

Your Ref
PAU405

In reply please quote
LUC0488/22

If calling, please ask for
Julia Masters (Consultant)



27 May 2022

Postal Address
Private Bag 544, Ngaruawahia 3742
New Zealand

0800 492 452
www.waikatodistrict.govt.nz

Paua Planning Ltd
180 Bawden Road
RD 2
Albany 0792

Email: kate@pauaplanning.co.nz

Digitally Delivered

Dear Sir/Madam

RESOURCE CONSENT APPLICATION – FURTHER INFORMATION REQUEST

Application Number/s	LUC0488/22
Applicant	Gleeson Managed Fill Limited
Address	310 Riverview Road HUNTLY
Proposed Activity(s)	To establish and operate a managed fill activity - bundled application for district and regional council land use consents.

In accordance with section 92 of the Resource Management Act 1991 (RMA), the following information is requested to enable me to make an accurate and informed assessment.

The following information is requested:

Planning

- Please provide a detailed assessment against the rules of the Proposed Waikato District Plan - Decisions Version (PWDP – DV).*
- Please provide an assessment against all relevant Objectives and Policies of the PWDP – DV and in particular the following sections:*
 - Transportation*
 - All infrastructure*
 - Māori values and Maatauranga Māori*
 - Natural character*
- Please provide the wording of draft conditions proposed as mitigation for the activity.*

Please ask for Julia Masters if you should have any queries regarding planning matters.

Traffic

- On the basis that the Traffic Impact Assessment was prepared in September 2019, please provide an updated assessment that considers the current transport environment and the existing vehicle*

entranceway, including (but not limited to) the recent 5 year crash history, the condition of the road and identification of any other changes (such as new development).

5. When providing an assessment against the rules of the PWDP – DV (as per point 1 above), please ensure that this includes the relevant transport provisions, particularly for the interface with the road network.

Please ask for Naomi McMinn (Gray Matter) if you should have any queries regarding traffic matters.

Landscape and Visual

6. Since the Assessment of Landscape and Visual Effects (LVE) prepared by LA4 was written, the PWDP – DV has been released. The LVE does not address the relevant landscape and amenity provisions of this document. Please provide an update to the LVE to include an assessment against the relevant landscape, natural character and amenity provisions of the PWDP – DV and confirm (if appropriate) that the conclusions reached in the LVE are unchanged.
7. In 2021, the New Zealand Institute of Landscape Architects (NZILA) adopted new best practice guidelines for the assessment of landscape and visual effects. The Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines [Final Draft] include the adoption of the following rating terminology and threshold:

very low	low	low-mod	moderate	mod-high	high	very high
less than minor	minor		more than minor		significant	

Source: Te Tangi a te Manu Aotearoa New Zealand Landscape Assessment Guidelines [Final Draft]

The LVE followed the recommendations and terminology of the previous guidelines and uses a seven-point rating system between negligible and extreme. While the rating definitions contained in the LVE are consistent with the NZILA's older best practice guidelines, no indication is given as to where the ratings sit within the RMA notification threshold.

Please provide a comparison table, showing how the rating system used, compares with those included in the table above.

Comment:

Mr Mansergh has noted that not all practitioners have adopted the above table in its entirety. Some practitioners (including Mansergh Graham Landscape Architects) do not consider that the minor threshold should span two effect levels as shown above and have adopted the low-mod rating as being equivalent to the minor threshold of the RMA.

Please ask for Dave Mansergh (Mansergh Graham Landscape Architects) if you should have any queries regarding landscape matters.

Next Steps

Within 15 working days from the date of this request you must either:

1. Provide the information requested, or
2. Advise Council in writing of the alternative date that you will provide the information by, or
3. Advise council in writing that you refuse to provide the information requested.

A response is due from you no later than 20 June 2022.

Please be advised that the statutory timeframes for processing your application have been put on hold until the further information requested has been received.

When all of the information requested has been provided I will review it to make sure it adequately addresses all of the points of this request. Please note that if council has to seek clarification on matters in the further information you provide, then this will be considered as information required under this letter. As such the application will remain on hold.

Please note that if you are dealing directly with other teams in Council in regard to the further information, the further information must still be sent to me.

If you are not sure how to respond, please call me on 027 4136 085 and we can discuss your options.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Julia Masters'.

Julia Masters
CONSULTANT PLANNER

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If you have received this e-mail in error please notify the sender at pauaplanning@pauaplanning.co.nz immediately and delete all material pertaining to this e-mail.

From: Julia Masters <julia@kineticenvironmental.co.nz>
Sent: Tuesday, 3 May 2022 4:01 PM
To: Kate Madsen <kate@pauaplanning.co.nz>
Cc: Jessica Thomas <Jessica.Thomas@waidc.govt.nz>
Subject: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Hi Kate

As I understand you are aware, I am processing the consent application for the Gleeson Managed Fill Facility (LUC0488/22) on behalf of Waikato District Council.

Please see attached the acceptance letter and s37 letter regarding the extension of the notification period.

My contact details are below. I look forward to working with you.

Kind regards,

Julia Masters
Senior Planner

027 4136 085
julia@kineticenvironmental.co.nz

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Level 1, 71 London Street,
Hamilton 3204
PO Box 9413, Hamilton 3240
kineticenvironmental.co.nz

From: [Kate Madsen](#)
To: ["Julia Masters"](#)
Cc: ["James Gleeson"](#); ["Mark Pelan"](#); ["Shawn McLean"](#); ["Jessica Thomas"](#)
Subject: RE: LUC0488/22 - Gleeson Managed Fill
Date: Friday, 27 May 2022 2:47:41 PM
Attachments: [image001.png](#)
[image002.png](#)
[Appen 7 PWDP Reasons for Consent.docx](#)
[Appen 7 WDP and PWDP Table of Standards Fill Areas 2-4.docx](#)
[Traffic Impact Assessment May 2022.pdf](#)

Hi Julia,

Please find attached TIA by TEAM traffic, as well as PWDP Table, and updated PWDP reasons for consent – draft set of conditions to come early next week, all going well.

Kind Regards,
Kate Madsen
Director – Paua Planning



Environmental & Social Impact Assessments - Resource Consents - Planning Advice and Action

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From: Kate Madsen <kate@pauaplanning.co.nz>
Sent: Tuesday, 17 May 2022 11:28 AM
To: 'Julia Masters' <julia@kineticenvironmental.co.nz>
Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>
Subject: RE: LUC0488/22 - Gleeson Managed Fill

Hi Julia,

Thanks for the update and clarifications below. I cannot say I am not disappointed for the request to update the TMP, given that the opening of the State Highway has reduced traffic flows considerably, and baseline assumptions have not changed. In addition, Gleeson pay Heavy Vehicle Impact Fees, and therefore the condition of the road is not their direct responsibility. All Gleeson Trucks comply with all legal requirements for heavy vehicles including Road User Charges (RUC). Gleeson therefore already contributes and invests in local road maintenance and improvements through HVIF as well as RUC charges which are allocated by the National Land Transport Fund.

However, we have engaged TEAM to update their assessment, and this should be available end of next week (at this stage).

The attached Macroinvertebrate Assessment has been sent to WRC that has been undertaken by Envoco on behalf of Gleeson. Two reference sites and two impact sites have been sampled to gauge the baseline water quality. It is intended to complete further sampling during winter, and again in spring, before works commence (if granted). I presume this will be reviewed by WRC ecologist, but you may wish to confirm with them.

The updated PWDP table should be with you next week, along with the conditions to be proffered.

Kind Regards,
Kate Madsen
Director – Paua Planning



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From: Julia Masters <julia@kineticenvironmental.co.nz>

Sent: Friday, 13 May 2022 2:13 PM

To: Kate Madsen <kate@pauaplanning.co.nz>

Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>

Subject: RE: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Hi Kate

Apologies I realised I didn't answer your question on notification from the email below.

At this stage the intention is that the WDC and WRC applications will be notified on the same date. This may require either WDC or WRC applying a s37 to ensure the dates match. I've already been in contact with the WRC team on this matter. I think it is only necessary for you to copy in the WRC planners when the matter is relevant to WDC also or is a general matter.

Also I asked Wade about the Huntly Quarry reference in the Decision version of the PDP and he

agreed that it applies to the quarry on Tregoweth Lane.

Lastly, I note your comment below about getting an email from TEAM traffic to provide confirmation that nothing has changed. I received some comments from Naomi McMinn at Gray Matter on Monday. I then sent these on to the Development Engineer at Council as well as the Roding Development Manager. As a result of the review, we have the following further information request:

- On the basis that the Traffic Impact Assessment was prepared in September 2019, please provide an updated assessment that considers the current transport environment and the existing vehicle entranceway, including (but not limited to) the recent 5 year crash history, the condition of the road and identification of any other changes (such as new development).

In addition to this, I know you are preparing a detailed assessment against the rules of the Decisions version of the Proposed District Plan. Can you please ensure that this includes the relevant transport provisions, particularly for the interface with the road network.

These two points are essentially matters for a further information request. However, as I don't yet have comments from Dave Mansergh, I am sending this to you as an informal request to allow you to get underway – rather than holding this back until I hear if there is anything further to be added. I will formalise this request once I have all comments from the specialists.

Kind regards,

Julia Masters
Senior Planner

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julia@kineticenvironmental.co.nz

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From: Kate Madsen <kate@pauaplanning.co.nz>
Sent: Monday, 9 May 2022 9:06 am
To: Julia Masters <julia@kineticenvironmental.co.nz>
Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>
Subject: RE: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Good morning Julia

Thanks for this. see my responses in red below. Would you also advise how the WDC/WRC

notification processes align? Would it be useful for you to cc in WRC planners to these emails and visa-versa?

Kind Regards,
Kate Madsen
Director – Paua Planning



Environmental & Social Impact Assessments - Resource Consents - Planning Advice and Action

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From: Julia Masters <julia@kineticenvironmental.co.nz>

Sent: Friday, 6 May 2022 2:28 PM

To: Kate Madsen <kate@pauaplanning.co.nz>

Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>

Subject: RE: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Hi Kate

Thanks for your email.

I've been in contact with Shawn to organise a visit the site next Thursday morning.

Shawn – Did you receive my meeting request for that? **I take it this is now sorted – thanks Shawn**

On the points below, I can break the AEE down as and when required so no need for you to do that. A word version would be useful though so yes please send the through. **See attached**

Looking at the application, I see that you have provided in Appendix 7, a detailed assessment against the rules of the Operative and Proposed Waikato District Plans. This appears to be the one submitted with the original application (i.e. it is dated November 2019). Have you got an updated assessment for the Decisions version of the Proposed District Plan? While section 4.5.1 of the AEE identifies the rules that consent is required under, it doesn't assess the aspects of the proposal that are a permitted activity (as per clause 3(a) of the fourth schedule). **Apologies, this was started but not completed. I will send updated Appendix 7 through this week.**

I've had responses from all of the technical experts who peer reviewed aspects of the now

withdrawn application to confirm their availability. Naomi McMinn at Gray Matter and Siiri Wilkening at Marshall Day are available. Dave Mansergh of Mansergh Graham is likely available, however he has a number of other commitments which need to be completed first. I have asked him (and the other experts) to firstly confirm that the assessments that they undertook for LUC0233/20 will continue to apply. Dave has outlined that he won't be able to come back to me on this until 20 May. He has said that if further assessment is required, including providing me with comments for the purposes of completing notification (noting that while you have requested public notification, we need to determine who will be directly notified), this won't be available until 10 June. He said that if there are substantial differences or additional information is required, he cannot guarantee these dates.

My preference is to proceed with Dave as the peer reviewer. On this basis, are you agreeable to providing your agreement to a s37 extension of time if additional time is needed to allow Dave to complete his review? I don't think we need to apply this extension right away, instead I propose that we wait to see what Dave's comments are on 20 May are, and then we have a discussion at that time? What are your thoughts? **Yes, please continue with Dave – and if you would check in with him to see if he does get a quick window of time to look at it earlier that would be appreciated. Would it help to get an email from TEAM traffic confirming nothing has changed?**

The alternative is that Council will have to find another expert who will have to undertake a full review. This will mean them starting from scratch which will likely take longer anyway and is likely to add to the cost.

Happy to discuss as required. I'm heading home now (I finish early on Friday to pick my kids up from school) but will be back on Monday.

Kind regards,

Julia Masters
Senior Planner

027 4136 085

julia@kineticenvironmental.co.nz

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From: Kate Madsen <kate@pauaplanning.co.nz>

Sent: Friday, 6 May 2022 12:58 pm

To: Julia Masters <julia@kineticenvironmental.co.nz>

Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>

Subject: RE: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Hi Julia,

Thanks for your email and s88/s37 correspondence. A couple of things following up from our phone call:

1. I will cc in Jessica Thomas to any relevant emails (admin support), and Wade Hill when required.
2. I can easily break down my AEE into separate pdf's which can be sent to expert reviewers along with the technical report and previous s92 information if of assistance.
3. I can provide a word version of my AEE if this is helpful – an updated AEE is attached (updates in blue text) as a small ESC assessment was accidentally deleted from the version lodged
4. We should have an Acid Sulphate Soils Management Plan to you within the next week or so, and also water testing results in relation to getting baseline sampling for macro invertebrates within adjacent streams.
5. We are finalising the conditions we are proffering with the application as mitigation/remediation – an updated draft version will be sent through in the next week.

Kind Regards,
Kate Madsen
Director – Paua Planning



Environmental & Social Impact Assessments - Resource Consents - Planning Advice and Action

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Sent: Tuesday, 3 May 2022 4:01 PM
To: Kate Madsen <kate@pauaplanning.co.nz>
Cc: Jessica Thomas <Jessica.Thomas@waidc.govt.nz>
Subject: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Hi Kate

As I understand you are aware, I am processing the consent application for the Gleeson Managed Fill Facility (LUC0488/22) on behalf of Waikato District Council.

Please see attached the acceptance letter and s37 letter regarding the extension of the notification period.

My contact details are below. I look forward to working with you.

Kind regards,

Julia Masters

Senior Planner

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julia@kineticenvironmental.co.nz

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From: [Kate Madsen](#)
To: "Julia Masters"
Subject: RE: LUC0488/22 - Gleeson Managed Fill
Date: Friday, 3 June 2022 3:10:30 PM
Attachments: [Gleeson Quarry Huntly s92 Response Letter Landscape_03.06.2022.pdf](#)
[image002.png](#)
[image003.png](#)

Hi Julia,

I will confer with Gleeson and get back to you. Please find attached response to s92 query in regard to visual landscape effects.

Have a lovely long weekend :)

Kind Regards,
Kate Madsen
Director – Paua Planning



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From: Julia Masters <julia@kineticenvironmental.co.nz>
Sent: Friday, 3 June 2022 11:37 AM
To: Kate Madsen <kate@pauaplanning.co.nz>
Subject: RE: LUC0488/22 - Gleeson Managed Fill

Hi Kate

Council are thinking ahead in terms of notification and the hearing.

Had you given any thought to whether you will request a hearing by commissioner (as per section 100A)?

Thanks,

Julia Masters
Senior Planner

027 4136 085
julia@kineticenvironmental.co.nz

From: Kate Madsen <kate@pauaplanning.co.nz>
Sent: Tuesday, 31 May 2022 5:21 pm
To: Julia Masters <julia@kineticenvironmental.co.nz>
Subject: RE: LUC0488/22 - Gleeson Managed Fill

Thanks for the update Julia – appreciated and understood :)

Kind Regards,
Kate Madsen
Director – Paua Planning



Environmental & Social Impact Assessments - Resource Consents - Planning Advice and Action

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From: Julia Masters <julia@kineticenvironmental.co.nz>
Sent: Tuesday, 31 May 2022 11:33 AM
To: Kate Madsen <kate@pauaplanning.co.nz>
Subject: RE: LUC0488/22 - Gleeson Managed Fill

Hi Kate

As you are likely aware, WRC have engaged Karen Denyer (Papawera Geological Consulting Ltd) to undertake the ecology review for this application. To avoid any duplication, Karen will also review the application in relation to any district council matters. The costs will be billed on via the WRC invoicing.

Please let me know if you have any concerns relating to this.

Kind regards,

Julia Masters

Senior Planner

027 4136 085

julia@kineticenvironmental.co.nz

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From: Julia Masters

Sent: Friday, 27 May 2022 3:16 pm

To: Kate Madsen <kate@pauaplanning.co.nz>

Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>

Subject: RE: LUC0488/22 - Gleeson Managed Fill

Hi Kate

Thanks for this. I will take a look next week as well as distribute as appropriate for review.

I have just finalised the s92 letter for you as per the attached. This includes a request for an updated TIA and assessment against the PWDP-DV which you have just provided. I've left those matters in the letter despite them being provided here simply as I won't have a chance to review them until next week.

Also I note that I have been liaising with Emma Cowan at WRC regarding the ecology peer review. The intention is that one review will be undertaken for WRC and WDC.

Kind regards,

Julia Masters

Senior Planner

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From: Kate Madsen <kate@pauaplanning.co.nz>

Sent: Friday, 27 May 2022 2:48 pm

To: Julia Masters <julia@kineticenvironmental.co.nz>

The attached Macroinvertebrate Assessment has been sent to WRC that has been undertaken by Envoco on behalf of Gleeson. Two reference sites and two impact sites have been sampled to gauge the baseline water quality. It is intended to complete further sampling during winter, and again in spring, before works commence (if granted). I presume this will be reviewed by WRC ecologist, but you may wish to confirm with them.

The updated PWDP table should be with you next week, along with the conditions to be proffered.

Kind Regards,
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confirmation that nothing has changed. I received some comments from Naomi McMinn at Gray Matter on Monday. I then sent these on to the Development Engineer at Council as well as the Rooding Development Manager. As a result of the review, we have the following further information request:

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Sent: Monday, 9 May 2022 9:06 am

To: Julia Masters <julia@kineticenvironmental.co.nz>

Cc: 'James Gleeson' <James@gleesoncox.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Jessica Thomas' <Jessica.Thomas@waidc.govt.nz>

Subject: RE: LUC0488/22 - Gleeson Managed Fill - S88 and S37 letters

Good morning Julia

Thanks for this. see my responses in red below. Would you also advise how the WDC/WRC notification processes align? Would it be useful for you to cc in WRC planners to these emails and visa-versa?

From: [Kate Madsen](#)
To: ["Julia Masters"](#)
Cc: ["Jessica Thomas"](#)
Bcc: ["Sue Simons"](#); ["Chris Timbs"](#); ["James Gleeson"](#); ["Shawn McLean"](#)
Subject: RE: APP144475 - Gleeson managed Fill Acid Sulphate Soils Draft Management Plan
Date: Wednesday, 15 June 2022 4:45:42 PM
Attachments: [Acoustic Report Updated.pdf](#)
[image001.png](#)
[image002.png](#)

Hi Julia,

Please find updated Acoustic Report. It still includes Fill Area 5, (which has been granted), however I don't think this is an issue.

Fine with s37 to align with WRC timeframes. Please be aware however, that we are looking to respond fairly quickly to their requests, and likely we will be refusing to provide some of the information prior to notification. This is due to WRC raising queries on reports they have had since 2019. We believe we have provided **more than** enough information to allow them to make an informed recommendation as to the level of adverse effects and whether the application should be granted.

Please forward through ecological queries asap, as again, we do not believe there should be anything outstanding that might stand in the way of a timely notification process.

Thanks for continuing to expedite this.

Kind Regards,
Kate Madsen
Director – Paua Planning



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From: Julia Masters <julia@kineticenvironmental.co.nz>
Sent: Wednesday, 15 June 2022 2:06 PM
To: Kate Madsen <kate@pauaplanning.co.nz>
Cc: Jessica Thomas <Jessica.Thomas@waidc.govt.nz>
Subject: RE: APP144475 - Gleeson managed Fill Acid Sulphate Soils Draft Management Plan

Hi Kate

A quick update from me.

I'm working on the WDC notification report. I understand that WRC have some s92(1) matters for you which will be issued today. I have been liaising with the ecologist (Karen Denyer) and she may have some questions specific to WDC matters. I had assumed she will collate all questions at once, but she has advised that she will have these to me tomorrow. I'll let you know as soon as possible if there is anything.

In addition to this I am also waiting for final comments from Dave Mansergh (Landscape) and Naomi McMinn (Transport). The comments from Dave are important for identifying the parties for direct notification (as per regulation 10 of the Resource Management (Forms, Fees, and Procedure) Regulations 2003). We have discussed earlier that Dave would likely need additional time due to his current workload but this be while you are responding to WRC's s92 matters so I don't think any time is actually lost. Furthermore, Naomi has been on sick leave so she has not finalised her report yet.

Lastly when we spoke on the phone a few weeks ago, you mentioned that you were having the noise assessment updated. Has that been finalised? The proposed start time as per the proposed conditions is 6am rather than 7am in your AEE and 5am in the original noise assessment. It would be good to get the updated noise assessment to avoid confusion here.

As notification is to occur in line with WRC, we will need to apply a section 37 to match the timing up. Are you comfortable with this?

Kind regards,

Julia Masters

Senior Planner

027 4136 085

julia@kineticenvironmental.co.nz

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From: Kate Madsen <kate@pauaplanning.co.nz>

Sent: Tuesday, 14 June 2022 4:10 pm

To: 'Sheryl Roa' <Sheryl.Roa@waikatoregion.govt.nz>; 'Emma Cowan' <Emma.Cowan@waikatoregion.govt.nz>; 'Joshua Evans' <Joshua.Evans@waikatoregion.govt.nz>

Cc: 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; Julia Masters <julia@kineticenvironmental.co.nz>

Subject: RE: APP144475 - Gleeson managed Fill Acid Sulphate Soils Draft Management Plan

Importance: High

From: [Julia Masters](#)
To: [Kate Madsen](#)
Cc: [Jessica Thomas](#); [Emma Cowan](#)
Subject: RE: APP144475 - Gleeson managed Fill Consultation & WDC s92
Date: Wednesday, 22 June 2022 1:53:00 PM
Attachments: [image002.png](#)
[image003.png](#)

Hi Kate

The timing of your email was great as I was in the process of drafting an email to you.

Thanks for providing the updated obs and pols assessment. I will review this asap but assuming that it is all there, this addresses the only outstanding matter in the s92 request from 27 May 2022. Siiri Wilkening at Marshall Day was able to review the acoustic report quickly, there was one point of clarification but we resolved that between us.

In addition to this have received draft comments from the Ecologist, Karen Denyer this morning. This has raised the following questions:

“At this stage I am unable to determine if the effects will be no more than minor, largely because of a lack of detailed quantification of habitat areas that will be lost, and also because the compensation package, after discounting works undertaken to mitigate unconsented drainage in Fill Area 3, does not provide adequate mitigation for the loss of at least 2000 m² of wetland.

Further information is required to:

- 1. Confirm the location of sediment ponds and whether their construction and operation will affect any indigenous vegetation.*
- 2. Quantify the extent of indigenous vegetation, including self-established indigenous understory beneath the redwoods to allow for compensation assessment.*
- 3. Provide clear evidence that areas subject to compensation works will be legally protected in perpetuity via a covenant or similar tool.*
- 4. Provide more detail on proposed monitoring in the Compensation area for residual pest animals and biodiversity outcomes (including lizards, birds, and the extent and quality of habitat created) to ascertain whether the restoration activities have achieved the stated objectives.”*

I note that the above is generally the same matters raised in the email from Emma Cowan at WRC on 21/06/22. In addition to this, Karen has identified that some works have already been undertaken which potentially require a resource consent.

- “Much of Fill Area 3 was described in 2019 as dominated by a native wetland rush. However, the site was drained in June 2020. This was prior to notification of the Proposed Waikato District Plan decisions version on Monday 17 January 2022, however under the Operative Waikato District Plan rule 25.43A the clearance of indigenous vegetation would have required restricted discretionary consent, unless the WD Council certified that the vegetation cleared was not significant indigenous vegetation or significant habitat of indigenous fauna.”*
- “During our 7 June 2022 visit to Compensation Area 4, an area of indigenous swamp millet*

(c2000 m²) in planting zone 9 was yellow-brown (see Appendix 4, Figure 1). It may have been suffering from summer drought or possibly blanket sprayed as per the advice for this location in the Ecological Management Plan (EMP, Wildland Consultants 2020 s7.2.7 and s9.3). This would have required a consent from WDC for clearance of indigenous vegetation outside of a SNA.”

Can you please comment on whether consents were obtained for this work, or whether they were considered to be a Permitted Activity?

Kind regards,

Julia Masters

Senior Planner

027 4136 085

julia@kineticenvironmental.co.nz

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From: Kate Madsen <kate@pauaplanning.co.nz>

Sent: Wednesday, 22 June 2022 1:23 pm

To: Julia Masters <julia@kineticenvironmental.co.nz>

Subject: RE: APP144475 - Gleeson managed Fill Consultation & WDC s92

Hi Julia,

Apologies for the delay – attached is updated obs/pols under decisions version. I will update in the overall AEE as well. Word version attached for ease of use.

Any word from acoustic peer reviewer?

Kind Regards,

Kate Madsen

Director – Paua Planning



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From: Julia Masters <julia@kineticenvironmental.co.nz>
Sent: Thursday, 16 June 2022 3:31 PM
To: Kate Madsen <kate@pauaplanning.co.nz>
Subject: RE: APP144475 - Gleeson managed Fill Consultation & WDC s92

Hi Kate

When did you send the assessment of the Obs and Pols for the PDP – Decisions version? I don't seem to have that. It would be good to have for completeness and for when I get to the s104 report.

Also I now need to run the updated acoustic assessment by the peer reviewer – particularly to ensure that there aren't specific parties we need to include in the direct notification. I sent that off this morning.

Kind regards,

Julia Masters
Senior Planner

027 4136 085
julia@kineticenvironmental.co.nz

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From: Kate Madsen <kate@pauaplanning.co.nz>
Sent: Wednesday, 15 June 2022 4:24 pm
To: 'Sheryl Roa' <Sheryl.Roa@waikatoregion.govt.nz>; 'Emma Cowan' <Emma.Cowan@waikatoregion.govt.nz>; 'Joshua Evans' <Joshua.Evans@waikatoregion.govt.nz>
Cc: 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>; Julia Masters <julia@kineticenvironmental.co.nz>
Subject: RE: APP144475 - Gleeson managed Fill Consultation & WDC s92

Hi Sheryl,

We have provided WDC with a response to all s92(1) matters raised in their correspondence. This includes:

- Updated Traffic Impact Assessment
- Updated Visual Landscape Memo
- Updated Acoustic Assessment (sending today)

Sent: Friday, 3 June 2022 3:08 PM

To: 'Emma Cowan' <Emma.Cowan@waikatoregion.govt.nz>; 'Joshua Evans' <Joshua.Evans@waikatoregion.govt.nz>; 'Karen Denyer Contact' <karen.denyer@papawerageological.co.nz>

Cc: 'Sheryl Roa' <Sheryl.Roa@waikatoregion.govt.nz>; 'Kaitlin Morrison' <Kaitlin.Morrison@waikatoregion.govt.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>

Subject: RE: APP144475 - Gleeson managed Fill Ecological Review (Site Walkover)

Hi Emma and Karen,

Just to advise that the Acid Sulphate Soils Management Plan is currently being reviewed and I have been advised I will have it immediately after the long weekend, so will send it through on Tuesday, along with draft conditions to be proffered.

I note the following in regard to ecological assessments undertaken by Aecom for the original FA2-4 application:

1. It was agreed that ecological matters would be assessed by WRC (to avoid double up with WDC)
2. S92 was received 18 December 2019 – A Bat Management Plan & Ecological Management Plan (for compensation area) were provided on 6 March 2020
3. BMP was accepted as being ok by Fiona Davies (Aecom) on 19th March 2020– see attached letter:

I have reviewed the BMP and am comfortable that adequate measures have been put in place to manage risks to bats and their roosts and to compensate for the loss of potential roost trees. This will be achieved through the implementation of measures within the BMP including a tree removal protocol, replacement of potential roosts through artificial bat roosts and chainsaw hollows, along with the provision of a protected (in perpetuity) bat reserve. It is recommended that conditions of consent include a report to confirm the number of potential roost trees removed and how many artificial roosts and chainsaw hollows were installed along with the protection in perpetuity of the bat reserve (minimum area of 1.5 ha).

4. Note – this Bat Reserve was accepted as mitigation for habitat loss for all fill areas
5. Further information was requested in regard to the EMP, which Jamie MacKay from Wildlands responded to on 2 April 2020
6. On 28 April Emma Cowan requested (email attached) the EMP be further updated following the agreement between Jamie and Fiona:

*Compensation accounting has not been provided by the applicants ecologists which details the ecological values of wetlands lost (this is additional to % indigenous vegetation and should include hydrological, physico-chemical etc functions of the wetland) and the corresponding ecological values/functions at wetland restoration sites (actual and potential) to demonstrate an appropriate compensation package. This is a preferred method to demonstrate no net loss of wetland value has been achieved. **Nonetheless, on balance, from information provided by the applicants ecologist I would consider the compensation package of wetland, stream and terrestrial restoration to provide adequate mitigation for the wetland reclamation resulting from the site development. Given the addition of further restoration of areas to the original Ecological Management Plan provided, I would recommend that the Plan is updated to include the full and final restoration package.***

7. ON 29 April 2020 I sent though an addendum to AEE in regard to betterment under Vison

and Strategy doc, as Emma had requested on 28 April. (attached) The EMP was updated and sent through with full and final restoration package.

8. No further requests from an ecologist were received, either for the original application for FA's 2-4, nor for the following application for FA3 only.
9. Please note the compensation area was accepted as providing both mitigation for potential ecological effects from the managed fill operation, and betterment back to the catchment.

Kind Regards,
Kate Madsen
Director – Paua Planning



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From: Emma Cowan <Emma.Cowan@waikatoregion.govt.nz>
Sent: Monday, 30 May 2022 10:41 AM
To: Kate Madsen <kate@pauaplanning.co.nz>; Joshua Evans <Joshua.Evans@waikatoregion.govt.nz>; Karen Denyer Contact <karen.denyer@papawerageological.co.nz>
Cc: Sheryl Roa <Sheryl.Roa@waikatoregion.govt.nz>; Kaitlin Morrison <Kaitlin.Morrison@waikatoregion.govt.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>
Subject: RE: APP144475 - Gleeson managed Fill Ecological Review (Site Walkover)

Hi Kate

Lyndsey resigned from AECOM quite some time ago (early 2020 from memory) and is no longer available to assist with this project.

I have emailed the AECOM ecology peer reviews to Karen. The ecology reviews for Fill Area 2 and 4 were not completed because the activities were withdrawn from the application. The ecology review relating to the wetland in FA3 was somewhat discontinued following the unlawful drainage of that wetland. The new application will require an updated ecology review, no doubt the past work undertaken by AECOM will be taken into account.

Thanks for assisting with the site visit arrangements.

Kind regards

Emma Cowan | RESOURCE OFFICER - LAND DEVELOPMENT | Land Development, Resource Use
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Private Bag 3038, Waikato Mail Centre, Hamilton, 3204

From: Kate Madsen <kate@pauaplanning.co.nz>
Sent: Friday, 27 May 2022 1:36 pm
To: Joshua Evans <Joshua.Evans@waikatoregion.govt.nz>; Karen Denyer Contact <karen.denyer@papawerageological.co.nz>
Cc: Sheryl Roa <Sheryl.Roa@waikatoregion.govt.nz>; Emma Cowan <Emma.Cowan@waikatoregion.govt.nz>; Kaitlin Morrison <Kaitlin.Morrison@waikatoregion.govt.nz>; 'Shawn McLean' <shawn.mclean@gleesonquarries.co.nz>; 'Mark Pelan' <mark.pelan@gleesoncox.co.nz>
Subject: RE: APP144475 - Gleeson managed Fill Ecological Review (Site Walkover)

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Hi Joshua,

As mentioned to Sheryl, In terms of the ecological assessment, it would be good if Karen Denyer could communicate with Lyndsey Smith of Aecom, who undertook the original ecological assessment on behalf of council – particularly given that nothing has changed in regard to ecological matters – and all queries had been closed out.

Shawn McLean, the quarry manager is on leave currently, I will check with Gleeson to see if Wednesday/Thursday suit for a site visit. Karen – please confirm if you require an ecologist to attend, or if it would be fine to meet with just myself. Thanks.

Kind Regards,
Kate Madsen
Director – Paua Planning



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From: Joshua Evans <Joshua.Evans@waikatoregion.govt.nz>
Sent: Thursday, 26 May 2022 11:10 AM
To: Kate Madsen <kate@pauaplanning.co.nz>
Cc: Karen Denyer Contact <karen.denyer@papawerageological.co.nz>; Sheryl Roa <Sheryl.Roa@waikatoregion.govt.nz>; Emma Cowan <Emma.Cowan@waikatoregion.govt.nz>; Kaitlin Morrison <Kaitlin.Morrison@waikatoregion.govt.nz>
Subject: APP144475 - Gleeson managed Fill Ecological Review (Site Walkover)

Morning Kate,

WRC have engaged Karen Denyer (cc'd) to undertake the review of the ecological aspects for the Gleeson's Managed Fill application.

As part of the review process, Karen has requested to undertake a walkover of the fill sites next Wednesday or Thursday.

Please let me know if either of the proposed days suit yourself and your experts.

Kind regards,

Joshua Evans | RESOURCE OFFICER - LAND DEVELOPMENT | Land Development, Resource Use
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