

Kelly Moulder

From: Ally van Kuijk
Sent: Friday, 07 November 2014 07:05
To: Steve Bigwood
Cc: Marius Home; Susanne Kampshof; Kelly Moulder
Subject: TRIM: PC 46 - Inghams

Follow Up Flag: Follow up
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Hi Steve,

Firstly my apologies that this has taken so long to get to you. As per our phone discussion on Tuesday, please find below the matters that we have identified that we would ideally like to resolve with you before notification. We do recognise that the majority of these are minor and could be dealt with through a submission. We would however like to be in a position to fully support the plan change and therefore our preference is that these are sorted before notification. I will give you a call today to discuss this further. Please also note that we have just bullet pointed the issues to get them to you as fast as we could and have not had time to consult with other Council staff.

- **Landscaping:** There is light and dark green shading over the landscaping shown on the face of the DCP. The relevance of the colours is not explained in the "Key". The colours are also different from that shown on the landscape layers (L1 and L2) that will now be attached to the DCP. We propose that the landscaping be removed from the DCP and replaced with a note saying "For Landscaping Requirements see L1, L2, L4 & L5". In addition the landscaping plans provide for landscaping on the Waiheakau Stream, we are just wondering what activity would require the implementation of this landscaping? The DCP provides for the carpark and entrance along Seddon Road as a permitted activity however the landscaping around this entrance is not required until they need a consent. We believe this is not consistent with the intent of the visual assessment.
- **Irrigation Buffer:** We note that the irrigation buffer comes right to the road frontage on Waihekau Road and to all other boundaries, we are just wondering if this is what you intended as there are rules in the District and Regional Plan that differ from this?
- **Financial Contribution:** It is our understanding from the e-mail correspondence that the matters of control/discretion would be expanded to enable effects on the maintenance cost of the roading network/ early renewal to be considered. We do not see that this has been provided for. We understand that we have not provided the data for the existing situation but our recommendation would be the inclusion of the following wording as it is based on effect:

- 1.2 Matters of Control and Restricted Discretion
- C Traffic, Parking, Loading and Access

(a)(iii) The effects of traffic anticipated, on the "whole-of-life" cost and level of service of the road network and the need (or otherwise) to impose a financial contribution as a condition of consent to

avoid, remedy, or mitigate such effects (See Chapter 7 of the District Plan).

- **Earthworks and Hazardous Substances:** We are not sure that “unlimited earthworks” and “unlimited hazardous substances” as permitted activities are appropriate, and backed up by the s32 analysis/ assessment of effects. We also don’t understand why there is separate provisions for “hazardous substances” and “facilities for the storage and handling of hazardous substances”. Are these not the same? Also, we see no reason to refer to “dangerous goods”. We think it is better to leave it at “hazardous substances” as this term is defined in the RMA and includes dangerous goods. Our suggestion is something along these lines:

Permitted activities:

- Unlimited earthworks **relating to a permitted activity**
- ~~Unlimited hazardous substances~~
- ~~Facilities for the storage and handling of hazardous substances and dangerous goods.~~ **relating to a permitted activity.**

Controlled activities:

- **Earthworks relating to a controlled activity**
- **Storage and handling of hazardous substances relating to a controlled activity**

Restricted Discretionary activities:

- **Earthworks relating to a restricted discretionary activity**
- **Storage and handling of hazardous substances relating to a restricted discretionary activity**

Discretionary activities:

- **Earthworks relating to a discretionary activity**
- **Storage and handling of hazardous substances relating to a discretionary activity**

Non-complying activities:

- **Earthworks relating to a non-complying activity**
- **Storage and handling of hazardous substances relating to a non-complying activity**

1.2 Matters of control

E. Earthworks

Methods to avoid, remedy, or mitigate the adverse effects of earthworks, not already managed through the Waikato Regional Plan

F. Storage and handling of hazardous substances

Methods to avoid, remedy or mitigate the adverse effects of the storage and handling of hazardous substances not already managed through the Hazardous Substances and New Organisms Act 1996

Also - Delete the note regarding earthworks and hazardous substances from Sheet 2 of the DCP.

- **Ensuring on going resource consent conditions are enforceable:** Your further information does address the majority of the on-going conditions of the resource consents Inghams current hold. We have however identified the following differences:

PM 1.1.4

- refers to manoeuvring in the traffic lanes where the resource consent refers to the road reserve
 - the resource consent refers to the TIA plan that was produced and we see benefit in including this in the performance criteria
 - no provision to require trucks to have remote controls to open gates
 - no provisions to provide for contingency plans and/or measure
 - no provision to exclude poultry trucks from parking or manoeuvring in road reserve
 - the consent refers to all entrances to be required not track loose material onto the road where as the updated DCP only requires that for gate 4
 - without a plan it is our opinion that (e) will be hard to enforce
 - in (iv) it refers to entranceway standard where the condition refers to roading standards. We are unsure of the difference but are getting this checked with our Roading Engineers.
- **Noise:** In your further information you state that Marshall Day have been in conversation with Neville Hegley and they have reached agreement. We have sent an email off to Neville to confirm this however do you possibly have any correspondence that confirms this?

As already stated I will give you a call to discuss these further.

Cheers

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