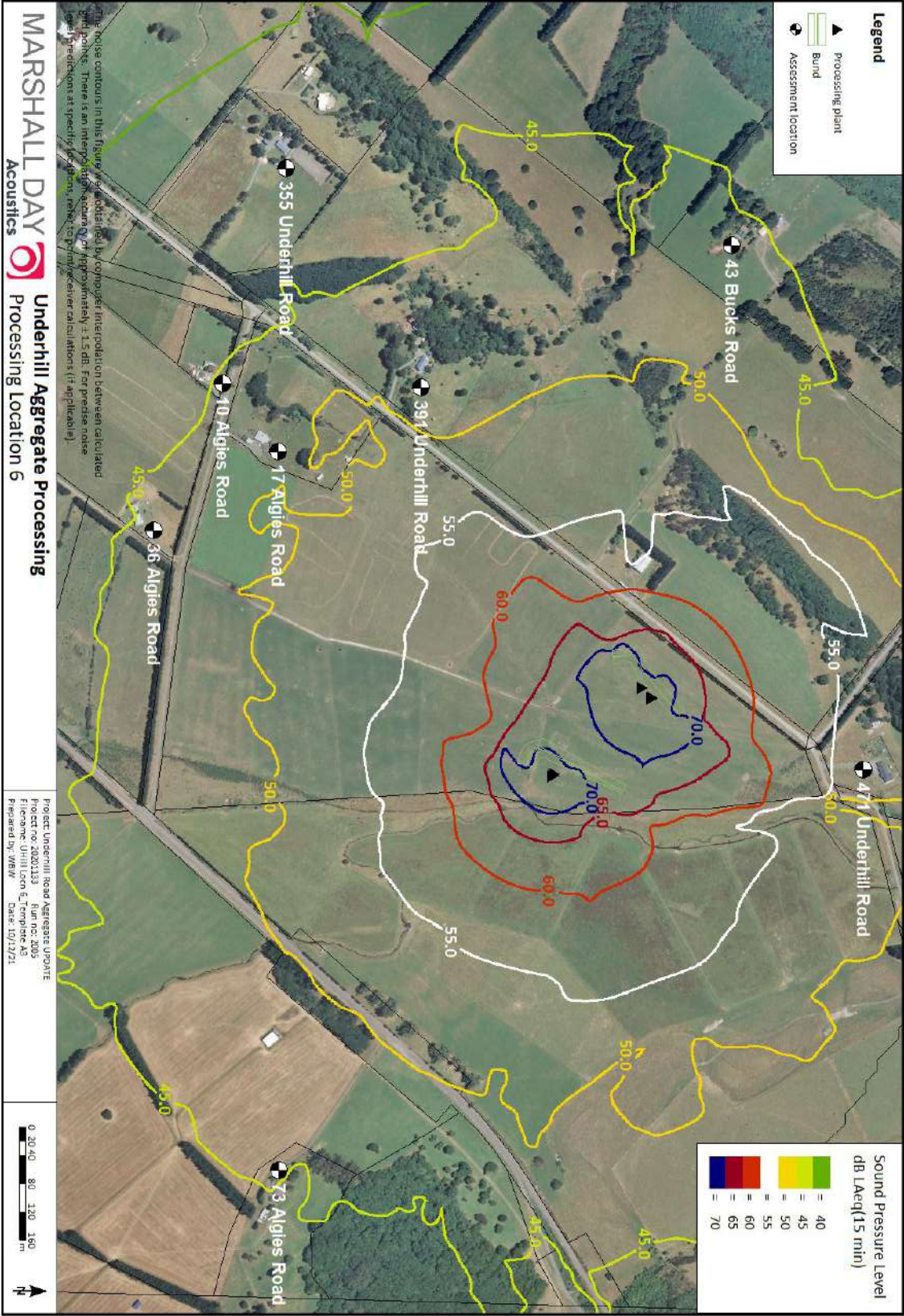
APPENDIX B NOISE CONTOURS (Base image: LINZ)











APPENDIX C AMBIENT NOISE MEASUREMENT LOCATION



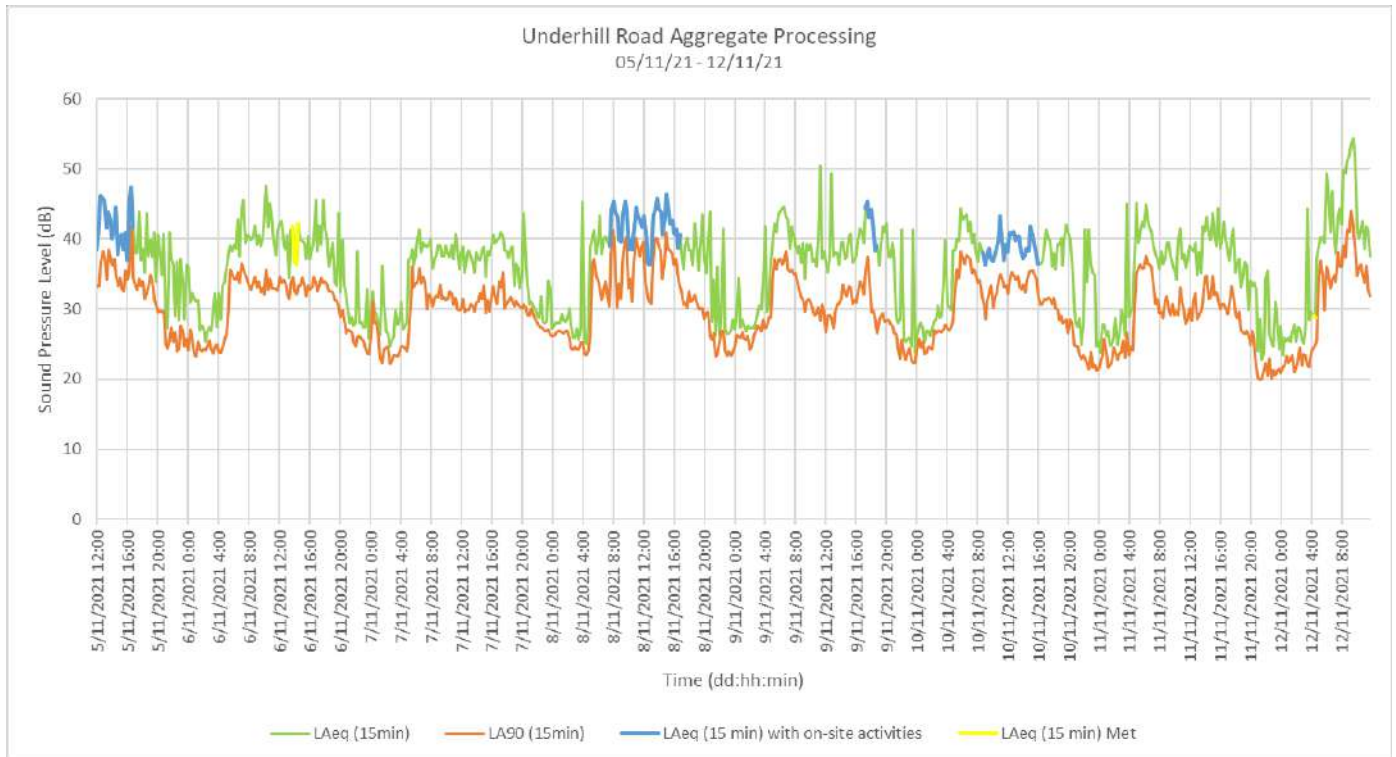
Figure C1: Location of Underhill noise logger (base image: LINZ).



Figure C2: Noise logger on site

APPENDIX D LONG TERM NOISE MONITORING

Note: $L_{Aeq}(15 \text{ min})$ Met (yellow line) denotes data not used due to unsuitable meteorological conditions. $L_{Aeq}(15 \text{ min})$ with on-site activities denotes data not used due to noise contribution from on-site activities.



APPENDIX E NOISE SURVEY DETAILS

Dates of attended survey and

Personnel:

05/11/21	B. Wood, E. Nelson, Marshall Day Acoustics
12/11/21	E. Nelson, Marshall Day Acoustics

Instrumentation – short term attended:	Brüel & Kjær Type 1 Handheld Analyser Type 2250, serial no. 3011587 calibration due 18/05/23
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Instrumentation – Long term unattended:	01dB Cube Type 1 monitor, serial no. 11190, calibration due 10/12/21
---	--

Field calibrator:	Brüel & Kjær Type 4231 Calibrator, serial no. 2730707, calibration due 16/02/22
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Field Calibration:	All instruments were calibrated before measurements, and the calibration checked after measurements. No significant change (± 0.1 dB) was noted.
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Microphone height above ground level:	1.2 to 1.5 metres
---------------------------------------	-------------------

Weather (short term attended measurements).

05/11/21	Overcast 8/8; breeze 0.1 to 0.5 m/s.
12/11/21	Overcast 7/8; wind 1.5 – 2 m/s

Appendix C



Harriet Fraser Traffic Engineering & Transportation Planning

PO Box 40170
Upper Hutt
5140

M 027 668 5872

E harriet@harrietfraser.co.nz

16 February 2021

Russell Hooper

Copy via email: russellhooperconsulting@gmail.com

Dear Russell

Underhill Road, Featherston – Aggregate Crushing Activity Traffic Assessment

Further to your request, I am pleased to provide you with this traffic assessment in response to a request for further information from Council. I understand that a resource consent has been lodged and Council in their email of 5 November 2020 has requested:

'Please provide a traffic assessment detailing vehicle movements, vehicle entry points, road safety and the associated effects'.

Each of these matters are discussed in turn below.

1. Vehicle Movements

There will be a range of vehicle activity associated with the site. On weekends and public holidays there is not expected to be any traffic activity onto or off the site associated with the transportation of material.

On weekdays there will be many days when there will also be no traffic activity associated with the site. I understand that a typical level of activity might include either one or two single unit trucks making a round trip of 45 minutes. With proposed operational hours of 8am to 5pm and allowing for a lunch break, some 11 to 22 round trips could reasonably be anticipated resulting in 22 to 44 truck movements per day through the local road network. Typically the truck drivers will load their own truck.

Peak truck activity associated with the site will likely be seasonal and subject to demand for the material produced. Peak truck activity is limited by the number of trucks that can be loaded, the intention is that only one truck would be loaded at a time. Single unit trucks take around 10 minutes to load and a truck and trailer around 15 minutes.

As such, and again allowing for a lunch break, up to around 50 single unit trucks or 34 truck and trailers could be loaded during the working day. This would result in up to 68 to 100 truck movements per day depending on the truck types used. It is expected that during times of peak demand material would most likely be transported by truck and trailer.

In summary, the level of truck activity at the site will be zero truck movements on weekends and public holidays and also on many weekdays. When material is being transported, it will

typically be at a rate of between 22 and 44 truck movements per day and on occasion up to 68 to 100 truck movements at times of peak demands.

2. Vehicle Entry Points

The existing entry to the site is off Underhill Road and is shown in Photos 1 to 4.



Photos 1 & 2: Existing Access from Underhill Road and Widening on Opposite Side of Road



Photos 3 & 4: Views Along Underhill Road from Existing Access

As shown, this section of Underhill Road is straight and flat and the sight lines to approaching vehicles is excellent. It is proposed to close the existing access and open an access around 65m to the south in line with the existing fenceline within the site. It is proposed to include a double width gate, approximately 6m wide, to minimise the need for widening on the opposite side of Underhill Road. This access will be used for all truck movements onto and off the site. No trucks will use Algies Road to access or egress the site.

3. Road Safety

A search of the Waka Kotahi (NZTA) crash database has been undertaken for the most recent five year period for the area shown in Figure 1 below and extending along Underhill Road to the site.

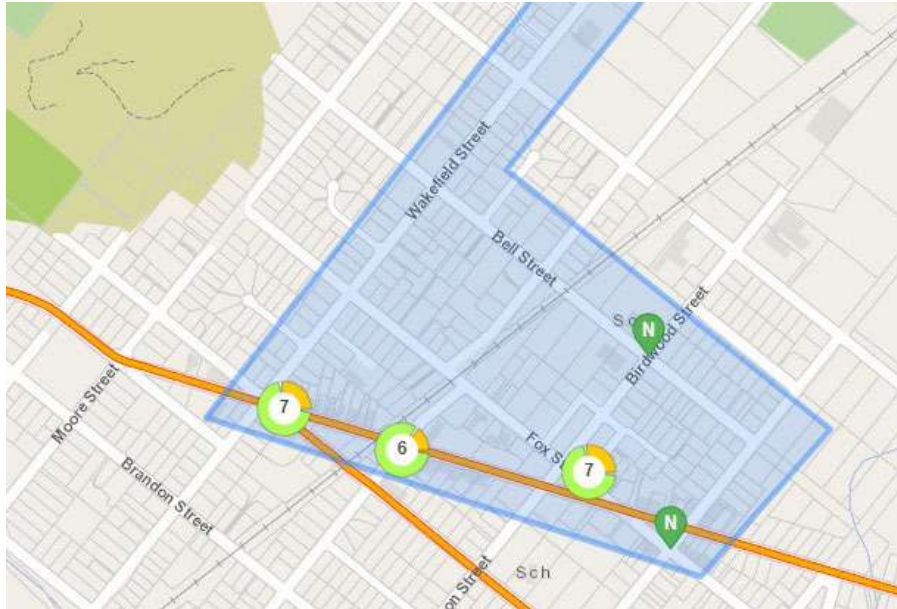


Figure 1: Extract from NZTA Crash Database

There has been one reported crash on Underhill Road/ Wakefield Street and this was reported recently in January 2021. It was a single vehicle minor injury crash close to the Algies Road intersection involving a northbound car losing control and going off the road. The crash factors include 'alcohol suspected'.

Of the crashes shown in Figure 1 only two involved trucks. The two crashes were both non-injury and occurred at the intersections of SH2 with each of Fox Street and Wakefield Street. The crash at the Wakefield Street intersection involved a car turning right being hit by an eastbound truck on SH2. The crash factors included 'overseas/migrant driver fail to adjust to nz roads'.

As such, I consider that there is no underlying road safety issues with truck movements through this part of the road network.

4. Traffic Effects

The main traffic effect associated with the proposal is the potential for adverse effects on road safety from the transportation of material from the site with trucks travelling through the local road network. I understand that truck drivers are currently instructed to travel at 40km/h or less on the unsealed section of Underhill Road, to access SH2 via Underhill Road and Wakefield Street and to be courteous to other drivers and pull over whenever possible.

Material will not be transported from the site every weekday. On those days when it is transported, there will typically be some 22 to 44 truck movements per day, 11-22 arrivals and 11-22 departures, with up to 6 truck movements in any one hour. This will typically involve one or two trucks travelling to and from the site all day. This level of truck activity is not expected to have any discernible adverse traffic effect. On occasions when there are peak demands there could be up to 68 to 100 truck movements per day with up to 12 truck movements per hour. This level of truck activity will require some management.

The unsealed section of Underhill Road has a trafficable width of around 5m, this increases to around 5.6m on the sealed section and Wakefield Street has a sealed width of 11.8m. The 5m width on the unsealed section of Underhill Road is sufficient for a car and a truck to pass albeit at slow speeds. Two trucks can pass each other at slow speeds within the 5.6m wide carriageway and without impediment along Wakefield Street. Traffic flows on the unsealed section of Underhill Road are light and forward sight lines are excellent and there are opportunities for trucks to pull over if needed. It is however recommended that truck movements to and from the site are managed by radio to minimise trucks meeting each other along the unsealed and 5.6m wide sealed section.

There is no indication of an underlying road safety issue within the local road network to the north of SH2 within the area shown in Figure 1. There is also no indication of a traffic safety issue for trucks travelling through this part of the network, including along SH2. Given the straight and flat alignment of Underhill Road and Wakefield Street, sightlines to and from frontage properties and at intersections are generally good. It is recommended that the existing practice of trucks travelling to and from the site via Underhill Road and Wakefield Street is continued.

5. Recommendations and Conclusions


The following recommendations are included to assist with managing the traffic effects associated with peak demands for the transportation of material from the site:

- limit the loading of trucks to one truck at a time as this places a practical constraint on the number of trucks that can service the site;
- continue with the existing practice of all truck traffic taking the Underhill Road and Wakefield Street route to and from SH2;
- continue with truck drivers being instructed to drive at reduced speeds along the unsealed section, pull over when needed and be considerate of other road users; and
- on days when more than one truck is servicing the site, through radio contact minimise the risk of trucks meeting either on the unsealed section or the 5.6m wide sealed section of Underhill Road.

The combination of the constraint on loading, the reduced truck speeds on the unsealed section of Underhill Road and minimising the risk of trucks meeting along this section will also help with minimising any adverse traffic effects associated with dust from the road. With these measures in place, the traffic activity associated with the site can be safely managed and the local road network can be expected to continue to operate safely and efficiently.

Please do not hesitate to be in contact should you require clarification of any of the above.

Yours faithfully

A handwritten signature in black ink that reads "Harriet Fraser". The signature is written in a cursive style with a horizontal line underneath the name.

Harriet Fraser

Appendix D



Form 8A Affected person's written approval to an activity
that is the subject of a resource consent application

Section 95E(3), Resource Management Act 1991

To: South Wairarapa District Council

Name of person giving written approval: [full name]

Ging Ann Soper
Marc Douglas Soper

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

17 Algiers Road.
203
Featherston 5773

(I have authority to sign on behalf of all the other owners/occupiers of the property)

This is written approval to the following activity that is the subject of a resource consent application:

To extract and process aggregate (including stockpiling aggregate) at a rural site on Underhill Road, Featherston (Lot 2 DP 462824) as set out in the attached documents.

I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows:

- Summary of proposal – highlighting refinements made since lodging the application
- Noise Assessment prepared by Marshall Day Acoustics dated 21st December 2021
- Response to further information provided 23rd April 2021
- Traffic Impact Assessment prepared by Harriet Fraser Traffic Engineering & Transportation Planning dated 16th February 2021
- Application for resource consent dated 22nd October 2020 prepared for PJ Warren Earthmoving Ltd by Russell Hooper Consulting



Neighbours who sign a written approval form will be deemed to have no objection to the activity that is set out in the application.

In signing this written approval;

- I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me from the activity set out in the application.
- I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

 Date: 7/1/2022

Signature of person giving written approval (or person authorised to sign on behalf of person giving written approval). A signature is not required if you give your written approval by electronic means.

Electronic address for service of person giving written approval:

Telephone:

Postal address:

Notes to affected person signing written approval

- Council will not accept a conditional written approval.
- There is no obligation to sign this form, and no reasons for not signing need to be given.
- If this form is not signed, the application may be notified by the Council with an opportunity for submissions.
- If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B NOISE CONTOURS (*BASE IMAGE: LINZ*)

APPENDIX C AMBIENT NOISE MEASUREMENT LOCATION

APPENDIX D LONG TERM NOISE MONITORING

APPENDIX E NOISE SURVEY DETAILS

MS

Harriet Fraser Traffic Engineering & Transportation Planning

PO Box 40170
Upper Hutt
5140
M 027 668 5872
E harriet@harrietfraser.co.nz

16 February 2021

Russell Hooper

Copy via email: russellhooperconsulting@gmail.com

Dear Russell

Underhill Road, Featherston – Aggregate Crushing Activity Traffic Assessment

Further to your request, I am pleased to provide you with this traffic assessment in response to a request for further information from Council. I understand that a resource consent has been lodged and Council in their email of 5 November 2020 has requested:

'Please provide a traffic assessment detailing vehicle movements, vehicle entry points, road safety and the associated effects'.

Each of these matters are discussed in turn below.

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On weekdays there will be many days when there will also be no traffic activity associated with the site. I understand that a typical level of activity might include either one or two single unit trucks making a round trip of 45 minutes. With proposed operational hours of 8am to 5pm and allowing for a lunch break, some 11 to 22 round trips could reasonably be anticipated resulting in 22 to 44 truck movements per day through the local road network. Typically the truck drivers will load their own truck.

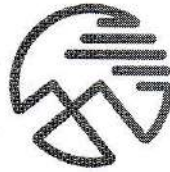
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23rd April 2021



Russell Hooper
Consulting

SWDC
PO Box 6
MARTINBOROUGH
Planning Team

Attn: Kendyll Harper

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Noise

An acoustic report is required for the subject site due to the differences in topography and mitigation (vegetation and screening) differences between this site and the site at Diversion Road. The two site are not comparable. For these reasons, the acoustic report provided cannot be used for this site. In addition to this, the acoustic report must assess all aspects of the activity (stripping, extraction and crushing).

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0275 660 967

Resource Consent Application

Proposal to crush and stockpile aggregate

PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



**Russell Hooper
Consulting**

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Form 8A Affected person's written approval to an activity
that is the subject of a resource consent application

Section 95E(3), Resource Management Act 1991

To: South Wairarapa District Council

Name of person giving written approval: [full name]

Ging Ann Soper
Marc Douglas Soper

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

17 Algiers Road.
203
Featherston 5713

(I have authority to sign on behalf of all the other owners/occupiers of the property)

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 Date: 7/1/2022

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Telephone:

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APPENDIX A GLOSSARY OF TERMINOLOGY

APPENDIX B NOISE CONTOURS (*BASE IMAGE: LINZ*)

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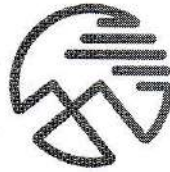
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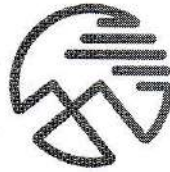
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PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



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Section 95E(3), Resource Management Act 1991

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Name of person giving written approval: [full name]

Ging Ann Soper
Marc Douglas Soper

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

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Featherston 5773

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Lay Kelly

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RD3
Featherston 5773

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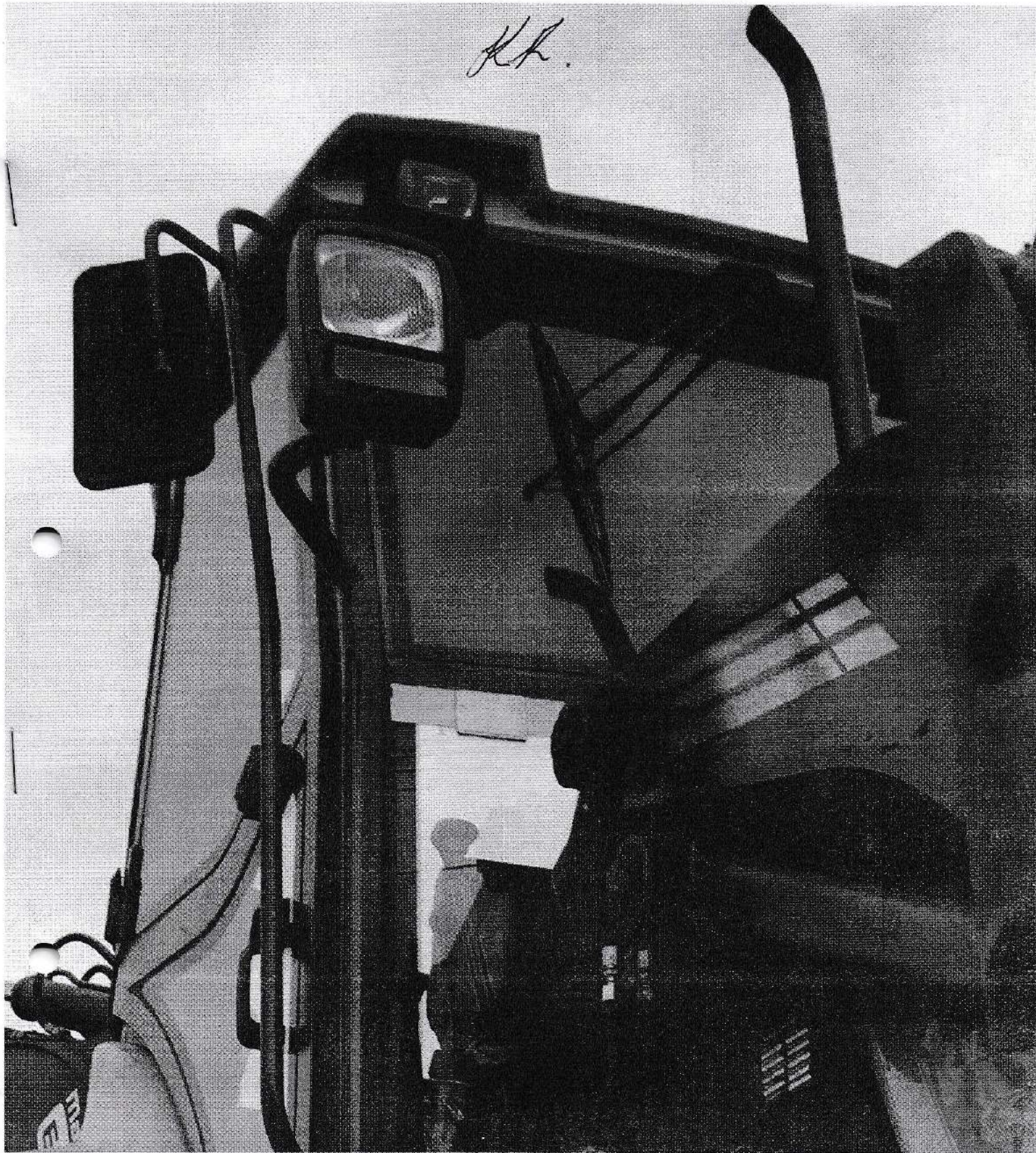
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KH.



MARSHALL DAY
Acoustics



UNDERHILL ROAD AGGREGATE PROCESSING
ASSESSMENT OF NOISE EFFECTS

Rp 002 20201133 | 21 December 2021

Harriet Fraser Traffic Engineering & Transportation Planning

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Resource Consent Application

Proposal to crush and stockpile aggregate

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**Underhill Road
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PJ Warren Earthmoving Ltd

Proposed aggregate processing, Underhill Road, Featherston

Application summary document (December 2021)

Background

Peter Warren of PJ Warren Earthmoving Ltd has resource consent from the Greater Wellington Regional Council for the earthworks to extract aggregate from ground within the site shown attached. The resource consent deals with the effects of the earthworks in terms of discharge of sediment and dust.

Aggregate is an important resource with a wide range of uses from road construction/maintenance to building construction. Aggregate is currently in very short supply in the Wairarapa and this is having a negative impact on industry in the area. This is primarily because aggregate provided by traditional river extraction sources is no longer available in previous volumes.

Extracting aggregate from land is an alternative source to river extraction. It comes without many of the potential impacts on aquatic ecosystems resulting from machinery in and around river systems.

Extracting rock from land provides much needed aggregate and eases the pressure on the existing river sourced aggregate demand. Removing rock from the topsoil also improves the production potential of the land. The stony soil on the site has a soil water limitation and dries quickly during summer. The site will be re-topsoiled and re-sown with pasture once aggregate has been extracted. This soil is expected to be more productive with improved moisture holding capacity.

This site has been selected because of the availability of aggregate and also because it is relatively large and therefore able to provide significant buffer distances between machinery and the site boundary in locations near existing houses.

In order to maximise efficiency of processing, it is hoped that the aggregate can be crushed on site rather than being carted elsewhere and crushed.

Processing and stockpiling aggregate on the site requires resource consent from the South Wairarapa District Council.

Process to date

- Consultation with nearby neighbours - October 2020
- Resource consent application for processing and stockpiling aggregate lodged - 22nd October 2020
- Request for further information made by the South Wairarapa District Council - 5th November 2020
- Response to request for further information submitted - 23rd April 2021
- Peer review of acoustic report provided by South Wairarapa District Council - 14th July 2021
- Second acoustic report provided addressing points made in peer review - 21st December 2021



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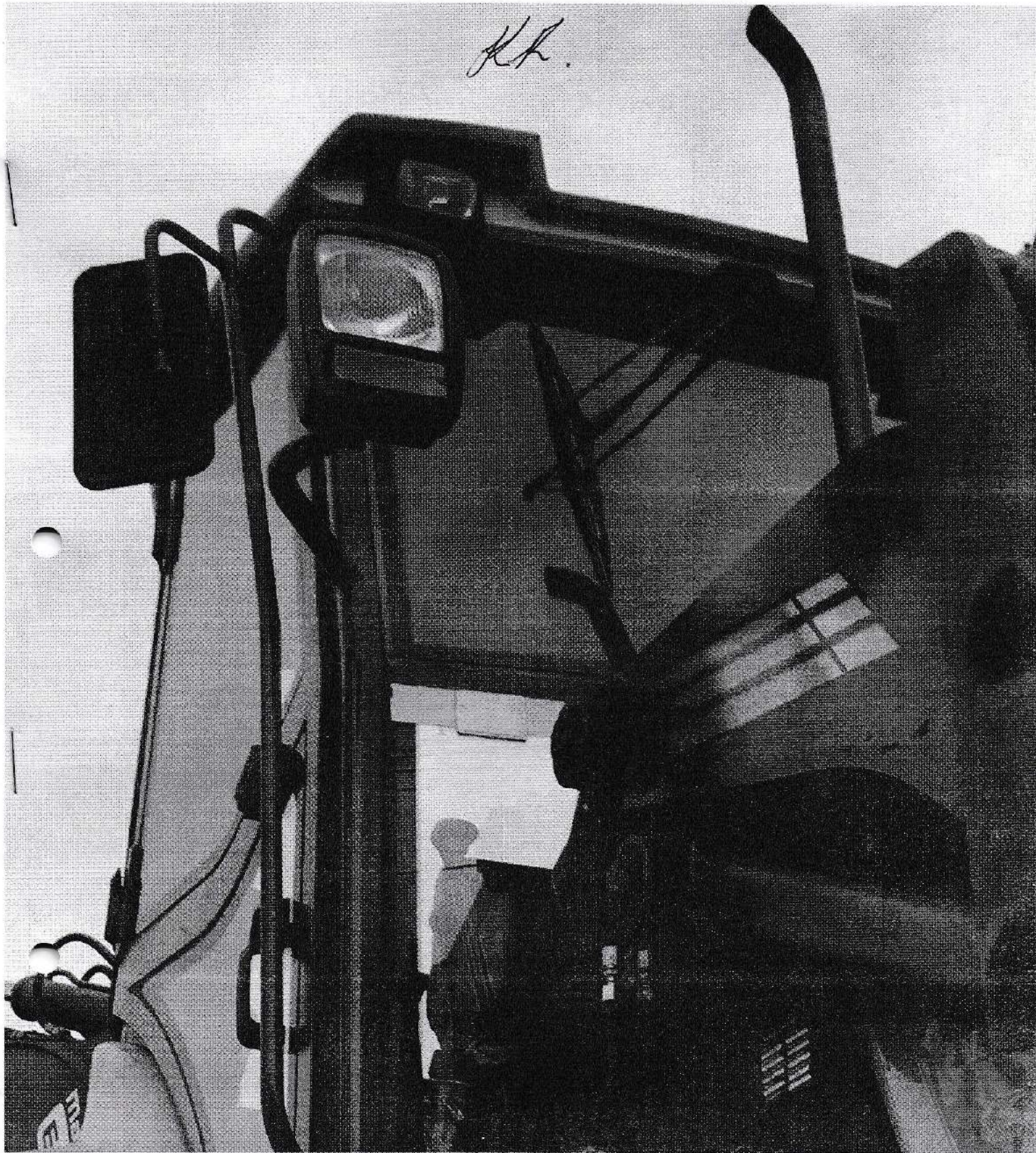
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Underhill Road, Featherston – Aggregate Crushing Activity Traffic Assessment

Further to your request, I am pleased to provide you with this traffic assessment in response to a request for further information from Council. I understand that a resource consent has been lodged and Council in their email of 5 November 2020 has requested:

'Please provide a traffic assessment detailing vehicle movements, vehicle entry points, road safety and the associated effects'.

Each of these matters are discussed in turn below.

1. Vehicle Movements

There will be a range of vehicle activity associated with the site. On weekends and public holidays there is not expected to be any traffic activity onto or off the site associated with the transportation of material.

On weekdays there will be many days when there will also be no traffic activity associated with the site. I understand that a typical level of activity might include either one or two single unit trucks making a round trip of 45 minutes. With proposed operational hours of 8am to 5pm and allowing for a lunch break, some 11 to 22 round trips could reasonably be anticipated resulting in 22 to 44 truck movements per day through the local road network. Typically the truck drivers will load their own truck.

Peak truck activity associated with the site will likely be seasonal and subject to demand for the material produced. Peak truck activity is limited by the number of trucks that can be loaded, the intention is that only one truck would be loaded at a time. Single unit trucks take around 10 minutes to load and a truck and trailer around 15 minutes.

As such, and again allowing for a lunch break, up to around 50 single unit trucks or 34 truck and trailers could be loaded during the working day. This would result in up to 68 to 100 truck movements per day depending on the truck types used. It is expected that during times of peak demand material would most likely be transported by truck and trailer.

In summary, the level of truck activity at the site will be zero truck movements on weekends and public holidays and also on many weekdays. When material is being transported, it will



23rd April 2021



Russell Hooper
Consulting

SWDC
PO Box 6
MARTINBOROUGH
Planning Team

Attn: Kendyll Harper

RC200149 - Response to Request for Further Information

The following information was requested on the 5th November 2020.

Activities

The soil stripping, extraction and processing of the material as well as the stockpiling and crushing aggregate require resource consent as a discretionary activity as the activities are excluded from the primary production activity as shown below:

Primary Production – the use of land and accessory buildings (e.g. greenhouses) for the raising, growing and breeding of animals or vegetative matter and crops, including horticulture, plantation forestry, agriculture, viticulture, floriculture, racing stables, and outdoor (extensive) pig farming, as well as winemaking, flower packing, and other primary processing activities, but excludes top soil stripping, intensive farming activities, and mineral extraction and processing.

Please provide a full assessment of the entire activity that will occur on the site as well as details and location of each of the component's operation.

A full assessment of the entire activity and details and location of each of the components operation follows. As recently discussed, Council agrees that it is possible for aggregate extraction to occur as a permitted activity.

Noise

An acoustic report is required for the subject site due to the differences in topography and mitigation (vegetation and screening) differences between this site and the site at Diversion Road. The two site are not comparable. For these reasons, the acoustic report provided cannot be used for this site. In addition to this, the acoustic report must assess all aspects of the activity (stripping, extraction and crushing).

A site and activity specific assessment of the effects of noise has been undertaken by Marshall Day Acoustics. Please see attached.



Russell Hooper
Consulting

Russell Hooper Environmental Planner
russellhooperconsulting@gmail.com

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0275 660 967

Resource Consent Application

Proposal to crush and stockpile aggregate

PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



**Russell Hooper
Consulting**

PJ Warren Earthmoving Ltd

Proposed aggregate processing, Underhill Road, Featherston

Application summary document (December 2021)

Background

Peter Warren of PJ Warren Earthmoving Ltd has resource consent from the Greater Wellington Regional Council for the earthworks to extract aggregate from ground within the site shown attached. The resource consent deals with the effects of the earthworks in terms of discharge of sediment and dust.

Aggregate is an important resource with a wide range of uses from road construction/maintenance to building construction. Aggregate is currently in very short supply in the Wairarapa and this is having a negative impact on industry in the area. This is primarily because aggregate provided by traditional river extraction sources is no longer available in previous volumes.

Extracting aggregate from land is an alternative source to river extraction. It comes without many of the potential impacts on aquatic ecosystems resulting from machinery in and around river systems.

Extracting rock from land provides much needed aggregate and eases the pressure on the existing river sourced aggregate demand. Removing rock from the topsoil also improves the production potential of the land. The stony soil on the site has a soil water limitation and dries quickly during summer. The site will be re-topsoiled and re-sown with pasture once aggregate has been extracted. This soil is expected to be more productive with improved moisture holding capacity.

This site has been selected because of the availability of aggregate and also because it is relatively large and therefore able to provide significant buffer distances between machinery and the site boundary in locations near existing houses.

In order to maximise efficiency of processing, it is hoped that the aggregate can be crushed on site rather than being carted elsewhere and crushed.

Processing and stockpiling aggregate on the site requires resource consent from the South Wairarapa District Council.

Process to date

- Consultation with nearby neighbours - October 2020
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- Second acoustic report provided addressing points made in peer review - 21st December 2021



Harriet Fraser Traffic Engineering & Transportation Planning

PO Box 40170
Upper Hutt
5140
M 027 668 5872
E harriet@harrietfraser.co.nz

16 February 2021

Russell Hooper

Copy via email: russellhooperconsulting@gmail.com

Dear Russell

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23rd April 2021



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SWDC
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MARTINBOROUGH
Planning Team

Attn: Kendyll Harper

RC200149 - Response to Request for Further Information

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Please provide a full assessment of the entire activity that will occur on the site as well as details and location of each of the component's operation.

A full assessment of the entire activity and details and location of each of the components operation follows. As recently discussed, Council agrees that it is possible for aggregate extraction to occur as a permitted activity.

Noise

An acoustic report is required for the subject site due to the differences in topography and mitigation (vegetation and screening) differences between this site and the site at Diversion Road. The two site are not comparable. For these reasons, the acoustic report provided cannot be used for this site. In addition to this, the acoustic report must assess all aspects of the activity (stripping, extraction and crushing).

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Russell Hooper
Consulting

Russell Hooper Environmental Planner
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0275 660 967

Resource Consent Application

Proposal to crush and stockpile aggregate

PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



**Russell Hooper
Consulting**

PJ Warren Earthmoving Ltd

Proposed aggregate processing, Underhill Road, Featherston

Application summary document (December 2021)

Background

Peter Warren of PJ Warren Earthmoving Ltd has resource consent from the Greater Wellington Regional Council for the earthworks to extract aggregate from ground within the site shown attached. The resource consent deals with the effects of the earthworks in terms of discharge of sediment and dust.

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Extracting aggregate from land is an alternative source to river extraction. It comes without many of the potential impacts on aquatic ecosystems resulting from machinery in and around river systems.

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- Second acoustic report provided addressing points made in peer review - 21st December 2021



Form 8A Affected person's written approval to an activity
that is the subject of a resource consent application

Section 95E(3), Resource Management Act 1991

To: South Wairarapa District Council

Name of person giving written approval: [full name]

Lay Kelly

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

391 Underhill Rd.
RD 3
Featherston 5773

(I have authority to sign on behalf of all the other owners/occupiers of the property)

This is written approval to the following activity that is the subject of a resource consent application:

To extract and process aggregate (including stockpiling aggregate) at a rural site on Underhill Road, Featherston (Lot 2 DP 462824) as set out in the attached documents.

I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows:

- Summary of proposal – highlighting refinements made since lodging the application
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Neighbours who sign a written approval form will be deemed to have no objection to the activity that is set out in the application.

In signing this written approval;

- I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me from the activity set out in the application.
- I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.

Kay Kelly Date: 5-1-22

Signature of person giving written approval (or person authorised to sign on behalf of person giving written approval). A signature is not required if you give your written approval by electronic means.

Electronic address for service of person giving written approval:

Telephone: 06 30 89950.

Postal address: 391 Underhill Rd.
RD 3
Heatherston 5773

Notes to affected person signing written approval

- Council will not accept a conditional written approval.
- There is no obligation to sign this form, and no reasons for not signing need to be given.
- If this form is not signed, the application may be notified by the Council with an opportunity for submissions.
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Form 8A Affected person's written approval to an activity
that is the subject of a resource consent application

Section 95E(3), Resource Management Act 1991

To: South Wairarapa District Council

Name of person giving written approval: [full name]

Dylan Bennett

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

471 Underhill road
Featherston

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Date: 10-01-22

Signature of person giving written approval (or person authorised to sign on behalf of person giving written approval). A signature is not required if you give your written approval by electronic means.

Electronic address for service of person giving written approval:

bennett.dylan@gmail.com

Telephone: 021 02754122

Postal address:

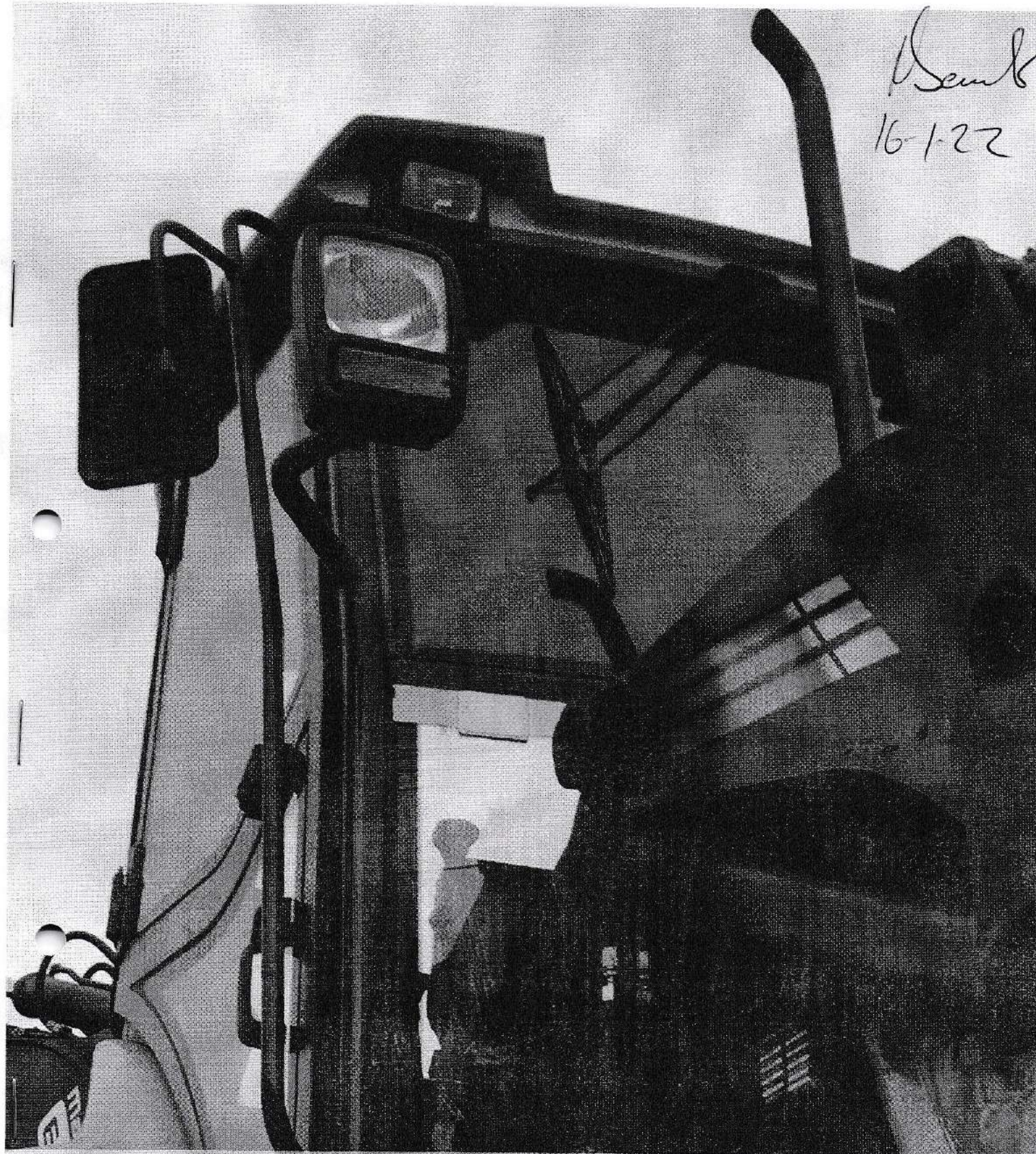
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Beck
16-1-22



MARSHALL DAY
Acoustics 

UNDERHILL ROAD AGGREGATE PROCESSING
ASSESSMENT OF NOISE EFFECTS

Rp 002 20201133 | 21 December 2021

16 February 2021

Russell Hooper

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Dear Russell

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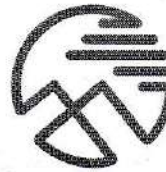
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23rd April 2021



16-1-22
Russell Hooper
Consulting

SWDC
PO Box 6
MARTINBOROUGH
Planning Team

Attn: Kendyll Harper

RC200149 - Response to Request for Further Information

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0275 660 967

Hand
16-1-22

Resource Consent Application

Proposal to crush and stockpile aggregate

PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



**Russell Hooper
Consulting**

PJ Warren Earthmoving Ltd

Proposed aggregate processing,

Underhill Road, Featherston

David
16-1-22

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bennett.dylan@gmail.com

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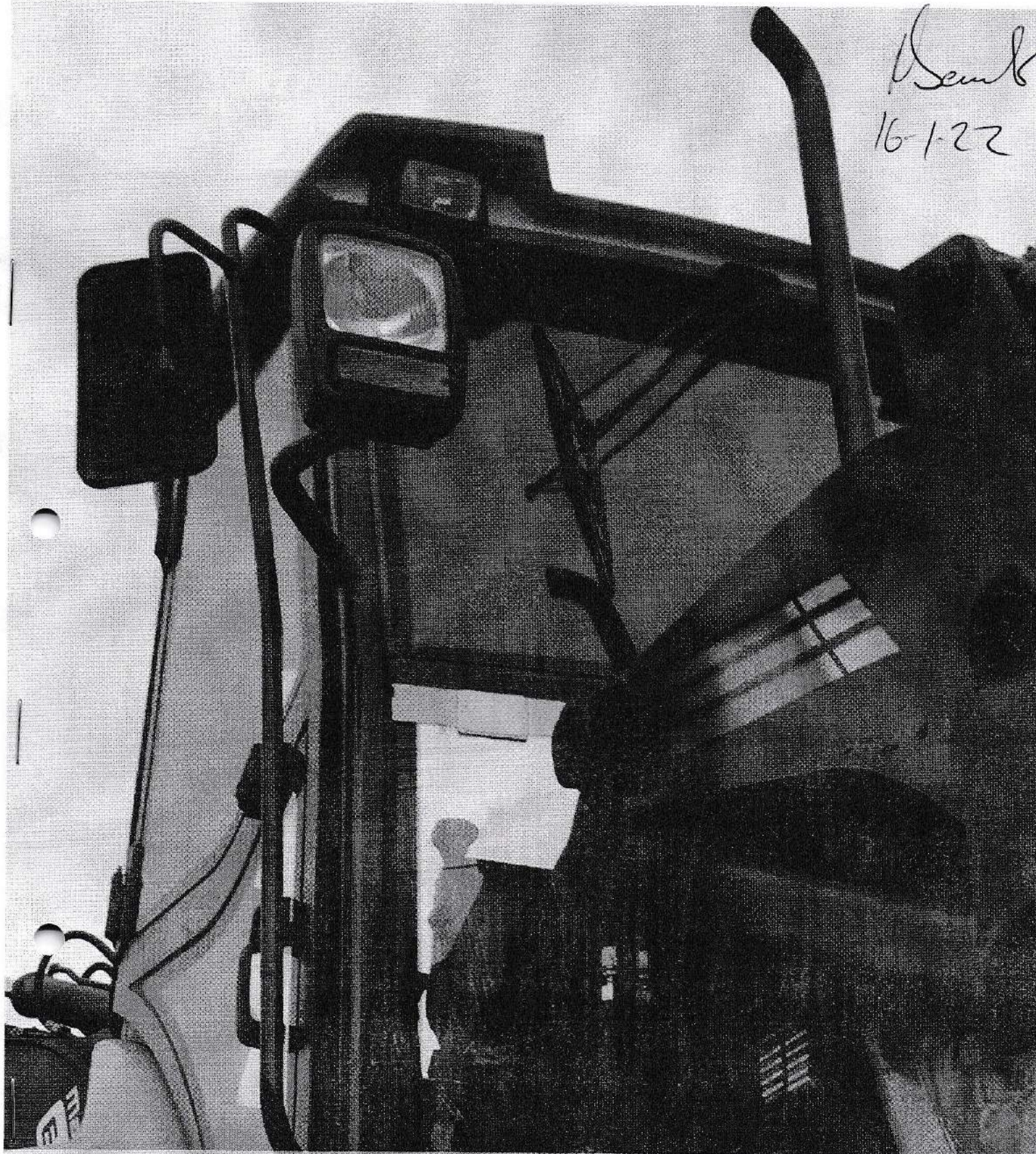
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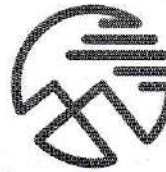
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Extracting rock from land provides much needed aggregate and eases the pressure on the existing river sourced aggregate demand. Removing rock from the topsoil also improves the production potential of the land. The stony soil on the site has a soil water limitation and dries quickly during summer. The site will be re-topsoiled and re-sown with pasture once aggregate has been extracted. This soil is expected to be more productive with improved moisture holding capacity.

This site has been selected because of the availability of aggregate and also because it is relatively large and therefore able to provide significant buffer distances between machinery and the site boundary in locations near existing houses.

In order to maximise efficiency of processing, it is hoped that the aggregate can be crushed on site rather than being carted elsewhere and crushed.

Processing and stockpiling aggregate on the site requires resource consent from the South Wairarapa District Council.

Process to date

- Consultation with nearby neighbours – October 2020
- Resource consent application for processing and stockpiling aggregate lodged – 22nd October 2020
- Request for further information made by the South Wairarapa District Council – 5th November 2020
- Response to request for further information submitted – 23rd April 2021
- Peer review of acoustic report provided by South Wairarapa District Council – 14th July 2021
- Second acoustic report provided addressing points made in peer review – 21st December 2021



16 February 2021

Russell Hooper

Copy via email: russellhooperconsulting@gmail.com

Dear Russell

**Underhill Road, Featherston – Aggregate Crushing Activity
Traffic Assessment**

Further to your request, I am pleased to provide you with this traffic assessment in response to a request for further information from Council. I understand that a resource consent has been lodged and Council in their email of 5 November 2020 has requested:

'Please provide a traffic assessment detailing vehicle movements, vehicle entry points, road safety and the associated effects'.

Each of these matters are discussed in turn below.

1. Vehicle Movements

There will be a range of vehicle activity associated with the site. On weekends and public holidays there is not expected to be any traffic activity onto or off the site associated with the transportation of material.

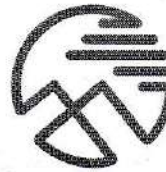
On weekdays there will be many days when there will also be no traffic activity associated with the site. I understand that a typical level of activity might include either one or two single unit trucks making a round trip of 45 minutes. With proposed operational hours of 8am to 5pm and allowing for a lunch break, some 11 to 22 round trips could reasonably be anticipated resulting in 22 to 44 truck movements per day through the local road network. Typically the truck drivers will load their own truck.

Peak truck activity associated with the site will likely be seasonal and subject to demand for the material produced. Peak truck activity is limited by the number of trucks that can be loaded, the intention is that only one truck would be loaded at a time. Single unit trucks take around 10 minutes to load and a truck and trailer around 15 minutes.

As such, and again allowing for a lunch break, up to around 50 single unit trucks or 34 truck and trailers could be loaded during the working day. This would result in up to 68 to 100 truck movements per day depending on the truck types used. It is expected that during times of peak demand material would most likely be transported by truck and trailer.

In summary, the level of truck activity at the site will be zero truck movements on weekends and public holidays and also on many weekdays. When material is being transported, it will

23rd April 2021



16-1-22
Russell Hooper
Consulting

SWDC
PO Box 6
MARTINBOROUGH
Planning Team

Attn: Kendyll Harper

RC200149 - Response to Request for Further Information

The following information was requested on the 5th November 2020.

Activities

The soil stripping, extraction and processing of the material as well as the stockpiling and crushing aggregate require resource consent as a discretionary activity as the activities are excluded from the primary production activity as shown below:

Primary Production – the use of land and accessory buildings (e.g. greenhouses) for the raising, growing and breeding of animals or vegetative matter and crops, including horticulture, plantation forestry, agriculture, viticulture, floriculture, racing stables, and outdoor (extensive) pig farming, as well as winemaking, flower packing, and other primary processing activities, but excludes top soil stripping, intensive farming activities, and mineral extraction and processing.

Please provide a full assessment of the entire activity that will occur on the site as well as details and location of each of the component's operation.

A full assessment of the entire activity and details and location of each of the components operation follows. As recently discussed, Council agrees that it is possible for aggregate extraction to occur as a permitted activity.

Noise

An acoustic report is required for the subject site due to the differences in topography and mitigation (vegetation and screening) differences between this site and the site at Diversion Road. The two site are not comparable. For these reasons, the acoustic report provided cannot be used for this site. In addition to this, the acoustic report must assess all aspects of the activity (stripping, extraction and crushing).

A site and activity specific assessment of the effects of noise has been undertaken by Marshall Day Acoustics. Please see attached.



Russell Hooper
Consulting

Russell Hooper Environmental Planner
russellhooperconsulting@gmail.com

www.russellhooperconsulting.com

0275 660 967

Hand
16-1-22

Resource Consent Application

Proposal to crush and stockpile aggregate

PJ Warren Earthmoving Ltd

**Underhill Road
Featherston**



**Russell Hooper
Consulting**

PJ Warren Earthmoving Ltd

Proposed aggregate processing,

Underhill Road, Featherston

David
16-1-22

Application summary document (December 2021)

Background

Peter Warren of PJ Warren Earthmoving Ltd has resource consent from the Greater Wellington Regional Council for the earthworks to extract aggregate from ground within the site shown attached. The resource consent deals with the effects of the earthworks in terms of discharge of sediment and dust.

Aggregate is an important resource with a wide range of uses from road construction/maintenance to building construction. Aggregate is currently in very short supply in the Wairarapa and this is having a negative impact on industry in the area. This is primarily because aggregate provided by traditional river extraction sources is no longer available in previous volumes.

Extracting aggregate from land is an alternative source to river extraction. It comes without many of the potential impacts on aquatic ecosystems resulting from machinery in and around river systems.

Extracting rock from land provides much needed aggregate and eases the pressure on the existing river sourced aggregate demand. Removing rock from the topsoil also improves the production potential of the land. The stony soil on the site has a soil water limitation and dries quickly during summer. The site will be re-topsoiled and re-sown with pasture once aggregate has been extracted. This soil is expected to be more productive with improved moisture holding capacity.

This site has been selected because of the availability of aggregate and also because it is relatively large and therefore able to provide significant buffer distances between machinery and the site boundary in locations near existing houses.

In order to maximise efficiency of processing, it is hoped that the aggregate can be crushed on site rather than being carted elsewhere and crushed.

Processing and stockpiling aggregate on the site requires resource consent from the South Wairarapa District Council.

Process to date

- Consultation with nearby neighbours – October 2020
- Resource consent application for processing and stockpiling aggregate lodged – 22nd October 2020
- Request for further information made by the South Wairarapa District Council – 5th November 2020
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- Second acoustic report provided addressing points made in peer review – 21st December 2021



Form 8A Affected person's written approval to an activity
that is the subject of a resource consent application

Section 95E(3), Resource Management Act 1991

To: South Wairarapa District Council

Name of person giving written approval: [full name]

Dylan Bennett

I am the owner/occupier of the following property:

[please circle one (or both) and state address of the property]

471 Underhill road
Featherston

(I have authority to sign on behalf of all the other owners/occupiers of the property)

This is written approval to the following activity that is the subject of a resource consent application:

To extract and process aggregate (including stockpiling aggregate) at a rural site on Underhill Road, Featherston (Lot 2 DP 462824) as set out in the attached documents.

I have read the full application for resource consent, the Assessment of Environmental Effects, and any site plans as follows:

- Summary of proposal – highlighting refinements made since lodging the application
- Noise Assessment prepared by Marshall Day Acoustics dated 21st December 2021
- Response to further information provided 23rd April 2021
- Traffic Impact Assessment prepared by Harriet Fraser Traffic Engineering & Transportation Planning dated 16th February 2021
- Application for resource consent dated 22nd October 2020 prepared for PJ Warren Earthmoving Ltd by Russell Hooper Consulting



Neighbours who sign a written approval form will be deemed to have no objection to the activity that is set out in the application.

In signing this written approval;

- I understand that the consent authority must decide that I am no longer an affected person, and the consent authority must not have regard to any adverse effects on me from the activity set out in the application.
- I understand that I may withdraw my written approval by giving written notice to the consent authority before the hearing, if there is one, or, if there is not, before the application is determined.



Date: 10-01-22

Signature of person giving written approval (or person authorised to sign on behalf of person giving written approval). A signature is not required if you give your written approval by electronic means.

Electronic address for service of person giving written approval:

bennett.dylan@gmail.com

Telephone: 021 02754122

Postal address:

471 Underhill rd - RD3
Featherston 5773

Notes to affected person signing written approval

- Council will not accept a conditional written approval.
- There is no obligation to sign this form, and no reasons for not signing need to be given.
- If this form is not signed, the application may be notified by the Council with an opportunity for submissions.
- If signing on behalf of a trust or company, please provide additional written evidence that you have signing authority.



Appendix E






Resource Consent

RESOURCE MANAGEMENT ACT 1991

Summary of decision

Consent No.	WAR210053	
Consent ID(s)	37061 – Land use consent to undertake bulk earthworks exceeding 0.3ha in area	
	37090 – Discharge permit to discharge sediment contaminated stormwater run-off from areas of bulk earthworks associated within a quarry site, to land where it may enter water.	
Name	PJ Warren Earthmoving Limited	
Address	126 Cole Street, Masterton 5810	
Decision made under	Sections 104B, 105, 107 and 108 of the Resource Management Act 1991	
Duration of consent	Granted/Commences: 24 August 2020	Expires: 24 August 2030
Purpose for which consent(s) is granted	To undertake activities associated with the development of a quarry, including: <ul style="list-style-type: none"> • bulk earthworks exceeding 3,000m² in area; • the discharge of sediment contaminated stormwater run-off from areas of bulk earthworks to land where it may enter water. 	
Location	Underhill Road at or about map reference NZTM 1797751.5448903	
Legal description of land	Lot 2 DP 46284	
Conditions	See below	

Decision recommended by:	Will Syben	Resource Advisor, Environmental Regulation	
Decision peer reviewed by:	Heidi Andrewartha	Resource Management Consultant	
Decision approved by:	Nicola Arnesen	Team Leader, Environmental Regulation	

Processing timeframes:

Application lodged:	29/07/20	Application officially received:	30/07/20
Application stopped (s92):	05/08/20	Application started:	14/08/20
Applicant to be notified of decision by:	09/09/20	Applicant notified of decision on:	24/08/20
Time taken to process application:	8 working days		

Consent conditions

INTERPRETATION

Wherever used in the conditions below, the following terms shall have the prescribed meaning:

Stabilised means inherently resistant to erosion or rendered resistant, such as by using indurated rock or by the application of basecourse, colluvium, hydroseeding, grassing, mulch, or another method to the reasonable satisfaction of the Manager, Environmental Regulation, Wellington Regional Council and as specified in Wellington Regional Council's Erosion and Sediment Control Guidelines for the Wellington Region, September 2002. Where seeding or grassing is used on a surface that is not otherwise resistant to erosion, the surface is considered stabilised once, on reasonable visual inspection by the Manager, Environmental Regulation, Wellington Regional Council, an 80% vegetative cover has been established.

General condition

1. The location, design, implementation and operation of the activity/structure shall be in general accordance with the consent application and its associated plans and documents lodged with the Wellington Regional Council on 29 July 2020 and 14 August 2020.

Where there may be contradiction or inconsistencies between the application and further information provided by the applicant, the most recent information applies. In addition, where there may be inconsistencies between information provided by the applicant and conditions of the consent, the conditions apply.

Note: Any change from the location, design concepts and parameters, implementation and/or operation 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 provide a copy of this consent and any documents and plans referred to in this consent to each operator or contractor undertaking the works authorised by this consent, prior to the works commencing.

Note: It is recommended that the contractors be verbally briefed on the requirements of the conditions of this consent prior to works commencing.

3. The consent holder shall ensure that a copy of this consent and all documents and plans referred to in this consent, are kept on site at all times and presented to any Wellington Regional Council officer on request.

Progressive stabilisation

4. The consent holder shall progressively stabilise any disturbed areas as they complete sections of each stage of work to minimise sediment runoff. All stabilisation methods shall be effective within one month of being applied or after a longer period if agreed in writing by the Manager, Environmental Regulation, Wellington Regional Council.

Erosion and Sediment Control Plan

5. The consent holder shall undertake all earthworks activities in accordance with the Erosion and Sediment Control Plan submitted by the applicant on 29 July 2020 and further information received 14 August 2020.

Amendments to Management Plans

6. Any amendments proposed to the approved ESCP shall be confirmed in writing by the consent holder and be to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council prior to the implementation of any amendments proposed.

Erosion and sediment control treatment requirements

7. The consent holder shall ensure that all stormwater contaminated with sediment from the site is treated by erosion and sediment control measures as detailed in the approved Erosion and Sediment Control Plan, required by condition 5 of this permit.
8. The consent holder shall ensure that prior to the completion of operations each working day that all necessary erosion and sediment control measures are reinstated as detailed in the approved Erosion and Sediment Control Plan, required by condition 5 of this permit.
9. All erosion and sediment control measures shall remain the responsibility of the consent holder and no erosion and sediment control measures shall be removed prior to receiving written confirmation that the relevant phase is stabilised to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Site auditing requirements

10. The consent holder shall ensure that the site is audited by a suitably qualified and experienced person on a minimum of a **monthly basis** to ensure that the erosion and sediment control methods are being maintained in accordance with the approved **Erosion and Sediment Control Plan** required by condition 5 of this permit.

The weekly audits shall include, but not be limited to, the following information:

- a) Date
- b) Name of auditor
- c) Site condition
- d) Weather conditions
- e) Sediment management (including identification of problem areas that are not being treated by sediment control measures, and any measures put in place to treat these areas)
- f) Runoff control (check of diversion channels and check sediment retention ponds)
- g) Condition of sediment control measures
- h) Maintenance required and the date this will be completed by
- i) Contractor responsible for the maintenance
- j) General comments

The frequency of the audits may be reduced if agreed in writing by the Manager, Environmental Regulation, Wellington Regional Council.

11. The results of the audits as required by condition 10 shall be made available to the Manager, Environmental Regulation, Wellington Regional Council, upon request.

Reasonable mixing zone

12. Notwithstanding the requirements of any other conditions of this consent the discharge shall not give rise to any of the following effects in Longwood Water Race after a reasonable mixing zone of 50m from any point where a discharge from the site enters the stream:
- a) The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials
 - b) Any conspicuous change in the colour or visual clarity
 - c) Any emission of objectionable odour
 - d) The rendering of fresh water unsuitable for consumption by farm animals
 - e) Any significant adverse effects on aquatic life

Fill material

13. All fill material shall be placed and compacted so as to avoid erosion and instability. Any erosion of soil including failure of cut and fill batters that is attributable to the works shall be contained, remedied and mitigated by the consent holder to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Winter works

14. If in the opinion of a GWRC compliance officer, the site is not performing to an acceptable standard during the period of 1 June to 30 September and sediment laden stormwater is entering watercourses, all earth worked areas shall be immediately stabilised. Any stabilisation shall be maintained to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Dust

15. The consent holder shall ensure that dust management is undertaken in accordance with the information provided with the application and shall ensure that dust generation from the site is kept to a practicable minimum, to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Note: If objectionable particulate (dust) is found beyond the boundary of the property, a discharge to air consent may be required.

Groundwater

16. If groundwater is encountered at any time during abstraction, work shall be discontinued and measures put in place to prevent further exposure of groundwater and to prevent direct infiltration of surface water. The consent holder should also notify the Manager, Environmental Regulation, Wellington Regional Council of any groundwater breach.

Notification requirements

17. The consent holder shall notify the Manager, Environmental Regulation, Wellington Regional Council within 24 hours or the next working day if any contaminants (including sediment) are released from the site and enter any watercourse, due to any of the following:
- Discharges from un-stabilised areas that are not treated by sediment control measures required under this consent
 - Failure of any erosion and sediment control measure
 - Any other incident which either directly or indirectly causes or is likely to cause adverse ecological effects in the receiving environment

Note: Notifications can be emailed to notifications@gw.govt.nz

Complaints

18. The consent holder shall maintain a written record of any complaints received alleging adverse effects that have or could have resulted in a condition or conditions of this consent being contravened for the duration of works authorised by this consent. This record shall include:
- The name and address of the complainant
 - The date and time that the complaint was received
 - Details of the alleged event
 - Weather conditions at the time of the complaint
 - Any measures taken to mitigate the complaint

Complaints received shall be forwarded to the Manager, Environmental Regulation, Wellington Regional Council within 24 hours of receiving the complaint.

Discovery of artefacts

19. If koiwi, taonga, waahi tapu or other archaeological material is discovered in any area during the works, work shall immediately cease and the consent holder shall notify Greater Wellington Regional Council, Rangitane O Wairarapa, Kahungunu ki Wairarapa and Heritage New Zealand as soon as possible but within twenty-four hours. If human remains are found, the New Zealand Police shall also be contacted. 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.

Notification must be emailed to:

- Greater Wellington Regional Council, notifications@gw.govt.nz
- Heritage New Zealand, information@heritage.org.nz
- Rangitane O Wairarapa, horipo@rangitane.iwi.nz or mike@rangitane.iwi.nz
- Kahungunu ki Wairarapa, ra@kahungunuwairarapa.iwi.nz

Heritage New Zealand must also be contacted by phone on 04 472 4341 (National Office).

No works may resume on site until the consent holder has received written notification that consultation with the parties identified above has been undertaken to the satisfaction of the Manager, Environmental Regulation, Wellington Regional Council.

Note: Evidence of archaeological material may include burnt stones, charcoal, rubbish heaps, shell, bone, old building foundations, artefacts and human burials.

Review condition

20. 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

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.

Note: For the purposes of this condition the “exercise of the consent” is deemed to be once the works authorised by this consent have commenced.

Reasons for decision report

1. Background and proposal

The applicant has applied for a land use consent and associated discharge permit for activities involving the excavation of a 32 hectare area of pasture land, approximately 750m from the Tauherenikau River, to depths ranging from 4m to 1m for aggregate. This site is located at Underhill Road northwest of Featherston, approximately 3.5km from the town and has the Longwood water race run through it and on the eastern boundary.

Aggregate supply in Wairarapa is currently in very short supply, primarily because aggregate provided by traditional river extraction sources is no longer available in previous volumes. This parcel of land holds valuable gravel due to its proximity to the Tauherenikau River and therefore is seen as a suitable resource for aggregate supply to the region.

Some exploratory excavation has occurred on site to confirm the suitability of the material available. This has shown the site to be suitable and the applicant is now seeking resource consent to extract aggregate from the site.

The method of extraction will be as follows -

- The very top of the topsoil containing the vegetation and organic matter will be stripped and kept aside
- The remaining topsoil will be stripped, screened for aggregate, and kept aside
- The subsoil will be screened into boulders, rock, and other material
- The total depth of extraction will vary depending on the material present but will be no more than 4 metres
- Boulders and rock will be removed from site as it is extracted and screened
- The “other material” from the subsoil will be spread evenly over the extracted area
- The topsoil will then be spread evenly over the extracted area
- Pasture grass will be established at the next appropriate opportunity (depending on weather conditions being suitable for sowing pasture)

The work is proposed to begin immediately after the granting of this consent and will take approximately 12 months to complete.

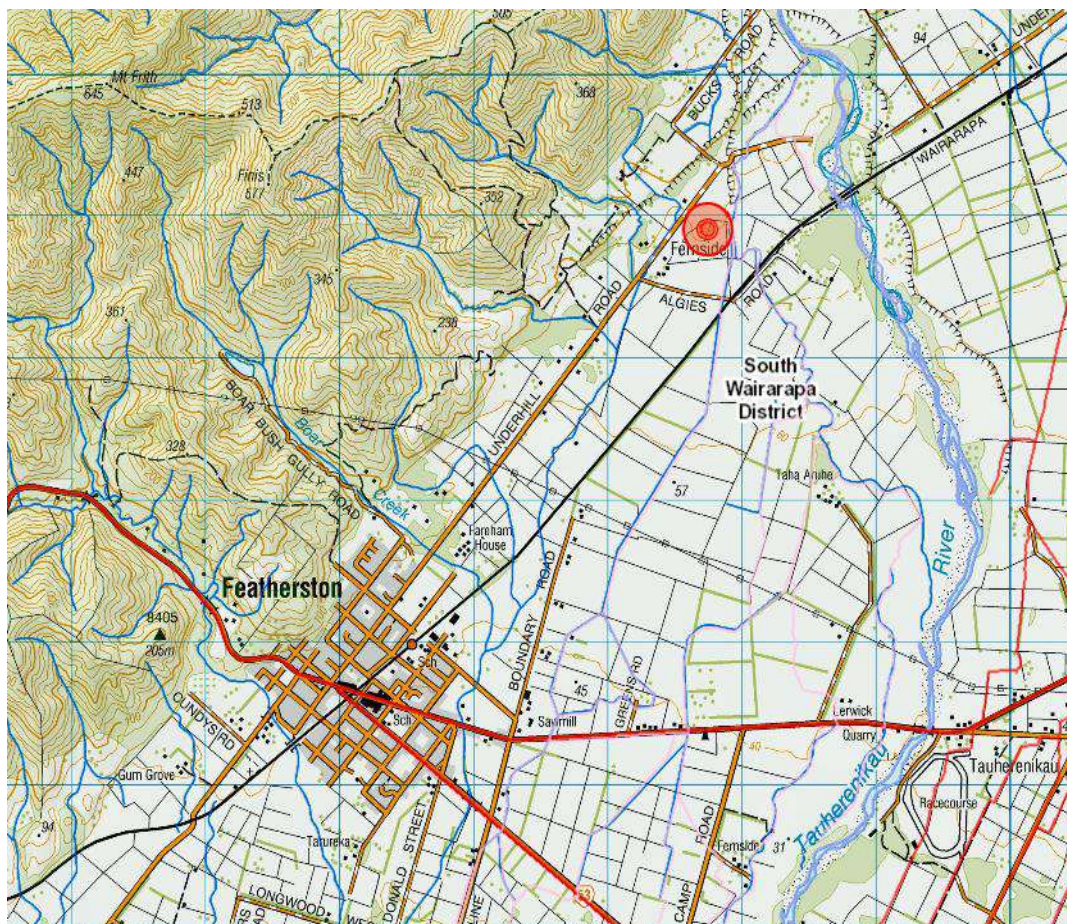


Figure 1 - Excavation site location

2. Reasons for resource consent

2.1 Operative Regional Plans

RMA section	Plan	Rule	Status	Comments
15	Regional Plan for Discharges to Land	1	Permitted	The discharge of treated sediment laden water to land where it may enter water is considered a Discretionary Activity under Rule 2 of the RDLP.
		2	Discretionary	
	Regional Freshwater Plan	2	Permitted	Rule 2 provides for discharges of stormwater to surface water as a permitted activity provided it complies with conditions. The proposed activity cannot meet the conditions of Rule 2 as there is the potential for sediment laden stormwater, originating from an area of bulk earthworks greater than 0.3ha, to enter surface water. The discharge of sediment laden stormwater is not provided for by any
		5	Discretionary	

RMA section	Plan	Rule	Status	Comments
				other Rule and therefore the activity is assessed as a Discretionary Activity pursuant to Rule 5.

2.2 Proposed Natural Resources Plan

The Council's decision on the Proposed Natural Resources Plan (PNRP) was publicly notified on 31 July 2019. All rules in the PNRP (decisions version) have immediate legal effect under section 86B(1) of the Act. As the application was lodged after 31 July 2019, the PNRP (decisions version) is relevant to determining the resource consents required, their activity status, and the substantive assessment of the proposal under section 104(1)(b) of the Act. The provisions of the PNRP as notified on 31 July 2015 have been superseded by the decisions version of the PNRP for assessing this proposal.

This is in addition to any consents required under the operative plans. [Noting that under section 86F if there are no appeals on a relevant rule, the rule in the PNRP is treated as operative and the rule in the operative plan is treated as inoperative.]

RMA section	Rule	Status	Comments
9 & 15	99	Permitted	The earthworks will exceed 3,000m ² per property per 12 month period. Therefore, the earthworks and associated discharges of sediment laden runoff to land where it may enter water must be assessed as Discretionary Activity pursuant to Rule R101.
	101	Discretionary	

The proposal activity is located near the Longwood Water Race, identified as an ecosystem and habitat with significant indigenous biodiversity in Schedule F1 of the PNRP as a tributary of the Tauherenikau River.

2.3 Overall activity status

Overall, the activity must be assessed as a discretionary activity under the operative Regional Plan and a discretionary activity under the Proposed Natural Resources Plan (decisions version).

3. Consultation

Iwi authority	Comments
Rangitane O Wairarapa	"ROW will leave this application to the discretion of the consent officer with our support."
Kahungunu ki Wairarapa	No comment provided, therefore it is assumed they have no concerns.

Other parties or persons	Comments
Dougall Gordon (Senior Environmental Scientist, GWRC)	A copy of the application was provided to Mr Gordon to assess the depth to groundwater at the site and whether or not it would be intercepted during the operation. Mr Gordon's comments are included in section 5 of this report and can be found in document WAR210053-136727904-18 . They also formed the basis of a request for further information from the applicant.

4. Notification decision

A decision was made to process the application on a non-notified basis on 19 August 2020. Further information on the notification decision is provided in document # [WAR210053-136727904-7](#).

5. Environmental effects

The applicant provided an Assessment of Environmental Effects (AEE) with the application.

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.

5.1 Effects of the earthworks and discharges on water quality

There is potential, if appropriate measures are not put in place, for a temporary reduction in water quality associated with the release of sediment during the bulk earthworks, especially during heavy rainfall events.

The applicant has submitted an erosion and sediment control plan (ESCP) detailing erosion and sediment control components with the application and also supplied further information regarding erosion and sediment controls after a request for further information.

The guiding principal for the proposed earthworks is that the excavation will be creating a hole, meaning all erosion and runoff from that excavation will be captured within that hole. The only risk of sediment runoff will be from topsoil piles that are placed near the excavated hole.

The applicant has stated that topsoil will always be set aside on the upslope side of the worked area. This means that any runoff will flow into the worked area and disappear within the stony ground. On this basis, stormwater is easily controlled and there will not be any sediment laden stormwater runoff to waterways.

The Longwood water race does not act as a drain for this site and is perched above the parts of the site it travels through. However, the applicants have proposed 10m setback from the Longwood water race as an extra measure to ensure the works have no impact on this waterway. Access to the site is over flat readily draining land and with significant distances to the Longwood water race. Any sediment laden stormwater discharge from access will either discharge to

the worked areas or to pasture away from any waterways. Runoff over pasture will be filtered by the vegetation.

The intention from the applicants is to progressively rehabilitate the worked areas of the site as soon as practicable and not leave large areas open for long periods of time. Following extraction of aggregate the site will progressively be regressed as sowing conditions allow.

In terms of setbacks, whole the site is relatively uniform, without any sensitive areas such as steep slopes or wet areas which would require special erosion control measures, the following setbacks are proposed:

- 5 metres from the site boundary
- 10 metres from the Longwood water race
- 20 metres from Underhill Road
- 50 metres from the boundaries of the properties on Algies Road

Taking into account the low risk of runoff, the measures put in place by the applicant and the setbacks proposed, I am satisfied that the environmental effects on water quality can be appropriately managed through the recommended consent conditions such that they are less than minor.

5.2 Effects on groundwater

If groundwater is exposed during abstraction the activity will give rise to a number of adverse effects on the groundwater resource. These included the following:

- Evaporation loss
- Disruption of groundwater levels and flows
- Potential contamination of groundwater
- Potential introduction of contaminants into the Tauheranikau River

In the original application there was no information provided on the depth to groundwater at the site and whether this would be breached during excavation. Dougal Gordon (GWRC Senior Environmental Scientist) advised the applicants dig two test pits on the eastern most boundary of the site and this formed the basis of a Section 92 request for further information - [WAR210053-136727904-15](#).

The applicants provided evidence of the two test pits on 14 August 2020 and these were provided to Mr Gordon. Mr Gordon believes it was sufficient evidence to suggest that groundwater would not be beached, however he suggested a condition of consent requiring that if groundwater is encountered, work shall be discontinued and measures put in place to prevent further exposure of groundwater and to prevent direct infiltration of surface water.

I agree with Mr Gordon's assessment and have included this requirement as a condition of consent. As long as the recommended conditions of consent are adhered to, I am satisfied that the environmental effects on groundwater are less than minor.

5.3 Potential effects on air quality

A common discharge from construction sites is dust, which is dominated by larger particle sizes that create nuisance rather than health effects. This is created from a number of sources, and for this proposal dust will be generated predominantly from bulk handling of material, screening of the material and stockpiling. All material will be taken offsite to be crushed and processed.

All dust contains some proportion of finer material that can create health effects as it can be inhaled deeper into the respiratory system. However, the relative amount of such respirable particulate in the discharge from a construction site of this type is likely to be sufficiently low that human health effects would be negligible. Dust discharges can also affect plants and animals. In order for this to occur the dust would have to be present at high concentrations and over a long period. I consider it unlikely that sufficiently high concentrations of dust would occur for such an effect to become apparent.

The applicant has proposed that where areas of earth are exposed and there is the potential for dust to be generated, there will be:

- 50m buffers from the boundaries of the properties with houses to the south of the site who may be exposed to northerly winds
- Refrain from opening up large areas of the site at any one time
- Use a water cart the applicant owns which will be used on occasions when/if dust became an issue

I consider that, with the above provisions in place and subject to compliance with consent conditions, any adverse effects from dust are likely to be less than minor.

5.4 Summary of effects

Given the assessment above, it is considered that the effects of the activity are, or will likely be no more than minor when undertaken in accordance with the recommended consent conditions.

6. Statutory assessment

6.1 Part 2

Part 2 of the Act outlines the purposes and principles of the Act. 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 Act.

6.2 Matters to be considered – Section 104-108AA

Section 104-108AA of the Act provides 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)(b)(iii)	National Policy Statement for Freshwater Management 2014	The NPSFM is given effect to through two transitional policies (5.2.10A and 6.2.4A) in the RFP (see below).
104(1)(b)(v)	Regional Policy Statement	I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the RPS.
	<i>Objective/Policy</i>	<i>Comment</i>
	Objective 12	This objective aims to ensure that the quality and quantity of freshwater meets a range of uses and values, supports the life supporting capacity of water bodies, and meets reasonable foreseeable needs of future generations. Given the nature of the proposed earthworks and sediment controls, the risk of any discharges of sediment laden water to stormwater that enters the Tauherenikau River are considered to be less than minor.
	Policy 40	Policy 40 requires that aquatic ecosystem health in water bodies be maintained or enhanced. Given the proposed sediment controls, the earthworks should not adversely affect aquatic ecosystem health.
	Policy 48 and 49	The principles of the Treaty of Waitangi and matters of significance to tangata whenua have been recognised and provided for.
104(1)(b)(vi)	Operative Regional Freshwater Plan	I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the Regional Freshwater Plan.
	Policy 4.2.9	This policy relates to having regard to the natural values of rivers when considering adverse effects of development in relation to matters including water quality. This has been taken into account in Section 5 of this report, and the proposal is consistent with this policy.
	Policy 4.2.11	This policy relates to any adverse effects of the use and development of water bodies and river and lake beds on aquatic habitats and

RMA section	Matter to consider	Comment
		freshwater ecosystems being avoided, remedied or mitigated. This has been taken into account in Section 5 of this report. The proposed activity is consistent with Policy 4.2.11.
	Policy 5.2.10A	This policy, which also gives effect to the NPSFM, in relation to discharges, and requires regard to be given to matters relating to the life-supporting capacity of fresh water. The effects of the discharge will be no more than minor and should not affect the life-supporting capacity of the streams. I consider the application to be consistent with the objectives and policies of the NPSFM.
	Policy 5.2.11	This policy relates to mixing zones. As runoff from the proposed works will be stormwater and discharge to land, rather than a surface water body, a mixing zone cannot be assessed.
	Operative Regional Plan for Discharge to Land	I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the Regional Plan for Discharges to Land.
	Policy 4.2.24A	The application is for a new discharge which has the potential to enter water. I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the NPSFM. Appropriate erosion and soil control measures will be required which will minimise the effects on surface water.
	Objective 4.1.5 & Policy 4.2.19	The discharge of sediment laden stormwater will have less than minor effects if conditions of consent are adhered to, as sediment laden stormwater will be discharged to land rather than directly to water.
	Proposed Natural Resources Plan	I consider that, with the application of the recommended conditions of consent, the proposed activity is consistent with the Proposed Natural Resources Plan (decisions version).
	<i>Objective/Policy</i>	<i>Comment</i>
	Objectives O4, O23, O25, O35, O47, O48	These objectives relate to maintaining and enhancing water quality and aquatic ecosystem health. There is no direct discharge to any surface water body; the controls required by the ESCP will reduce the amount of sediment entering any freshwater body if water reaches

RMA section	Matter to consider	Comment
		that far, to an extent that the resulting adverse effects will be less than minor.
	Objective O3, O14, O15 and Policies P17, and P19	<p>These objectives and policies relate to sustaining the mauri of the streams, recognising Maori relationships and kaitiakitanga, the intrinsic value of the ecosystems they support, and aquatic ecosystem health. The conditions of consent ensure that the mauri, values and ecosystem health of the receiving environments will not be adversely affected.</p> <p>Kahungunu ki Wairarapa and Rangitane O Wairarapa were notified of the application, their comments are included in section 3.</p>
	Policy P41	With the application of the recommended consent conditions, I consider the proposal to be consistent with his policy.
	Policy P62	This policy promotes the discharge of contaminants to land rather than directly to water. The proposed discharges to land will minimise the amount of sediment entering freshwater bodies as a result of the works.
	Policy P66	This policy relates to the NPSFM requirements for discharges. The proposed erosion and sediment controls and conditions of consent mean that any discharges that would adversely affect the life-supporting capacity of the streams will be avoided, and that the effects of the discharges will be no more than minor.
	Policies P67 and P72	These policies relate to minimising the effects of discharges. Consent conditions seek to minimise the discharge of contaminants from site.
	Policies P73 and P79	These policies relate to ensuring that the adverse effects of stormwater discharges are minimised to the smallest amount reasonably practicable, and ensure stormwater discharges are managed to avoid scour and erosion of stream bed. I consider the proposal to be consistent with these policies.
	Policy P98	This policy relates to managing discharges to land and managing sediment discharges. It seeks to minimise adverse effects by good on-site erosion and sediment control design and maintenance. The conditions of consent should provide for the matters in these policies.
104(1)(c)	Any other matter	There are no other matters relevant to this application.

RMA section	Matter to consider	Comment
105(1)	Matters relevant to discharge permits	The nature of the discharge is runoff from earthworks to land which may enter water. The applicant will use appropriate sediment controls to minimise discharges to water.
107	Restrictions on grant of certain discharge permits	The discharge should meet the requirements of section 107(1) and as such, should not result in any of the effects listed in this section of the Act after reasonable mixing. If the discharge enters water, it would only be temporary and therefore acceptable under s107. The proposed discharge will meet the requirements of section 107(2).
108 – 108AA	Conditions on resource consents	Standard conditions of consent for this activity type are recommended. All standard conditions of consent meet s108AA. All conditions are documented in this report.

6.3 Weighting of the Proposed Natural Resources Plan

As the conclusion reached under the operative Regional Freshwater Plan and Regional Discharges to Land Plan assessment is consistent with that reached under the Proposed Natural Resources Plan there is no need to undertake a weighting exercise.

7. Main findings

In conclusion:

1. The proposed activity is consistent with the Purposes and Principles of the Resource Management Act 1991.
2. The proposed activity is consistent with the relevant objectives and policies of the Regional Policy Statement, the Operative Regional Freshwater Plan, Regional Discharges to Land Plan and the Proposed Natural Resources Plan. The proposal is also consistent with the National Policy Statement for Freshwater Management.
3. The actual or potential adverse effects of the proposed activity on the environment will be or are likely to be no more than minor.
4. Conditions of the consent(s) will ensure that the effects of the activity on the environment will be appropriately avoided, remedied or mitigated.
5. The proposal incorporates appropriate mitigation measures, to ensure the adverse effects are or are likely to be no more than minor.

8. Duration of consent

A consent duration of ten years has been recommended for both the land-use consent [37061] and discharge permit [37090].

9. Monitoring

The following compliance monitoring programme will be undertaken during the consent term:

The consent holder shall ensure that the site is audited by a suitably qualified and experienced person on a minimum of a monthly basis to ensure that the erosion and sediment control methods are being maintained in accordance with the approved ESCP.

In addition, should GWRC receive any complaints during works, and should a site visit by an officer be required to respond to a complaint, then the time spent by any officer investigating the complaint may be charged to the consent holder. Furthermore, any time spent by GWRC officers reviewing plans/information that is required to be submitted by conditions of consent, will also be charged to the applicant.

Charges relating to this monitoring programme are outlined in the cover letter enclosed with this report.

Appendix F





**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier 611213
Land Registration District Wellington
Date Issued 21 July 2015

Prior References

344360 344361

Estate Fee Simple
Area 32.5681 hectares more or less
Legal Description Lot 2 Deposited Plan 462824

Registered Owners

Peter John Warren and Holmes Michael Neal Warren

Interests

K12018 Excepted from the within land is the water race passing through Sections 13 and 14 which by virtue of (now) Section 46 (2) Counties Amendment Act 1961 is vested in the Featherston County Council

7865196.3 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 2.7.2008 at 9:00 am

Subject to a right (in gross) to convey water over part marked A on DP 462824 in favour of South Wairarapa District Council created by Easement Instrument 7865196.6 - 2.7.2008 at 9:00 am

The easements created by Easement Instrument 7865196.6 are subject to Section 243 (a) Resource Management Act 1991

9397374.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 21.7.2015 at 10:36 am

