



Gleeson Managed Fill

GLEESON MANAGED FILL LIMITED

Proposed Managed Fill Areas – Information Pack

PURPOSE OF CONSULTATION

Gleeson Quarries Huntly Limited (Gleeson Quarries) currently operate a quarry on Riverview Road, Huntly (previously owned by Stevenson Resources Ltd). Gleeson & Cox Ltd has established a new division within the main company namely 'Gleeson Managed Fill Limited'. This division focuses on the transportation and disposal of managed fill.

Gleeson Managed Fill Limited is currently looking to **establish and operate a clean fill and managed fill operation** located north of the existing quarry on land parcels as illustrated in Figure 1.

The purpose of this consultation pack is:

1. To communicate with adjoining neighbours exactly what is proposed in terms of both establishing and operating the fill sites;
2. To provide a summary of the expert assessments completed to date; and
3. To provide an opportunity to the identified neighbours to request any additional information and to ask any questions.

WHAT IS THE PROJECT ABOUT?

Four natural gullies located within the quarry properties have been identified as potential fill areas. It is proposed that Fill Area 2, 3 and 4 will be filled with a combination of overburden material generated by the quarry (essentially a top layer of dirt that exposes the rock), imported cleanfill and imported managed fill. The fill material comprises mostly construction and demolition materials. Fill Areas 2 – 4 are contained within Pt Lot 9 DP 1278, Lot 1 DP 25272 and Lot 10 DP 1278 and comprise a total land area of 161.0203 hectares (13.1 hectares of actual gullies to fill).

As part of the feasibility study the relevant preliminary engineering designs and expert assessments have been completed. It is noted that Gleeson Managed Fill will be developing a number of management plans to manage the fill operation, including traffic management plan, construction/site management plan, fill management plan, erosion and sediment control plan and ecological management plan.

The following expert assessments have been completed and summaries of these have been attached as Appendix 1:

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| 1. Fill Assessment and Design Report | 7. Noise Assessment |
| 2. Geotechnical Assessment | 8. Traffic Impact Assessment |
| 3. Archaeological Assessment | 9. Erosion and Sediment Control Plan |
| 4. Cultural Impact Assessment ¹ | 10. Air Quality Technical Assessment |
| 5. Ecological Impact Assessment | 11. Waste Acceptance Criteria |
| 6. Visual and Landscape Assessment | 12. Asbestos Fill Management Plan |

Figure 1 provides indicative volumes and the actual filling operations will evolve over time as the staging of the filling occurs within the fill areas. The footprint of each Fill Area varies from 3.8 to 5.1 hectares in area (although the entire area will never be exposed at the same time). The volume/capacity of each Fill Area also varies, and the combined total managed fill volume will be an estimate of 1.8million m³. Works are proposed to commence once approval has been received from both Regional and District Councils.



Figure 1: Proposed managed fill areas (Fill Area 2, 3 and 4)

The resource consent application relates to the following activities, which will be staged. It is proposed to commence operations in Fill Area 2, which will take 2-4 years to reach capacity, depending on the

¹ Note – this is not completed as yet

demand. Only one area will be undergoing filling at any one time. The process in each Fill Area will include:

- To strip the gully (2, 3 or 4) of all vegetation and topsoil to expose a competent subgrade;
- To 'muck out' and deconstruct existing ephemeral watercourses and overland flows and install drainage and recommended erosion and sediment control measures, including stormwater/sediment control ponds;
- To fill the gully with overburden generated from the quarry, imported cleanfill and managed fill (that includes construction & demolition material, asbestos containing soil and material, peat, acid soils, marine sediments) with a total volume of 150,000m³ - 300,000m³ of material per annum.
- To construct and maintain sedimentation ponds associated with each Fill Area.
- To construct site buildings, parking areas and inspection platforms.
- To form and upgrade existing internal access roads to provide stable and operational access to all Fill Areas.
- To discharge clean water from sedimentation ponds into ephemeral streams.
- To generate traffic movements associated with the importation of fill of up to 24 vehicle movements per day.

WHAT WILL THE OPERATIONS OF THE MANAGED FILL INCLUDE?

TYPE OF MATERIAL

The proposed cleanfill and managed fill material includes:

- ✓ Managed fill
- ✓ Construction & Demolition fill
- ✓ Less than 5% organic material
- ✓ Asbestos
- ✓ Peat
- ✓ Acid Sulphate Soils
- ✓ Marine sediments
- ✗ No chipboard, will be accepted as C&D fill
- ✗ No timber, will be accepted as organic material
- ✗ No liquid waste
- ✗ No green waste

STAGED FILLING

It is proposed to commence operations in Fill Area 2. Only one Fill Area is proposed to be worked at any one time and is to be completed and stabilised in accordance with geotechnical recommendations before filling starts on the next. The preferred order for filling is for Fill Area 2 to be filled first, then Fill Area 3 and thereafter Fill Area 4. Filling will be undertaken in small and separate stages within the fill footprint of each Fill Area with a maximum of 2ha of open ground being exposed at any one time.

HOURS AND DURATION OF OPERATION

Works are proposed to continue throughout the year i.e. no winter closures are proposed. The proposed activities for the managed fill areas can be divided between offsite and onsite activities.

Offsite activity	
Truck movements associated with the managed fill operation	12 extra truck movements per day / 24 trips per day (Monday to Saturday)
Summer (1 October – 30 April):	5am - 8pm on Monday to Friday; 6am - 3pm on Saturday.
Winter (1 May – 30 September):	5am - 6pm on Monday to Friday; 6am - 3pm on Saturday.
<i>No truck movements on Sundays or public holidays other than special events or emergency works. The operating hours do not apply to office administration or the maintenance of vehicles, plant or machinery.</i>	
Onsite activity (utilisation of the internal access routes, the compaction/relocating of the fill material within the Fill Area)	
Hours of operation	6am – 7pm Monday to Friday 6am - 2pm on Saturday

This proposal is applying for the consent duration to be valid for 35 years, however the likelihood is that the fill areas will all be completed within 7-10 years and the land rehabilitated. This is based on importing 300,000m³ of fill per annum, with Fill Areas 2-4 having a total capacity of just over 2 million tonnes. Demand for waste disposal in the region is high, with road construction, redevelopment of housing and other demolition projects, and it is not anticipated that the 35 year duration will be needed.

ACCESS ROADS

Imported fill will be restricted to clean and managed fill transported by the applicant’s own trucking business (Gleeson & Cox Ltd) and those of approved subcontractors.

The current access roads (associated with quarry activities and previous farm/forestry activities) will be upgraded for heavy vehicles to access the various Fill Areas. The existing single entry and exit access point to Riverview Road will be used by both the quarry and managed fill trucks.

The existing upgraded wheel wash associated with the quarry at the quarry entrance will be used by all trucks to minimise sediment tracking out onto Riverview Road. The managed fill operation will not be open to the public, the gate will be locked outside working hours and no unauthorised dumping will be permitted.

WASTE AND WATER TREATMENT

Water is required on site for fill dampening (specifically fill containing asbestos), dust suppression and truck washing. The water is to be supplied from a water cart.

It is proposed that the washing of the trucks will take place on site. Truck washing comprises the washing of the truck and trailers using a high-pressure hose.

Erosion and sediment control measures will be the first works undertaken on site, occurring before the first active gully is stripped of vegetation and topsoil. A sedimentation pond is proposed at the bottom of each fill area. Each pond will have a supplementary chemical treatment facility. This system will be installed and operational before the commencement of filling.

BECAUSE I AM BEING CONSULTED, DOES THIS MEAN I AM CONSIDERED TO BE AN AFFECTED PARTY?

The following properties and relevant owners/occupiers have been identified and consulted with based on the reasons outlined in the table below.

Property Details	Legal Description	Reason for consultation
O'Reilly's Opencast - 208 Riverview Rd, Huntly	LOT 1 DPS 25418 PT LOT 8 DP 1278 LOT 1 DPS 72681 LOT 1 DP 30 5165 PT ALLOT 9 PEPEPE PSH BLK XV RANGIRIRI SD - ESMT OVER	This property is located immediately north of the proposed Fill Area 3 and 4. This property and buildings are regarded as the closest receptors for any anticipated noise, dust and visual changes associated with the proposed managed fill sites.
206 Riverview Road HUNTLY	LOT 1 DPS 12785 LOT 1 DP 339708 BLK XV RANGIRIRI SD ESMNT OV ER PT PROP ON DPS 73894	This property is further north of the proposed Fill Area 4. It is separated by a property owned by O'Reillys Opencast mine. This residential property is regarded as a possible receptor for any anticipated noise and visual changes associated with the proposed managed fill sites.
95A Hillside Heights Road HUNTLY	LOT 1 DPS 71607 BLK XV RANGIRIRI SD	This property is located to the west of the proposed Fill Area 2 and 3. The proposed sedimentation pond located at Fill Area 2 will be discharging into a stream shared between the Gleeson properties and this property before entering the Lake Waahi and Lake Puketirini catchments.
165 Rotowaro Road HUNTLY	LOT 3-4 DPS 22903 LOT 23-24 DP 16730 ALLOT 386 378 PT ALLOT 377 PEPEPE PSH SO 43079	This property is located to the west of the proposed Fill Area 2 and 3. The proposed sedimentation pond located at Fill Area 2 will be discharging into a stream shared between the Gleeson properties and this property before entering the Lake Waahi and Lake Puketirini catchments.
368 Riverview Road HUNTLY	PT LOT 12 DP 1278 PT ALLOT 1 SO 376 PEPEPE PSH PT SEC 4 BLK III NEWCASTLE SD	Although this property is not located in close proximity to the fill areas, it is neighbouring property for the quarry operations. The proposed fill operations will be using internal roads and therefore this property is regarded as possible receptor for any anticipated noise and visual changes associated with the proposed managed fill sites.

Because these properties share a common boundary with the quarry landholdings, it is important that all adverse effects (wherever possible) are contained within the application site and are mitigated or avoided to ensure any impact even within the site will be less than minor. Effects on adjoining landowners have been assessed and any adverse effects have been determined to be 'less than minor' for the following reasons:

- The works within Fill Areas 2-4 will be largely hidden from view as a result of the topography of the gullies and elevated ridge lines and the existing screening vegetation;
- The discharge of water into shared streams will be treated by means of a sedimentation pond and chemical treatment facility prior to discharge into the natural environment. The water discharged from the pond into adjoining streams is sufficiently treated to be considered 'clean' water; and

- It is proposed that stringent erosion and sediment control measures are adopted in accordance with Waikato Regional Plan guidelines and standards. In addition, it is expected that conditions of consent will be applied to ensure best practice outcomes and regular monitoring; and
- Amenity related effects such as dust and noise fall within permitted thresholds by the Waikato District and Regional Plans.

The Council will review the information provided and determine whether they consider there are any adversely affected persons.

WHAT ARE THE NEXT STEPS?

Applications have been lodged with both Waikato Regional Council and Waikato District Council to undertake the activities as outlined. Council officers and experts will review the information provided and determine (a) if there are any adversely affected persons/parties and (b) decide if the application should be notified or granted on a non-notified basis. They may request additional information from Gleeson during the assessment of the consent to better help them understand what is proposed. Once the applications are lodged, the information is publicly available, and you may contact Council to view the documents.

However, should you require any additional information or would like to discuss the project in more detail please do not hesitate to contact Bianca Schoeman, 0210 877 5913 (bianca@pauaplanning.co.nz), who assisted in preparing the applications on behalf of Gleeson's.