

From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request
Date: Thursday, 30 May 2024 2:00:22 PM
Attachments: [image001.png](#)

Hi Michele,

Thanks for your e-mail.

We note the noise specialist recommendations and can confirm that the adjusted hours of operation (7am-5pm Monday to Friday and 7-2pm on Saturdays) are acceptable.

Thanks,

Kind regards,

Karen

Karen Thomas



P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Sent: Thursday, May 30, 2024 1:45 PM

To: Karen Thomas <karent@subdivision.co.nz>

Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Karen,

There is another matter I would like your clarification on please. The Council noise specialist who reviewed the application recommended that a condition of consent is imposed that the mulching/grinding machine must not be operated prior to 7am Mondays to Fridays.

As you will be aware, more stringent noise controls apply before 7am under standard E25.6.3. Further noise assessment may be required, if the mulcher/grinder was to be operated before 7am.

Please confirm whether the proposed hours of operation can be adjusted to 7am-5pm Monday to Friday) and 7-2pm on Saturdays?

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Resource Consents – South
Mob: 021 347 979

Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Michele Schitko-Saboonchi
Sent: Wednesday, May 15, 2024 2:23 PM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: FW: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Karen,

It has been brought to my attention that additional development is currently underway involving earthworks, new hardstand area and the construction of a new shed. As part of your s92 response, please clarify:

- The intended use of the new shed and hardstand area (as part of your response to item 5 of the s92);
- The area and volume of earthworks associated with the construction of the shed and whether these are included in the proposed earthworks application (please clarify as part of item 14 of the s92 request). If yes, please provide the requisite assessment of effects and assessment on whether regional earthworks consent is triggered.

With the change in the receiving environment and what is happening on the site, there may be a need for me to undertake a second site visit. I will make a call on this once the s92 has been responded to.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Resource Consents – South
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From: Michele Schitko-Saboonchi
Sent: Thursday, February 8, 2024 8:37 AM
To: Karen Thomas <karenT@subdivision.co.nz>
Subject: LUC60427692 - 1799A Great South Road, Drury s92 request

Good morning Karen,

Please refer to the attached further information request.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Resource Consents – South
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
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From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692 - 1799a Great South Rd - ONF SECTION 92 REQUEST
Date: Tuesday, 18 June 2024 1:09:27 PM
Attachments: [image001.png](#)

Hi Michele,

Thanks for your e-mail.

You have queried the possibility of the removal of the hardstand area being proffered as part of the current application. My thoughts are that as these works are not related to Aarons Contracting rural industry activity, it is best to address these separately as there is a separate Abatement Notice process that Cam Vernon is actively working through to resolve the issues raised. This process will ensure that any effects associated with the activities subject to that abatement notice are thoroughly considered and resolved.

However, this is outside the scope/area of the resource consent relating to Aarons Contracting rural industry activity. Unfortunately, as I am not dealing with that part of the site, I am unable to provide any further details.

Regarding the two sheds (one completed and one under construction) I also understand that both of the sheds have an approved building consent (references BCO10370791 and BCO10378705 respectively) and therefore have been lawfully established on the site.

Happy to discuss further if you want to give me a call on 09 238 9991.

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Tuesday, June 18, 2024 8:23 AM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: RE: LUC60427692 - 1799a Great South Rd - ONF SECTION 92 REQUEST

Hi Karen,

Having been on site again and seeing the additional development that is occurring, I have to advise that I am concerned about the cumulative effects of the various activities that are occurring on the site on rural character and amenity (as well as on highly productive soils).

In particular, in addition to the two large sheds, there are large hard stand areas that do not appear to be connected to rural production activities.

Perhaps removal (and subsequent rehabilitation) of the hardstand areas that are not required for rural production or the proposed rural industrial activity could be proffered as part of the application.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner

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From: Karen Thomas <karent@subdivision.co.nz>

Sent: Thursday, June 13, 2024 3:01 PM

To: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Subject: RE: LUC60427692 - 1799a Great South Rd - ONF SECTION 92 REQUEST

Hi Michele,

Received thanks – I will have a read over this and will be in touch if I have any questions.

Thanks,

Kind regards,

Karen

Karen Thomas



THE SURVEYING COMPANY
Planners, Surveyors & Engineers

P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Sent: Thursday, June 13, 2024 2:18 PM

To: Karen Thomas <karent@subdivision.co.nz>

Subject: LUC60427692 - 1799a Great South Rd - ONF SECTION 92 REQUEST

Good afternoon Karen,

Further to our site visit the other week, I have received the attached more detailed background information and s92 queries from Christina Bloom.

Please address the matters raised as part of your s92 response. I understand from Christina that item 1 can be scaled back, if the unauthorised earth bund was removed and planting relocated.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner

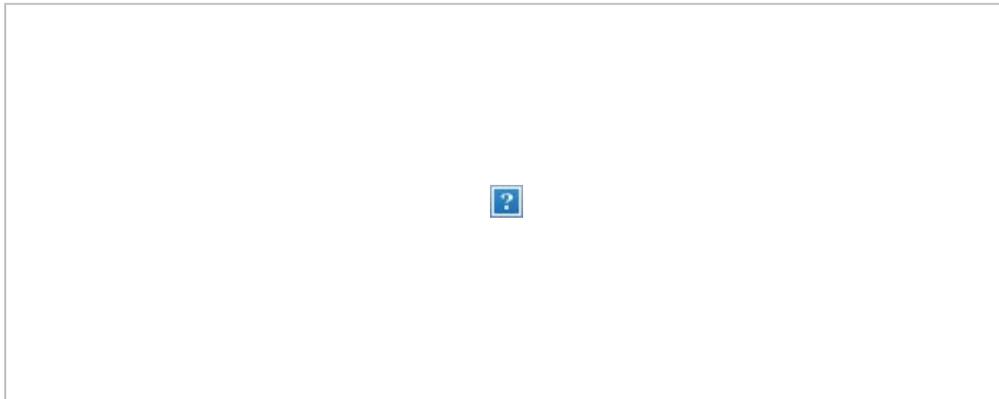
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From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: LUC60427692 - 1799A Great South Road, Drury
Date: Tuesday, 30 July 2024 11:06:11 AM
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)

Hi Michele,

Thank you for your patience while we have been addressing the s92 request for further information.

We have now completed our s92 response which is contained within the one drive link below.

[LUC60427692 s92 response 1799A Great South Rd, Drury](#)

We have shown the required parking on the updated plans and you will see some additional spaces are shown for the storage of associated machinery. Below is a photo of the tree transplanting machine as an example of what will be parked in the additional spaces:



Once you have had a chance to review the s92 response and additional technical reports, please feel free to give me a call to discuss any of the matters further.

Thanks,

Kind Regards,

Karen

Karen Thomas

Planner | BPlan(Hons)



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SECTION 92 RESPONSE TABLE – VERNON DEVELOPMENTS LIMITED

1799A GREAT SOUTH ROAD, DRURY

LUC60427692

1.0 INTRODUCTION

This report is submitted to Auckland Council in response to the Section 92 request dated 8th February 2024. Please note that the responses below will supersede the AEE where relevant (i.e extent of earthworks within the ONF Overlay).

| | AC Comments (08.02.2024) | Applicants Response (30.07.2024) | AC Response (Date) | Applicants Response (Date) | Final Comments/Conditions |
|----------------------------|--|--|--------------------|----------------------------|---------------------------|
| PROPOSED ACTIVITIES | | | | | |
| 1 | <i>For better understanding of the scale of the proposed activity, please confirm the approximate quantum of greenwaste the facility would process per week or per month, and the approximate volume of greenwaste and mulch that would be stored on the site at any one time.</i> | Aaron's Contracting Ltd have confirmed that at any stage in the yard there would be up to approximately 1,000m ³ of mulch, 300m ³ of green waste and 300m ³ of processed green waste (which is compost going through its aging process before leaving the site). In addition to the above there may also be up to 150m ³ of logwood stockpiled waiting to be processed (woodchipped) into animal bedding. | | | |

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| 2 | <p><i>For better understanding of the nature of the proposed activity and its potential effects on the environment, please provide clarification on the following:</i></p> | | | | |
| | <p><i>• Please confirm whether the proposed activity is limited to green waste storage and processing, or whether other activities would occur on the site associated with Aaron's Contracting that would not fall under 'rural industries', including vehicles trips and/or storage of materials associated with non-rural activities. If yes, please provide detail.</i></p> | <p>Aaron's Contracting Ltd have confirmed that the primary use of the site is to support and store machinery and products associated with their business which involves a variety of vegetation management for the rural sector. This predominantly relates to:</p> <ul style="list-style-type: none"> • Shelterbelt topping and removal • Forestry slash • Gorse and scrub mulching • Dead tree removal • Vegetation removal as an alternative to burning on-site. • Tree rescue service where a specialist tree spade transplanting machine is used to save trees during land clearance works for re-sale to rural property owners and orchardists to replace lost trees in shelterbelts etc. <p>From these activities, the following greenwaste products are brought to the site for processing:</p> <ul style="list-style-type: none"> • Branches and logs which are processed into mulch for landscaping and wood chip for farm animal bedding (i.e in calf sheds). • Scrub vegetation such as gorse and blackberry bushes which is processed into compost for a planting media or nutrient additive for pastoral or horticultural land. | | | |

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| | <ul style="list-style-type: none"> Rescued trees which are temporarily stored in the yard area and while they can be sourced from across the wider Auckland area, the majority are recovered from the Franklin area and sold back into the Franklin area. <p>Occasionally, a load of mulch is delivered to a residential area, but as the business supplies bulk loads, the majority of the processed products are supplied to rural properties.</p> | | | |
| <i>Will there be any composting of green waste materials? If yes, please provide detail.</i> | There will be some composting of green waste materials. Only vegetative material is composted which has been processed through the grinder and stored within the yard area for approximately 4 months before ready for sale. The compost pile is turned with an excavator every week to introduce oxygen to maintain the heat in the pile. | | | |
| <i>Will the proposed mulching activity involve the use of mulch additives or agrichemicals of any kind? If yes, please provide detail on quantities and type of product used.</i> | The mulching activity does not involve the use of any mulch additives or agrichemicals. The only materials mulched are trees or vegetation sourced from rural properties. No other materials such as food scraps or manure are added to the mulching process. | | | |
| <i>What is the origin of greenwaste material and will its storage on the site likely to give rise to contaminants leaching into the underlying soils?</i> | <p>Aaron's Contracting Limited have confirmed that the green waste material is sourced from:</p> <ul style="list-style-type: none"> leftover vegetation that could not be put through the chipper as it is too small; forestry slash; other vegetation removal/clearance such as gorse , blackberry and other weeds; Hawthorne hedges. | | | |

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| | | As this material is all natural it will not give rise to contaminants leaching into the underlying soils. | | | |
| | <i>Who is the typical end-user/buyer of the mulched material?</i> | Please note that the processed products are predominately supplied as bulk loads. The woodchipped product is commonly purchased by farmers rearing calves (animal bedding). The mulch product is commonly purchased by landscapers, drainlayers and earthwork contractors to assist with erosion and sediment control measures. Horticulturalists (growers and market gardeners) purchase the compost product. | | | |
| | <i>Will there be any waste products (including green waste) associated with the proposed mulching activity? If yes, please provide detail.</i> | All green waste material is processed into sellable products (mulch, woodchip or compost). This means that there is no waste product left over from these processes. While some of the Hawthorne hedges can include fencing wire upon removal, the machine used for grinding has a metal separator magnet so that the metal can be collected and taken off site to a scrap metal dealer. | | | |
| | <i>What staff facilities are proposed and provide detail of water supply and waste water disposal for this purpose.</i> | The nature of the activity is such that there will be no staff on-site full time during the day. Staff generally arrive in the morning to pick up company vehicles and return them at the end of the workday. As such, there are no staff facilities on site, other than a port-a-loo. | | | |
| 3 | <i>Please confirm the height of the proposed concrete block wall to determine whether this would class as a building under Chapter J of the AUP(OP). If it does, please confirm the extent of any yard encroachments incurred and provide the requisite</i> | The concrete block walls are proposed as containment walls and will have a maximum height of 1.2m. Therefore, these walls are not classed as a building as per the definition set out in Chapter J of the AUP(OP). The submitted plans have been updated to show the maximum height of the concrete block walls and is attached to this response. | | | |

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| | <i>assessment of effects. Alternatively, revise the proposal to achieve compliant yards.</i> | | | | |
| 4 | <i>Please clearly identify on the site plan the area to be used for parking of staff vehicles and heavy trucks, and storage of the tree transplanting machine, woodchipper/grinder and excavator. How many staff car parking and truck parking spaces are proposed? Is any screening proposed?</i> | The Proposed Development Plans have been updated to show the staff car parking area, as well as the parking area for the tree transplanting machine, to the east of the existing haybarn. As there are only 4 staff associated with the activity, the area for staff parking has been sized to accommodate four light vehicles. No screening of these carparks is proposed as they are located beside the existing hay barn building. | | | |
| OTHER ACTIVITIES | | | | | |
| 5 | <i>There appear to be other, non-rural activities occurring on the site:</i> <ul style="list-style-type: none"> • <i>Large hardstand area with piles of metal in the centre of the site – what is this for and what is intended with regard to the area? Please also provide evidence demonstrating that the hard stand area has been legally established.</i> • <i>Vehicle/machinery display near the motorway – please confirm what is intended here.</i> | <p>We note that the large hardstand area on the site is being actively addressed through the Abatement Notice process, with this application only relating to the establishment and operation of a rural industry activity in the north-west portion of the site (Aaron’s Contracting).</p> <p>The additional area of hardstand will require a separate retrospective resource consent. TSC have now been engaged by Cam Vernon, the landowner, to prepare this consent. This future consent will address the area and volume of earthworks associated with the hardstand area and shed construction as well as stormwater for these areas.</p> | | | |
| ENVIRONMENTAL RISK | | | | | |
| 6 | <i>Please provide assessment against Chapters E8 Stormwater Discharge and Diversion and Chapter E33</i> | The total impervious area of the site is approximately 2.674ha. These impervious areas are shown on the attached updated Proposed | | | |

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| | <p><i>Industrial and Trade Activities of the AUP(OP). Without limitation, please provide the following for the Chapter E8 assessment:</i></p> <ul style="list-style-type: none"> <i>Please confirm the total impervious area on the site (new and existing). This would need to include all compacted metalled surfaces on the site that are not associated with rural production activities. In addition to the new hardstand area for the proposed rural industrial activity, there are large metalled hardstand areas between the old hay barn and new farm implement shed that do not appear to be ancillary to rural productive activities on the site which would need to be included as impervious areas, unless they are proposed to be removed.</i> <i>Please provide assessment against rule E8.4.1(A7) and standards E8.6.1 and Standard E8.6.2.4.</i> | <p>Development Plans (refer J1612 – Proposed Development Plan 1).</p> <p>The updated plans also show the direction of stormwater runoff. There is a grassed swale drain that is located approximately 30m west of the motorway boundary. All stormwater runoff from the site settles here.</p> <p>The stormwater for the hardstand area all heads downwards towards the northeast to the swale drain. As the ground is partly permeable, not all runoff settles in the swale drain.</p> <p>The stormwater from the roof of the existing shed building connects to the three aboveground tanks, west of the building with overflow from these retention/detention tanks running along the ground to the swale drain.</p> <p>An addendum to the AEE report has been prepared which includes an assessment against Chapter E8 Stormwater – Discharge and Diversion. A copy of this addendum is attached to this response. As the impervious areas on the overall site (which is outside an urban area) exceed 5,000m², discretionary activity consent is required in accordance with rule E8.4.1 (A10).</p> | | | |
| 7 | <p><i>Please provide comment on the use or storage of any hazardous substances associated with the proposed activity and provide</i></p> | <p>As there are no chemical additives used in any part of the processing, the activity does not involve the storage of any hazardous substances on the site. There is a 1,800L diesel trailer which will occasionally be stored within the yard</p> | | | |

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| | <i>assessment against Chapter E31.</i> | area. This trailer is owned by a fuel company and is therefore kept up to the required regulations for fuel storage. | | | |
| 8 | <i>Similarly, please provide assessment against Chapter E14 Air Quality of the AUP(OP). Without limitation, please provide assessment against the Permitted Activity Standards under E14.6.1., in particular the General Standards (E14.6.1.1) and the standards pertaining to Green waste collection stations (E14.6.1.22) and refuse transfer stations (E14.6.1.23).</i> | An assessment against chapter E14 Air Quality has been undertaken in the attached addendum report. As green waste is to be kept on site for more than 3 days and will also be processed (mulched) on-site, compliance with rule E14.6.1.22 is not achieved and restricted discretionary activity consent is required. | | | |
| LANDSCAPE EFFECTS AND ONF | | | | | |
| 9 | <i>The proposal includes a new accessway that requires material to be excavated. Please clarify how much material will be removed and how it will be disposed of?</i> | The recently constructed gravel driveway to Aarons Contracting yard is 115m long x 5m wide, with an excavation depth between 150-200mm. This equates to around 100m ³ of soil which has been dug out and spread over the site. This detail has been added to the updated site plans. | | | |
| 10 | <i>The application proposes to move the works from the northeast to the northwest. Please clarify whether the vacated part of the site will be reinstated into its original condition?</i> | The vacated part of the site will be reinstated to pasture / original condition following the relocation of the activity. | | | |
| 11 | <i>Your application has been forwarded to a Natural Features specialist within Council to assess the effects of the proposal on the Raventhorpe tuff ring which is identified as an</i> | Further to the on-site meeting and discussions with Council staff members Christina Bloom, Kathryn Cleary and Michele Schitko on the 04.06.24, the applicant has agreed to the removal of the existing topsoil bund along the northern boundary within the ONF Overlay area. The ground level will | | | |

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| <p><i>Outstanding Natural Feature (ONF) under the AUP(OP). Their comments and any queries will be forwarded to you on receipt and would form part of the further information request.</i></p> <p>ONF Specialist comments:</p> <p><i>a. Please confirm whether it is possible to relocate the topsoil stockpile which is been formed into a bund along the northern boundary within the ONF overlay to reinstate the ground profile to what it was prior to the unconsented earthworks.</i></p> <p><i>b. Please provide an updated earthworks plan showing the bund removed from the ONF overlay.</i></p> <p><i>c. If further planting within the ONF overlay is proposed, please provide an indicative planting plan which includes plant sizes at time of planting (in order to understand earthworks associated with the planting) and a proposed species list.</i></p> | <p>therefore be re-instated to its original profile.</p> <p>As an area of the topsoil bund to be removed is located outside of the proposed rural industry area, but is still within the ONF Overlay, we would like to request that Council address all earthworks and all planting within the ONF Overlay as part of this application. This will allow the full area of earthworks and planting within the ONF Overlay as per Abatement Notice ABT21689043 to be fully addressed and allow the topsoil bund to be completely removed within the ONF as per Council's preference.</p> <p>The extent of the ONF Overlay and the earthworks undertaken within the ONF Overlay have been detailed on the updated plans attached to this response.</p> <p>Earthworks of approximately 440m³ over an area of 350m² are proposed to enable the removal of the existing topsoil bund within the ONF Overlay. These earthworks will only remove the topsoil within the bund and will not involve any additional excavation of the existing ground profile. The topsoil bund will be retained on the site and relocated adjacent to the southern boundary.</p> <p>Also within the ONF Overlay, retrospective earthworks of approximately 2,627m² were undertaken within the activity area, and approximately 1,056m² outside the activity area. These earthworks involved the scraping of topsoil only (estimated depth of 150-200mm) which was placed within the bund along the northern boundary. Stabilised with metal.</p> | | | |
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| | | <p>As discussed during the site meeting, the existing native planting along the northern side of the bund within the extent of the ONF Overlay will be removed and replanted further to the south, at the edge of the hardstand area. The proposed new screen planting area will be 2.0m in width as shown on the updated Proposed Development Plans. The shade cloth along the northern boundary within the ONF Overlay will also be removed as part of this application.</p> <p>A Landscaping Plan has also been prepared which details the plant schedule and tree planting methodology and maintenance and is attached to this response. Approximately 113m² of earthworks are necessary for the planting as shown on Proposed Development Plan 1.</p> <p>The earthworks associated with the removal of the bund and the replanting will be undertaken in accordance with GD05 with earthworks to be undertaken during a period of fine weather only. The area will be stabilised with hay mulch where it is outside the area of replanting.</p> | | | |
| HIGHLY PRODUCTIVE SOILS | | | | | |
| 12 | <p><i>Please provide more detailed assessment against the National Policy Statement for Highly Productive Land 2022 (NPS-HPL), in particular:</i></p> <ul style="list-style-type: none"> <i>Please provide a plan that clearly identifies and quantifies the area of land containing highly productive soil that would be lost to</i> | <p>An assessment in terms of the NPS-HPL has been undertaken by Shane Croft of Our Future Land (dated June 2024). This report concluded that overall, the proposed activity will not further compromise highly productive land due to the size of the area when taking into consideration the existing/former buildings as well as tanker track in this portion of the site.</p> | | | |

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| | <p><i>enable the proposed rural industrial activity.</i></p> <ul style="list-style-type: none"> <i>Please provide assessment from a suitably qualified agricultural or economic consultant to demonstrate that the proposed land-use activity that has no impact on the productive capacity of the land as stated in the AEE.</i> | Please refer to the copy of this report attached to this response for further detail. | | | |
| MANA WHENUA | | | | | |
| 13 | <p><i>Please advise whether any Mana Whenua groups have expressed an interest in the application? If yes, please provide detail of your engagement in the form of email correspondence or any required CVA's.</i></p> | To date, no Mana Whenua groups have contacted us to express an interest in the application. | | | |
| DEVELOPMENT ENGINEERING | | | | | |
| 14 | <p><i>Please provide a plan that illustrates the extent of all earthworks areas for which consent is being sought. Please distinguish between the areas of already completed earthworks and future proposed earthworks and show any required erosion and sediment control measures.</i></p> | Please refer to the updated Proposed Development Plans attached to this response. We note that all hardfill is existing and the site is suitably stabilised. | | | |
| 15 | <p><i>Please provide a traffic impact assessment from a suitably qualified and experienced traffic engineer, to further assess the traffic related effects of the</i></p> | <p>A Traffic Impact Assessment for the proposed activity has been prepared by TEAM Traffic and is attached to this response (dated 26/03/2024).</p> <p>This report overall concluded that the additional traffic generated by the</p> | | | |

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| | <p><i>proposal. Without limitation this should address traffic effects on Great South Road, ingress and egress to/from the site, internal vehicle manoeuvring.</i></p> | <p>proposed activity, the vehicle crossing arrangement and parking and manoeuvring areas are acceptable from a traffic engineering perspective. The proposal is therefore not expected to result in any traffic operational or safety issues.</p> | | | |
| POTENTIAL SOIL CONTAMINATION | | | | | |
| 16 | <p><i>Further information is required to confirm the nature and quality of fill materials placed on the site as part of the retrospective earthworks. This may be a simple matter of providing evidence that only aggregate from certified quarries was imported; or if uncertified fill was imported (as indicated by the Abatement Notice), further investigation as to the soil contamination risks posed by this will be required, with a Detailed Site Investigation (DSI) from a suitably qualified and experienced soil contamination specialist. Please provide this information.</i></p> | <p>All new hardstand fill material imported to the site for Aaron's Contracting yard area has been sourced from Stevenson's Quarry.</p> <p>There is some imported fill material located on the site, near the yard area, that is recycled roading aggregate which was used for the formation of the accessway to the yard area for Aason's Contracting.</p> <p>As such, a DSI has been prepared by SQN Geosciences to determine whether there are any soil contamination risks associated with the imported recycled roading aggregate.</p> <p>We note the DSI not only covers material within Aaron's Contracting yard area, but also the hardstand areas located across other areas of the site.</p> <p>The DSI report (dated 19 July 2024, reference J240433-DSI-Jul24) is attached to this response and involved soil sampling and lab analysis. The report determined that the imported hardfill material can be classified as 'cleanfill' material as there were no contaminants that exceeded the relevant soil contaminant standards.</p> <p>While the DSI determined that there were some soil samples that exceeded the</p> | | | |

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| | | <p>expected natural background levels for Lead and Arsenic, none of the soil samples exceeded the applicable soil contaminant standards. The DSI report concluded that no remediation or specific site management controls are necessary, and that the soil bund material is considered suitable for retention on-site.</p> <p>On this basis, the bund to be removed within the ONF Overlay will be retained on the site and relocated adjacent to the southern boundary as shown on the updated Proposed Development Plan.</p> <p>Please refer to the DSI report for further detail.</p> | | | |
| REASONS FOR CONSENT | | | | | |
| 17 | <p><i>Please re-confirm all proposed activities for which consent is being sought. If additional reasons for consent are identified, please provide an updated AEE.</i></p> | <p>An addendum to the submitted AEE has been prepared which includes an assessment against Chapters E8 Stormwater Discharge and Diversion, E14 Air quality and E33 Industrial and Trade Activities.</p> <p>The addendum report includes additional reasons for consent under E8.4.1(A10) and E14.4.1(A152).</p> | | | |

30th July 2024

Auckland Council
Southern Resource Consents
Private Bag 92300
AUCKLAND 1142



The Surveying Company LTD
17 Hall Street
PO Box 466 Pukekohe 2340
Phone 09 238 9991
email: info@subdivision.co.nz
web: www.subdivision.co.nz
email: info@subdivision.co.nz

Attention: Michele Schitko – Senior Planner

Dear Michele,

RE: ADDENDUM REPORT FOR A RESOURCE CONSENT APPLICATION TO ESTABLISH A RURAL INDUSTRY ACTIVITY AND UNDERTAKE EARTHWORKS ON A SITE IN THE MIXED RURAL ZONE – VERNON DEVELOPMENTS LIMITED, 1799A GREAT SOUTH ROAD, DRURY (COUNCIL REFERENCE: LUC60427692).

This is an addendum report to the resource consent application and AEE dated December 2023 for Vernon Developments Limited. The purpose of this addendum report is to address some of the requested s92 information dated 8th February 2024 and provide supplementary assessment on these matters. In particular, item #6 requested an assessment against Chapters E8 – Stormwater Discharge and Diversion and Chapter E33 - Industrial and Trade Activities and item #8 requested an assessment against Chapter E14 – Air Quality of the AUP (OP). This addendum is to be read in conjunction with the s92 response to Council dated 30th July 2024.

ADDITIONAL REASONS FOR CONSENT

An assessment against Chapters E8, E14 and E33 of the AUP (OP) is set out below and has identified the following additional reasons for consent:

Discharge consent (s15) required:

- E8.4.1(A10) – The diversion and discharge of stormwater on the site is not able to be undertaken as a permitted activity under E8.4.1 (A7) as the total existing impervious areas on the site exceed 5,000m². Discretionary activity consent is therefore required.
- E14.4.1(A152) - As green waste is kept on site for more than three days and also will be processed (mulched) on-site, compliance with rule E14.6.1.22 is not achieved, therefore restricted discretionary activity consent is required.

ADDITIONAL AUP (OP) ASSESSMENT

An assessment against Chapters E8, E14 and E33 of the AUP(OP) is provided below:

Chapter E8 – Stormwater Diversion and Discharge

| Objectives and Policies | | |
|-------------------------|---|---|
| <p>E1.2 Objectives</p> | <p>(1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.</p> <p>(2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.</p> <p>(3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.</p> | <p>The proposal will be consistent with these objectives as stormwater will continue to sheet flow across the site towards a grassed swale drain in the eastern (lower) portion of the site.</p> |
| <p>E1.3 Policies</p> | <p>Stormwater management</p> <p>(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:</p> <p>(a) taking an integrated stormwater management approach (refer to Policy E1.3.10);</p> <p>(b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;</p> | <p>These policies essentially seek to ensure water quality of freshwater bodies and coastal water is maintained. In relation to this proposal, stormwater run-off from the site sheet flows towards the eastern portion of the site where it settles in a grassed swale drain. There is a low volume of vehicle movements associated with the proposed activity and as there will be well below 30 vehicles parking within the activity area it is not defined as a high contaminant generating carpark.</p> <p>Overall, it is considered that any low level of contaminants from the metalled hardstand area will be suitably treated and filtered through this grassed swale drain, noting that no new buildings are proposed as part of this application. For these reasons it is considered that the proposal is consistent with the relevant policies.</p> |

| | | |
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| | <p>(c) minimising or mitigating changes in hydrology, including loss of infiltration, to:</p> <p>(i) minimise erosion and associated effects on stream health and values;</p> <p>(ii) maintain stream baseflows; and</p> <p>(iii) support groundwater recharge;</p> <p>(d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and</p> <p>(e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.</p> <p>(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:</p> <p>(a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;</p> <p>(b) requiring measures to reduce the discharge of gross stormwater pollutants;</p> <p>(c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:</p> <p>(i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);</p> | |
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| | <p>(ii) where development exceeds the maximum impervious area for the relevant zone; or</p> <p>(iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;</p> <p>(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and</p> <p>(e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.</p> <p>...</p> <p>(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</p> <p>(a) the nature, quality, volume and peak flow of the stormwater runoff;</p> <p>(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;</p> <p>(c) the potential for the diversion and discharge to create or exacerbate flood risks;</p> <p>(d) options to manage stormwater on-site or the use of communal stormwater management measures;</p> | |
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| | <p>(e) practical limitations in respect of the measures that can be applied; and</p> <p>(f) the current state of receiving environments.</p> <p>(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff</p> | |
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Activity Table E8.4.1

| | | |
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| E8.4.1(A10) | <p>All other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for – <u>discretionary activity</u>.</p> | <p>Discretionary activity consent is required.</p> <p>The diversion and discharge of stormwater is not able to be undertaken as a permitted activity under E8.4.1(A7) as the total existing impervious areas on the site exceed 5,000m².</p> <p>A breakdown of the impervious areas on the site is provided on the updated Proposed Development Plan.</p> <p>Overall, it is considered that the stormwater from the metalled activity area (including access) can be appropriately managed on the site without adversely affecting the quality of any nearby or downstream water body.</p> |
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E8.6 Standards

| | | |
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| E8.6.1 | <p>General standards</p> <p>(1) The design of the proposed stormwater management device(s) must be consistent with any relevant precinct plan.</p> <p>(2) The diversion and discharge must not cause or increase scouring or erosion at the point of discharge or downstream.</p> <p>(3) The diversion and discharge must not result in or increase</p> | <p>Compliance is proposed with this standard.</p> <p>No additional buildings are proposed, with the stormwater from the metalled access and hardstand area continuing to sheet flow towards an existing grassed swale drain near the eastern boundary of the site, as shown on the updated Proposed Development Plans.</p> <p>Given the topography of the site, the diversion and discharge is not anticipated to cause scouring or erosion at the point of discharge or downstream.</p> |
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| | <p>flooding of other properties in rainfall events up to the 10% AEP or inundation of buildings on other properties in events up to the 1% AEP.</p> <p>(4) The diversion and discharge must not cause or increase nuisance or damage to other properties.</p> <p>(5) The diversion and discharge of stormwater runoff must not give rise to the following in any surface water or coastal water:</p> <p>(a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;</p> <p>(b) Any conspicuous change in the colour or visual clarity;</p> <p>(c) Any emission of objectionable odour;</p> <p>(d) The rendering of fresh water unsuitable for consumption by farm animals; or</p> <p>(e) Any significant adverse effects on aquatic life.</p> <p>(6) Where the diversion and discharge is to ground soakage, groundwater recharge or peat soil areas any existing requirements for ground soakage, including devices to manage discharges or soakage, must be complied with.</p> | <p>The stormwater runoff from the activity area will only slightly increase when taking into consideration the tanker track and former/existing buildings in this location. We note that no buildings are proposed as part of this application. Therefore runoff is not anticipated to result in, or increase, flooding of other properties or buildings, with some infiltration through the hardstand still able to occur.</p> <p>It is noted that the activity does not meet the definition of a high contaminant generating car park and traffic volumes associated with the activity will be low. Therefore, the runoff will not give rise to any of the matters listed under E8.6.1(5), with any low level of contaminants from the metalled hardstand area able to be suitably treated and filtered through the existing grassed swale drain located near the eastern site boundary. The area is stabilised with hardstand which assists in ensuring sediment laden runoff is avoided.</p> <p>For these reasons, any adverse effects in terms of stormwater will be less than minor.</p> |
| <p>E8.6.2 Permitted activity standards</p> | | |
| <p>E8.6.2.4</p> | <p>Diversion and discharge of stormwater runoff from impervious areas up to 5,000m² outside an urban area.</p> <p>(1) The total impervious area on the site excludes unsealed or gravelled tracks.</p> | <p>A breakdown of the impervious surface areas on the site is provided on the updated Proposed Development Plans.</p> <p>The metalled area located in the north-eastern corner of the site is to be re-grassed following the proposed relocation of Aaron’s Contracting Ltd to</p> |

| | | |
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| | (2) Connection to a stormwater network is not practicable. | the north-western corner of the site. For this reason, this impervious area has been excluded from the total impervious area on the site. Connection to a stormwater network is not practicable. |
|--|--|--|

Chapter E14 – Air Quality

Activity Table E14.4.1

Discharge of contaminants into air from waste processes

| | | |
|--------|---|---|
| (A152) | Green waste collection station not meeting the permitted activity standards - Medium air quality – dust and odour rural area (Rural) – Restricted discretionary | Restricted discretionary activity consent is required as green waste is kept on site for more than three days and also green waste will be processed (mulched) on-site, therefore compliance with rule E14.6.1.22 is not achieved. |
|--------|---|---|

E14.6.1 Permitted Standards

| | | |
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| E14.6.1.1 | <p>General standards</p> <p>The following standards apply to all permitted activities that discharge contaminants into air except for:</p> <ul style="list-style-type: none"> • mobile sources; and • fire-fighting and other emergency response activities. <p>(1) The discharge must not cause, or be likely to cause, adverse effects on human health, property or ecosystems beyond the boundary of the premises where the activity takes place.</p> <p>(2) The discharge must not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke or ash beyond the boundary of the premises where the activity takes place.</p> <p>(3) There must be no dangerous, offensive or objectionable visible emissions.</p> | <p>Compliance proposed. The air discharge associated with the processing of the green waste material on the site is not considered to cause any adverse effects beyond the site boundaries. This is due to the small scale of the activity where mulching and wood chipping of the green waste is only undertaken intermittently (once every 1-2 months) and only over a short time frame (1-2 days).</p> <p>The activity does not involve any burning of green waste material on the site and no objectionable odour is anticipated as no mulch additives or agrichemical is added at any stage of the processing.</p> <p>The activity does not involve any spraying activities.</p> |
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| | (4) There must be no spray drift or overspray beyond the boundary of the premises where the activity takes place. | |
| E14.6.1.22 | Green waste collection stations (1) Green waste must be kept on-site for not more than three days from date of receipt. (2) There must be no shredding of green waste. | Compliance is not achieved as green waste material will be mulched and will be kept on site for longer than 3 days as processing of the material (wood chipping into animal bedding and mulching) only occurs intermittently, approximately once ever 1-2 months. Restricted discretionary activity consent is therefore required in accordance with E14.4.1 (A152). |
| E14.8.2 Assessment criteria - restricted discretionary activities | | |
| (1) | The degree to which Auckland Ambient Air Quality Targets are likely to be met where people are likely to be exposed to the specified contaminants for the relevant averaging period. | Compliance is proposed with the Auckland Ambient Air Quality Targets set out in Table E14.3.1. |
| (2) | Whether the amount of separation between the activity discharging contaminants into air and existing or potential activities sensitive to the air discharges is sufficient to mitigate adverse effects on the environment, health and amenity. | The activity is not anticipated to have any adverse air discharge effects on surrounding sensitive activities given separation distances and the intervening road (Great South Road). |
| (3) | The extent to which adverse effects are avoided, remedied or mitigated including appropriate emissions control technology and use of management practices. | Best practicable option for emission control and management practices will be implemented to avoid adverse air discharge effects associated with the activity. These measures include hours of operation and taking a precautionary approach to undertaking the processing of green waste (i.e only processing on suitable days in terms of wind and rain conditions). |
| (4) | Where applicable, the degree to which offsetting can remedy or mitigate adverse effects considering the proximity of the offset to where the effects of the discharge occur and the effective duration of the offset. | No offsetting is considered necessary. |

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| (5) | Whether there are practicable location and method options that cause less adverse effects and can still achieve the applicant's objectives. | The activity has been located away from the motorway and separated from adjoining residential activity by Great South Road. |
| (6) | The extent to which the odour and dust level meet the expectations for the Low air quality – dust and odour area (Quarry), Low air quality – dust and odour (Industry), Medium air quality – dust and odour area (Industry), Medium air quality – dust and odour area (Rural) and High air quality – dust and odour area. | The site is located within the Mixed Rural Zone which is a medium air quality – dust and odour area reflecting the lower air quality associated with rural areas. The proposal is not anticipated to result in odour or dust levels that would be inappropriate in this environment. Policy E14.3(6) makes provision for discharges where the activity is a rural industry activity. |
| (7) | Whether the assessment methods, including monitoring and modelling are appropriate to the scale of the discharge and any potential adverse effects. | The activity is a small scale rural industry activity where the processing of green waste material is only undertaken intermittently and is of a short term duration each time. |
| (8) | Whether discharge into air are minimised as far as practicable, where appropriate through: (a) use of clean burning fuels; or (b) efficient use of energy; or (c) use of best practicable option emissions control and management practices; or (d) minimisation of fugitive emissions ; or (e) reduction, reuse or recycling of waste materials relating to waste processes. | Compliance proposed as best practicable option for emission control and management practices will be implemented to minimise any discharges into air. |

Chapter E33 – Industrial and Trade activities

An assessment against Chapter E33 has not been undertaken as the proposed activity does not involve the use, handling or storage of environmentally hazardous substances as part of its operation. Rather, the activity involves:

- Shelterbelt topping and removal
- Forestry slash
- Gorse and scrub mulching
- Dead tree removal
- Vegetation removal as an alternative to burning on-site.

From these activities, the following waste products are brought to the site for processing:

- Branches and logs which are processed into mulch for landscaping and wood chip for farm animal bedding (i.e in calf sheds).
- Scrub vegetation such as gorse and blackberry bushes which is processed into compost for a planting media or nutrient additive for pastoral or horticultural land.
- Rescued trees are temporarily stored in the yard area and while they can be sourced from across the wider Auckland area, the majority are recovered from the Franklin area and sold back into the Franklin area.

The mulching activity does not involve the use of any mulch additives or agrichemicals or use of any hazardous substances. As this material is all natural, it will not give rise to contaminants leaching to the ground. The only materials mulched are trees or vegetation sourced from rural properties. No other materials, such as food scraps or manure are added to the mulching process.

Thank you for your consideration of this and the above matters.

If you have any questions in relation to this addendum, please do not hesitate to contact me.

Yours faithfully

THE SURVEYING COMPANY LTD

Prepared by:

Karen Thomas

Planner

From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: LUC60427692- 1799A Great South Road, Drury
Date: Friday, 6 December 2024 9:50:12 am
Attachments: [image001.png](#)
[image003.png](#)

Hi Michele,

Thank you so much for your understanding while we have considered the best way to proceed with the broader issues for the site (which are reasonably complicated).

As TSC are now working through the consenting matters for the activity on the remainder of the site and are intending to lodge a resource consent application early next year, we have decided to continue to respond to the outstanding s92 matters for the current application (Aarons Contracting Ltd). Please see the one drive link below with our responses to the outstanding s92 items.

We acknowledge that in your s91 RMA letter dated 16 August 2024 you stated that the processing of LUC604276 will be deferred until the Regional Consents are lodged (with the SW discharge consent linking both activities on the site), however, can we please request that we continue to work through the other outstanding s92 matters in the interim until the other consents are lodged. This would hopefully enable us to get to a point where all outstanding land use consent matters for Aarons Contracting Ltd can be resolved. As explained more in the s92 response table, given that the activities on the site are not interlinked, we will not be lodging one comprehensive resource consent.

[LUC60427692 Additional s92 response December 2024](#)

If you have any queries regarding the above, please do not hesitate to give me a call to discuss further.

Kind Regards,

Karen

Karen Thomas

Planner | BPlan(Hons)



Level One, 17 Hall St - PO Box 466 - Pukekohe 2340

P: (09) 238-9991

W: www.subdivision.co.nz

Our office will be closing on Friday 20th December this year at 1pm and will re-open on Monday 13th January 2025. We wish you a very Merry Christmas and a Happy New Year.



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Karen Thomas

From: Andrew Hunter <andrew@teamtraffic.co.nz>
Sent: Wednesday, 27 November 2024 3:04 PM
To: Karen Thomas
Subject: RE: J1612 - Vernon Developments - 1799a Gt South Rd, Bombay draft report

Hi Karen

I only quoted what I was advised would be the hours. The hours stated below won't make any difference to the traffic report. I recall I was advised that there were only 3 trucks but the minor difference in equipment won't make a significant difference. We can say 4 or 5 trucks and let the Council make the call. From a traffic point of view there is little difference.

Do you need me to write something or is this sufficient.

Kind Regards
Andrew

Andrew Hunter

Senior Associate

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Office (+64) 09 836 3888

Email andrew@teamtraffic.co.nz

www.teamtraffic.co.nz



Confidentiality: The information contained in this email message may be legally privileged and confidential. If the reader of this message is not the intended recipient, please notify us immediately and destroy the original. Thank you

From: Karen Thomas <karent@subdivision.co.nz>
Sent: Wednesday, 27 November 2024 2:18 pm
To: Andrew Hunter <andrew@teamtraffic.co.nz>
Subject: RE: J1612 - Vernon Developments - 1799a Gt South Rd, Bombay draft report

Hi Andrew,

We responded to Council's s92 request, attaching your Traffic Impact Assessment Report a few months ago. Council have come back to us wanting additional information on a number of points, one of which related to the Traffic Report. I am hoping you would be able to assist us with a response to the additional request from Council, which is set out below:

'The hours of operation stated in the traffic report differ from those previously agreed to via email correspondence on 30 May 2024, being 7am-5pm Monday to Friday and 7-2pm on Saturdays.

Please confirm these are the proposed hours of operation and advise on any implication on the traffic impact assessment provided.

It is understood from the traffic report that there will be three trucks associated with the proposal. Please confirm this number is correct and whether conditions of consent are proffered that limit the number of trucks associated with the activity to a maximum of three trucks.'

Since you completed your Traffic Report, Council sent an email (dated 30 May 2024) outlining that the Council noise specialist who reviewed the application recommended that a condition of consent is imposed that the mulching/grinding machine must not be operated prior to 7am Mondays to Fridays. This was due to more

stringent noise controls apply before 7am under the AUP (OP) meaning that further noise assessment may be required if the mulcher/grinder was to be operated before 7am. To avoid further noise assessment, we agreed that the proposed hours of operation be adjusted to 7am-5pm Monday to Friday) and 7-2pm on Saturdays.

As per the additional s92 request in red above, can you please let me know if the adjusted hours have any implications on the conclusions of your Traffic Report.

Also, Aaron (Aaron's Contracting) has confirmed that in addition to staff vehicles, the following vehicles/machinery are associated with the activity:

- Two tip trucks.
- Two transplanting machines, one a small trailer, one a truck.
- One tractor unit truck to tow a transport trailer or the big grinder.

Do you have any additional comments from a traffic engineering perspective regarding the above number of vehicles/machinery that may change the recommendations in your Traffic Report?

Feel free to give me a call if you would like to discuss any of the above further.

Many thanks,

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Andrew Hunter <andrew@teamtraffic.co.nz>

Sent: Tuesday, 26 March 2024 12:33 PM

To: Karen Thomas <karent@subdivision.co.nz>; Warren Boag <warren@subdivision.co.nz>

Cc: Craig Forrester <craig@subdivision.co.nz>; David Philip <david@teamtraffic.co.nz>

Subject: RE: J1612 - Vernon Developments - 1799a Gt South Rd, Bombay draft report

Hi Guys

Final report attached .

Good luck with the application. I am away on leave from the 28th for 2.5 weeks so if you require any thing please contact David Philip. I have copied him into this email.

Kind Regards
Andrew

Andrew Hunter
Senior Associate

SECTION 92 RESPONSE TABLE – VERNON DEVELOPMENTS LIMITED

1799A GREAT SOUTH ROAD, DRURY

LUC60427692

1.0 INTRODUCTION

This report is submitted to Auckland Council in response to the Section 92 request dated 8th February 2024. Please note that the responses below will supersede the AEE where relevant (i.e extent of earthworks within the ONF Overlay).

| | AC Comments (08.02.2024) | Applicants Response (30.07.2024) | AC Response (Date) | Applicants Response (06.12.2024) | Final Comments/Conditions |
|----------------------------|--|--|--|--|---------------------------|
| PROPOSED ACTIVITIES | | | | | |
| 1 | <i>For better understanding of the scale of the proposed activity, please confirm the approximate quantum of greenwaste the facility would process per week or per month, and the approximate volume of greenwaste and mulch that would be stored on the site at any one time.</i> | Aaron's Contracting Ltd have confirmed that at any stage in the yard there would be up to approximately 1,000m ³ of mulch, 300m ³ of green waste and 300m ³ of processed green waste (which is compost going through its aging process before leaving the site). In addition to the above there may also be up to 150m ³ of logwood stockpiled waiting to be processed (woodchipped) into animal bedding. | Partially responded to. It is understood that the stated volumes are the maximum quantum of materials being stored on the site. Please also provide comment on the approximate quantum of greenwaste processed per week or month. | We have been advised by Aaron's Contracting Ltd that the processing activity (running the greenwaste through the grinder) will occur once every 2-3 months, over a 1-2 day period when the pile is at its maximum of approximately 300m ³ . This means that the amount of greenwaste processed per month would average out to be approximately 75m ³ – 100m ³ . | |

| | | | | | |
|---|--|---|---|--|--|
| 2 | <p><i>For better understanding of the nature of the proposed activity and its potential effects on the environment, please provide clarification on the following:</i></p> | | | | |
| | <p><i>• Please confirm whether the proposed activity is limited to green waste storage and processing, or whether other activities would occur on the site associated with Aaron's Contracting that would not fall under 'rural industries', including vehicles trips and/or storage of materials associated with non-rural activities. If yes, please provide detail.</i></p> | <p>Aaron's Contracting Ltd have confirmed that the primary use of the site is to support and store machinery and products associated with their business which involves a variety of vegetation management for the rural sector. This predominantly relates to:</p> <ul style="list-style-type: none"> • Shelterbelt topping and removal • Forestry slash • Gorse and scrub mulching • Dead tree removal • Vegetation removal as an alternative to burning on-site. • Tree rescue service where a specialist tree spade transplanting machine is used to save trees during land clearance works for re-sale to rural property owners and orchardists to replace lost trees in shelterbelts etc. <p>From these activities, the following greenwaste products are brought to the site for processing:</p> <ul style="list-style-type: none"> • Branches and logs which are processed into mulch for landscaping and wood chip for farm animal bedding (i.e in calf sheds). • Scrub vegetation such as gorse and blackberry bushes which is processed into compost for a planting media or nutrient additive for pastoral or horticultural land. | <p>There is currently a lot of new and used machinery scattered across the site.</p> <p>Please confirm the type and number of machinery required for the proposed green waste activity and whether these will all be stored within the identified 3721m2 metalled area in the north-western part of the site?</p> | <p>The machinery associated with Aaron's Contracting is set out below:</p> <ul style="list-style-type: none"> • 5x excavators • 1x grinder machine (trailer based) • 2x tip trucks • 3x chipper machines • 2x tree transplanting machines (one on a small trailer and one a truck). • 1x tractor unit truck (used to tow a transport trailer or the grinder machine). <p>This machinery will all be stored within the identified activity area in the north-western portion of the site when it is not in use at the work sites.</p> <p>Four parking spaces for machinery are shown on the Proposed Development Plan with additional parking space available on the western side of the haybarn.</p> | |

| | | | | |
|---|---|---------------|--|--|
| | <ul style="list-style-type: none"> Rescued trees which are temporarily stored in the yard area and while they can be sourced from across the wider Auckland area, the majority are recovered from the Franklin area and sold back into the Franklin area. <p>Occasionally, a load of mulch is delivered to a residential area, but as the business supplies bulk loads, the majority of the processed products are supplied to rural properties.</p> | | | |
| <i>Will there be any composting of green waste materials? If yes, please provide detail.</i> | There will be some composting of green waste materials. Only vegetative material is composted which has been processed through the grinder and stored within the yard area for approximately 4 months before ready for sale. The compost pile is turned with an excavator every week to introduce oxygen to maintain the heat in the pile. | Responded to. | | |
| <i>Will the proposed mulching activity involve the use of mulch additives or agrichemicals of any kind? If yes, please provide detail on quantities and type of product used.</i> | The mulching activity does not involve the use of any mulch additives or agrichemicals. The only materials mulched are trees or vegetation sourced from rural properties. No other materials such as food scraps or manure are added to the mulching process. | Responded to. | | |
| <i>What is the origin of greenwaste material and will its storage on the site likely to give rise to contaminants leaching into the underlying soils?</i> | <p>Aaron's Contracting Limited have confirmed that the green waste material is sourced from:</p> <ul style="list-style-type: none"> leftover vegetation that could not be put through the chipper as it is too small; forestry slash; other vegetation removal/clearance such as gorse , blackberry and other weeds; Hawthorne hedges. | Responded to. | | |

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| | | As this material is all natural it will not give rise to contaminants leaching into the underlying soils. | | | |
| | <i>Who is the typical end-user/buyer of the mulched material?</i> | Please note that the processed products are predominately supplied as bulk loads. The woodchipped product is commonly purchased by farmers rearing calves (animal bedding). The mulch product is commonly purchased by landscapers, drainlayers and earthwork contractors to assist with erosion and sediment control measures. Horticulturalists (growers and market gardeners) purchase the compost product. | Responded to. | | |
| | <i>Will there be any waste products (including green waste) associated with the proposed mulching activity? If yes, please provide detail.</i> | All green waste material is processed into sellable products (mulch, woodchip or compost). This means that there is no waste product left over from these processes. While some of the Hawthorne hedges can include fencing wire upon removal, the machine used for grinding has a metal separator magnet so that the metal can be collected and taken off site to a scrap metal dealer. | Responded to. | | |
| | <i>What staff facilities are proposed and provide detail of water supply and waste water disposal for this purpose.</i> | The nature of the activity is such that there will be no staff on-site full time during the day. Staff generally arrive in the morning to pick up company vehicles and return them at the end of the workday. As such, there are no staff facilities on site, other than a port-a-loo. | Responded to. | | |
| 3 | <i>Please confirm the height of the proposed concrete block wall to determine whether this would class as a building under Chapter J of the AUP(OP). If it does, please confirm the extent of any yard encroachments incurred and provide the requisite</i> | The concrete block walls are proposed as containment walls and will have a maximum height of 1.2m. Therefore, these walls are not classed as a building as per the definition set out in Chapter J of the AUP(OP). The submitted plans have been updated to show the maximum height of the concrete block walls and is attached to this response. | Comment from ONF specialist (please address): <i>The block wall is still a structure, which is defined in the RMA and is not limited to the AUP:OP chapter J definition of "building" and therefore the block wall and any other structures within the ONF overlay are subject to rule A1 of</i> | The block wall will be 250mm thick and will be 1.2m high and its location is limited to the south-western portion of the activity area. The length of the block wall has been shown on the updated Proposed Development Plan enclosed. | |

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| | <p>assessment of effects. Alternatively, revise the proposal to achieve compliant yards.</p> | | <p><i>AUP D10.4.2 – Buildings and structures in an ONF overlay type A – restricted discretionary. Please confirm the length & width of the proposed block wall and that the location & extent is limited to the SW corner of the site, as shown on the Proposed Development Plan.</i></p> <p><i>Please confirm if there are any other structures proposed, such as for the greenwaste or mulch storage and include design details, dimensions, locations & finishes for all proposed structures.</i></p> <p><i>structure means any building, equipment, device, or other facility made by people and which is fixed to land; and includes any raft.</i></p> | <p>There are buildings or other structures proposed as part of this application.</p> | |
| 4 | <p>Please clearly identify on the site plan the area to be used for parking of staff vehicles and heavy trucks, and storage of the tree transplanting machine, woodchipper/grinder and excavator.</p> <p>How many staff car parking and truck parking spaces are proposed? Is any screening proposed?</p> | <p>The Proposed Development Plans have been updated to show the staff car parking area, as well as the parking area for the tree transplanting machine, to the east of the existing haybarn. As there are only 4 staff associated with the activity, the area for staff parking has been sized to accommodate four light vehicles. No screening of these carparks is proposed as they are located beside the existing hay barn building.</p> | <p>Responded to.</p> | | |
| OTHER ACTIVITIES | | | | | |
| 5 | <p>There appear to be other, non-rural activities occurring on the site:</p> <ul style="list-style-type: none"> • Large hardstand area with piles of metal in the centre of the site – what is this for and what is intended with regard to the area? Please | <p>We note that the large hardstand area on the site is being actively addressed through the Abatement Notice process, with this application only relating to the establishment and operation of a rural industry activity in the north-west portion of the site (Aaron’s Contracting).</p> | <p>Thank you for outlining the applicant’s intention regarding the other metalled areas on the site and the intention to seek further consents in this regard.</p> | <p>We acknowledge Council’s comments in relation to a revised application that covers all activities currently taking place on the site, however we would like to proceed with</p> | |

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| | <p>also provide evidence demonstrating that the hard stand area has been legally established.</p> <ul style="list-style-type: none"> Vehicle/machinery display near the motorway – please confirm what is intended here. | <p>The additional area of hardstand will require a separate retrospective resource consent. TSC have now been engaged by Cam Vernon, the landowner, to prepare this consent. This future consent will address the area and volume of earthworks associated with the hardstand area and shed construction as well as stormwater for these areas.</p> | <p>It appears that the effects of the various activities on the site are interlinked and cumulative, in particular with regard to traffic effects, stormwater management, effects on productive soils and rural character and amenity effects.</p> <p>Please consider submitting a revised application for all activities that are currently taking place on the site and are proposed to remain.</p> | <p>separate resource consents for the two activities on the site.</p> <p>Aaron’s Contracting Ltd is a separate business to the activity occurring on the remainder of the site. We would like the two activities to have separate consents as the activities may have different levels of effects and there may be specific mitigation measures required for the two activities. This approach would also make the monitoring of the conditions for each activity more streamlined.</p> <p>We note that it is common for more than one resource consent to be granted for different activities operating on a site.</p> <p>In terms of cumulative effects, these will be assessed as part of the resource consent for the activity on the remainder of the site (which will be lodged early in next year).</p> | |
| ENVIRONMENTAL RISK | | | | | |
| 6 | <p>Please provide assessment against Chapters E8 Stormwater Discharge and Diversion and Chapter E33 Industrial and Trade Activities of the AUP(OP). Without limitation, please provide the following for the Chapter E8 assessment:</p> <ul style="list-style-type: none"> Please confirm the total impervious area on the site | <p>The total impervious area of the site is approximately 2.674ha. These impervious areas are shown on the attached updated Proposed Development Plans (refer J1612 – Proposed Development Plan 1).</p> <p>The updated plans also show the direction of stormwater runoff. There is a grassed swale drain that is located approximately 30m west of the motorway boundary. All stormwater runoff from the site settles here.</p> | <p>As requested, please submit the stormwater discharge consent application through the Council portal. It can then be allocated to a Council stormwater specialist for review.</p> <p>As part of this, please confirm the purpose of these metallated areas, which do not appear ancillary to farming activities on the site and</p> | <p>A site specific stormwater management system for the entire site is currently being designed by TSC and we anticipate that the stormwater discharge consent application will be lodged early next year. This stormwater discharge consent application will cover the area occupied by Aaron’s Contracting as well as other impervious areas on the site.</p> | |

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| | <p><i>(new and existing). This would need to include all compacted metal surfaces on the site that are not associated with rural production activities. In addition to the new hardstand area for the proposed rural industrial activity, there are large metal hardstand areas between the old hay barn and new farm implement shed that do not appear to be ancillary to rural productive activities on the site which would need to be included as impervious areas, unless they are proposed to be removed.</i></p> <ul style="list-style-type: none"> • Please provide assessment against rule E8.4.1(A7) and standards E8.6.1 and Standard E8.6.2.4. | <p>The stormwater for the hardstand area all heads downwards towards the northeast to the swale drain. As the ground is partly permeable, not all runoff settles in the swale drain.</p> <p>The stormwater from the roof of the existing shed building connects to the three aboveground tanks, west of the building with overflow from these retention/detention tanks running along the ground to the swale drain.</p> <p>An addendum to the AEE report has been prepared which includes an assessment against Chapter E8 Stormwater – Discharge and Diversion. A copy of this addendum is attached to this response. As the impervious areas on the overall site (which is outside an urban area) exceed 5,000m², discretionary activity consent is required in accordance with rule E8.4.1 (A10).</p> | <p>provide assessment under the NPS:HL.</p> | <p>We note your s91(1) letter dated 16 August 2024, however we would appreciate it if Council were able to continue to work through all other outstanding s92 matters while the stormwater discharge is still being resolved.</p> | |
| 7 | <p><i>Please provide comment on the use or storage of any hazardous substances associated with the proposed activity and provide assessment against Chapter E31.</i></p> | <p>As there are no chemical additives used in any part of the processing, the activity does not involve the storage of any hazardous substances on the site. There is a 1,800L diesel trailer which will occasionally be stored within the yard area. This trailer is owned by a fuel company and is therefore kept up to the required regulations for fuel storage.</p> | <p>Responded to.</p> | | |
| 8 | <p><i>Similarly, please provide assessment against Chapter E14 Air Quality of the AUP(OP). Without limitation, please provide assessment against the Permitted</i></p> | <p>An assessment against chapter E14 Air Quality has been undertaken in the attached addendum report. As green waste is to be kept on site for more than 3 days and will also be processed (mulched) on-site, compliance with rule</p> | <p>Please submit the air discharge application through the portal.</p> | <p>Noted.</p> | |

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| | <i>Activity Standards under E14.6.1., in particular the General Standards (E14.6.1.1) and the standards pertaining to Green waste collection stations (E14.6.1.22) and refuse transfer stations (E14.6.1.23).</i> | E14.6.1.22 is not achieved and restricted discretionary activity consent is required. | | | |
| LANDSCAPE EFFECTS AND ONF | | | | | |
| 9 | <i>The proposal includes a new accessway that requires material to be excavated. Please clarify how much material will be removed and how it will be disposed of?</i> | The recently constructed gravel driveway to Aarons Contracting yard is 115m long x 5m wide, with an excavation depth between 150-200mm. This equates to around 100m ³ of soil which has been dug out and spread over the site. This detail has been added to the updated site plans. | Responded to. | | |
| 10 | <i>The application proposes to move the works from the northeast to the northwest. Please clarify whether the vacated part of the site will be reinstated into its original condition?</i> | The vacated part of the site will be reinstated to pasture / original condition following the relocation of the activity. | Responded to. | | |
| 11 | <i>Your application has been forwarded to a Natural Features specialist within Council to assess the effects of the proposal on the Raventhorpe tuff ring which is identified as an Outstanding Natural Feature (ONF) under the AUP(OP). Their comments and any queries will be forwarded to you on receipt and would form part of the further information request.</i> ONF Specialist comments: | Further to the on-site meeting and discussions with Council staff members Christina Bloom, Kathryn Cleary and Michele Schitko on the 04.06.24, the applicant has agreed to the removal of the existing topsoil bund along the northern boundary within the ONF Overlay area. The ground level will therefore be re-instated to its original profile. As an area of the topsoil bund to be removed is located outside of the proposed rural industry area, but is still within the ONF Overlay, we would like to request that Council address all earthworks and all planting within the | Thank you for agreeing to remove the topsoil bund from within the entire ONF and for shifting the planting. Thank you for removing the shade cloth from the fence There are a few outstanding requests: Planting: - Please show the distance of the proposed planting from the northern boundary clearly on the plans. - Please confirm the planting mix ratios | <u>Planting:</u> The Planting Plan has been updated to show the approximate distance between the proposed planting and the northern boundary. A copy of the updated Planting Plan is enclosed. The species to be planted will be evenly mixed throughout the planting area, as shown on Sheet 2 of the updated Planting Plan. We do not consider that a final planting maintenance and pest and weed maintenance plan will be necessary as the planting | |

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| <p>a. <i>Please confirm whether it is possible to relocate the topsoil stockpile which is been formed into a bund along the northern boundary within the ONF overlay to reinstate the ground profile to what it was prior to the unconsented earthworks.</i></p> <p>b. <i>Please provide an updated earthworks plan showing the bund removed from the ONF overlay.</i></p> <p>c. <i>If further planting within the ONF overlay is proposed, please provide an indicative planting plan which includes plant sizes at time of planting (in order to understand earthworks associated with the planting) and a proposed species list.</i></p> | <p>ONF Overlay as part of this application. This will allow the full area of earthworks and planting within the ONF Overlay as per Abatement Notice ABT21689043 to be fully addressed and allow the topsoil bund to be completely removed within the ONF as per Council's preference.</p> <p>The extent of the ONF Overlay and the earthworks undertaken within the ONF Overlay have been detailed on the updated plans attached to this response.</p> <p>Earthworks of approximately 440m³ over an area of 350m² are proposed to enable the removal of the existing topsoil bund within the ONF Overlay. These earthworks will only remove the topsoil within the bund and will not involve any additional excavation of the existing ground profile. The topsoil bund will be retained on the site and relocated adjacent to the southern boundary.</p> <p>Also within the ONF Overlay, retrospective earthworks of approximately 2,627m² were undertaken within the activity area, and approximately 1,056m² outside the activity area. These earthworks involved the scraping of topsoil only (estimated depth of 150-200mm) which was placed within the bund along the northern boundary. Stabilised with metal.</p> <p>As discussed during the site meeting, the existing native planting along the northern side of the bund within the extent of the ONF Overlay will be removed and replanted further to the south, at the edge of the hardstand area. The proposed new screen planting area will be 2.0m in width as shown on the</p> | <ul style="list-style-type: none"> - Please confirm if you are happy for the final planting maintenance & pest & weed maintenance to be conditioned or provide a more complete plan with the application. - Please confirm if the species listed will be mixed throughout the planting area or if the planting will be zoned. - From an ONF visual effects perspective on the Raventhorpe tuff ring rim, it would be preferable if the planting along the western half of the planting area (within the "red" application site) were mostly limited to smaller stature trees & shrubs particularly to the west of the removed shed, where the proposed planting is located close to the peak of the crater rim. The rural industry activity is partially screened by the rim feature west of the removed shed. <p>Earthworks: My apologies for asking this again – just to make sure I understand correctly, all of the earthworks within the ONF overlay, other than for the bund removal & the planting, have already been completed?</p> <p>Please confirm that additional earthworks within the ONF outside of the application site will</p> | <p>is for amenity and screening purposes only (as opposed to being conservation planting) and the planting is only 2m wide and approximately 220m² in area. On this basis the tree planting and maintenance details provided on Sheet 2 are considered sufficient.</p> <p>We have updated the Planting Plan to confirm that any larger species (with a mature height of between 4-7m) will only be planted outside the application area (i.e to not along the western half of the planting area).</p> <p><u>Earthworks:</u> Correct, all earthworks within the ONF overlay (with the exception of the bund removal and planting) have been completed.</p> <p>The additional earthworks within the ONF overlay outside of the application site will be limited to the removal of the</p> | |
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| | | <p>updated Proposed Development Plans. The shade cloth along the northern boundary within the ONF Overlay will also be removed as part of this application.</p> <p>A Landscaping Plan has also been prepared which details the plant schedule and tree planting methodology and maintenance and is attached to this response. Approximately 113m² of earthworks are necessary for the planting as shown on Proposed Development Plan 1.</p> <p>The earthworks associated with the removal of the bund and the replanting will be undertaken in accordance with GD05 with earthworks to be undertaken during a period of fine weather only. The area will be stabilised with hay mulch where it is outside the area of replanting.</p> | <p>be limited to only for the removal of the topsoil bund.</p> <p>Please provide an indicative works methodology for the removal of the topsoil bund which includes detail to ensure that no further unintended damage to the crater rim area occurs.</p> <p>Will the earthworks for the bund removal be undertaken using a staged approach & same day stabilisation (cut & cover) or are trenched silt fences or similar proposed to be used?</p> <p>How will the bare soil within the planting area be stabilised until it has reached 80% pasture sward or is permanently stabilised? Will coir matting or similar be used or will erosion & sediment controls remain in place until 80% pasture sward is achieved?</p> | <p>topsoil bund and for the relocated screen planting.</p> <p>To ensure unintended damage to the ONF occurs, the indicative works methodology for the removal of the topsoil bund is as follows:</p> <ul style="list-style-type: none"> • An excavator will remove the topsoil bund and load into tipper trucks for transport to another location. • When all topsoil has been removed down to existing natural ground level, the ground will be levelled out, grass seed spread and covered with hay mulch and watered (or wait for a rainy day). <p>The earthworks for the bund removal will be undertaken using a same day stabilisation (cut and cover) approach. The bund removal will only be undertaken on a fine day without significant wind. After the topsoil is removed to ground level, the bare soil will be grassed and mulched to achieve suitable stabilisation.</p> | |
| HIGHLY PRODUCTIVE SOILS | | | | | |
| 12 | <p><i>Please provide more detailed assessment against the National Policy Statement for Highly Productive Land 2022 (NPS-HPL), in particular:</i></p> <ul style="list-style-type: none"> • <i>Please provide a plan that clearly identifies and quantifies the area of land containing highly productive</i> | <p>An assessment in terms of the NPS-HPL has been undertaken by Shane Croft of Our Future Land (dated June 2024). This report concluded that overall, the proposed activity will not further compromise highly productive land due to the size of the area when taking into consideration the existing/former buildings as well as tanker track in this portion of the site.</p> | <p>With the proposal now also including an application for stormwater discharge consent for all metalled areas on the site, which are clearly not ancillary to farming activities on the site, the NPS:HL assessment will need to be expanded to include the other metalled areas and activities on the site.</p> | <p>An NPS-HPL assessment which will cover all other metalled areas and activities on the site (i.e outside of the area for Aarons Contracting Ltd) will be provided as part of the separate resource consent being prepared for the other activity on the site. This consent is expected to be lodged early in the new year.</p> | |

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| | <p>soil that would be lost to enable the proposed rural industrial activity.</p> <ul style="list-style-type: none"> Please provide assessment from a suitably qualified agricultural or economic consultant to demonstrate that the proposed land-use activity that has no impact on the productive capacity of the land as stated in the AEE. | <p>Please refer to the copy of this report attached to this response for further detail.</p> | <p>Please provide an updated assessment that captures all activities on the impervious areas that stormwater discharge consent is being sought for.</p> | | |
| MANA WHENUA | | | | | |
| 13 | <p>Please advise whether any Mana Whenua groups have expressed an interest in the application? If yes, please provide detail of your engagement in the form of email correspondence or any required CVA's.</p> | <p>To date, no Mana Whenua groups have contacted us to express an interest in the application.</p> | <p>Noted. Please be aware that for the pending discharge applications, consultation with all Mana Whenua groups that have an interest in the area will need to be demonstrated, as the discharges could adversely affect Mana Whenua values.</p> <p>As you are aware, you can either initiate consultation yourself or utilise Council's Mana Whenua engagement facilitation service, on request.</p> | <p>As part of the application for stormwater discharge, we will utilise Council's Mana Whenua engagement facilitation service for consultation with Mana Whenua.</p> | |
| DEVELOPMENT ENGINEERING | | | | | |
| 14 | <p>Please provide a plan that illustrates the extent of all earthworks areas for which consent is being sought. Please distinguish between the areas of already completed earthworks and future proposed earthworks and show any required erosion and sediment control measures.</p> | <p>Please refer to the updated Proposed Development Plans attached to this response. We note that all hardfill is existing and the site is suitably stabilised.</p> | <p>For EW – removal of EW bund-E12.4.1(A4) and (A8) are triggered and the applicant needs to provide erosion and sediment control measures to close the item of.</p> | <p>Erosion and sediment and control measures for bund removal are set out below:</p> <ol style="list-style-type: none"> 1. Earthworks for the bund removal will only be undertaken on a fine, dry day without significant wind. 2. The bund will be removed, and the area stabilised within one day. | |

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| | | | | 3. After the topsoil is removed down to the natural ground level, the ground will be levelled out, grass seed spread, then covered with hay mulch and watered (or wait for rainy day). | |
| 15 | <p><i>Please provide a traffic impact assessment from a suitably qualified and experienced traffic engineer, to further assess the traffic related effects of the proposal. Without limitation this should address traffic effects on Great South Road, ingress and egress to/from the site, internal vehicle manoeuvring.</i></p> | <p>A Traffic Impact Assessment for the proposed activity has been prepared by TEAM Traffic and is attached to this response (dated 26/03/2024).</p> <p>This report overall concluded that the additional traffic generated by the proposed activity, the vehicle crossing arrangement and parking and manoeuvring areas are acceptable from a traffic engineering perspective. The proposal is therefore not expected to result in any traffic operational or safety issues.</p> | <p>The hours of operation stated in the traffic report differ from those previously agreed to via email correspondence on 30 May 2024, being 7am-5pm Monday to Friday and 7-2pm on Saturdays.</p> <p>Please confirm these are the proposed hours of operation, and advise on any implication on the traffic impact assessment provided.</p> <p>It is understood from the traffic report that there will be three trucks associated with the proposal. Please confirm this number is correct and whether conditions of consent are proffered that limit the number of trucks associated with the activity to a maximum of three trucks.</p> | <p>To avoid the requirement for additional noise assessment, the proposed hours of operation will be 7.00am – 5.00pm Monday to Friday and 7.00am to 2.00pm Saturdays.</p> <p>Comments have been sought from Andrew Hunter, TEAM Traffic who has confirmed that the hours outlined above will not have any implications on the traffic report. Please see enclosed e-mail correspondence from Andrew Hunter dated 27.11.2024.</p> <p>There will be four trucks associated with the activity as detailed in the response to item #2 above. The applicant is agreeable to a condition of consent limiting the number of trucks associated with the activity to a maximum of four trucks.</p> <p>Andrew Hunter also advised in the enclosed e-mail correspondence that from a traffic point of view there is little difference between having 4 or 5 trucks associated with the activity or the 3 initially assessed.</p> | |

POTENTIAL SOIL CONTAMINATION

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| <p>16</p> | <p><i>Further information is required to confirm the nature and quality of fill materials placed on the site as part of the retrospective earthworks. This may be a simple matter of providing evidence that only aggregate from certified quarries was imported; or if uncertified fill was imported (as indicated by the Abatement Notice), further investigation as to the soil contamination risks posed by this will be required, with a Detailed Site Investigation (DSI) from a suitably qualified and experienced soil contamination specialist. Please provide this information.</i></p> | <p>All new hardstand fill material imported to the site for Aaron’s Contracting yard area has been sourced from Stevenson’s Quarry.</p> <p>There is some imported fill material located on the site, near the yard area, that is recycled roading aggregate which was used for the formation of the accessway to the yard area for Aason’s Contracting.</p> <p>As such, a DSI has been prepared by SQN Geosciences to determine whether there are any soil contamination risks associated with the imported recycled roading aggregate.</p> <p>We note the DSI not only covers material within Aaron’s Contracting yard area, but also the hardstand areas located across other areas of the site.</p> <p>The DSI report (dated 19 July 2024, reference J240433-DSI-Jul24) is attached to this response and involved soil sampling and lab analysis. The report determined that the imported hardfill material can be classified as ‘cleanfill’ material as there were no contaminants that exceeded the relevant soil contaminant standards.</p> <p>While the DSI determined that there were some soil samples that exceeded the expected natural background levels for Lead and Arsenic, none of the soil samples exceeded the applicable soil contaminant standards. The DSI report concluded that no remediation or specific site management controls are necessary, and</p> | <p>Responded to.</p> | | |
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| | | <p>that the soil bund material is considered suitable for retention on-site.</p> <p>On this basis, the bund to be removed within the ONF Overlay will be retained on the site and relocated adjacent to the southern boundary as shown on the updated Proposed Development Plan.</p> <p>Please refer to the DSI report for further detail.</p> | | | |
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| REASONS FOR CONSENT | | | | | |
| 17 | <p><i>Please re-confirm all proposed activities for which consent is being sought. If additional reasons for consent are identified, please provide an updated AEE.</i></p> | <p>An addendum to the submitted AEE has been prepared which includes an assessment against Chapters E8 Stormwater Discharge and Diversion, E14 Air quality and E33 Industrial and Trade Activities.</p> <p>The addendum report includes additional reasons for consent under E8.4.1(A10) and E14.4.1(A152).</p> | <p>The Council noise specialist advises that consent would also be triggered in relation to noise generated from the activity, in particular through the grinder/mulcher, as measured at the notional boundary of 1799 Great South Road which would likely exceed the permitted activity thresholds.</p> <p>It is understood that the property is owned, but not occupied by Cam Vernon. The written approval of both, owners and occupiers is required to be able to disregard the noise effects on the property at 1799 Great South Road (see comments below).</p> | <p>The written approval of the owner of 1799 Great South Road (Cam Vernon) is implicit. We have prepared a written approval package for the applicant to undertake consultation with the occupier(s) of 1799 Great South Road. We anticipate this written approval will be provided shortly and will forward through to you upon receipt.</p> | |

Additional s92 queries, due to changes in the receiving environment since lodgement and changes to the proposal, with additional consents sought:

- Landscape and visual effects:** *The updated application (30.07.2024) includes an additional second built shed, extensive metaled vehicle area, and stormwater discharge consent. Consequently, the scope of the assessment area extends beyond the confines of the Raventhorpe Tuff Ring area (ONF) on the property to encompass the whole property. Therefore, the landscape and visual assessment (LVA), prepared by Salley Peake, dated 06.12.2023 has been superseded. To enable me to assess the effects on the rural character and visual values of the updated proposal it is requested that an addendum to the LVA is provided that addresses all aspects of the application and changes to the receiving environment.*

Our response:

We note the other activity on the site is under a separate Abatement Notice and these issues are currently being works through and a separate application is currently being prepared which will address these effects. The LVA provided remains relevant for the area to be occupied by Aaron's Contracting. Aarons Contracting is not occupying the areas noted.

2. Please show the location of the relocated earth bund on the application plans.

Our response:

Please see enclosed updated site plan showing the location of the relocated earth bund adjacent to the southern boundary of the site.

Written approvals/Affected Parties

1. To be able to disregard the adverse effects on the occupiers of the dwelling at 1799 Great South Road, please provide their written approval. It is understood from conversations with Cam Vernon that he does not reside on that property.

Our response:

As advised in the table above, the written approval of the occupiers of the dwelling at 1799 Great South Road is currently being sought. We anticipate receiving this shortly and will forward through to you upon receipt.

2. Please also consider obtaining the written approvals of the nearest surrounding properties, in particular the owners and occupiers of 1766, 1810 and 1789 Great South Road and/or proffer conditions to ensure that no minor or more than minor effects would occur on these parties (e.g. compliance with permitted noise levels at notional boundaries, restrictions on frequency and timing of mulching activities, odour/dust control etc).

Our response:

We anticipate receiving the written approval of the occupiers of the dwelling at 1799 Great South Road shortly, and, given the size and nature of Aaron's Contracting, we do not consider that any other properties would be adversely affected by this proposal as assessed in the AEE Report submitted with the application. The mulching activities will only be undertaken infrequently, approximately every 2-3 months and will only occur over a period of 2-3 days, and applicant is agreeable to a condition of consent that would limit the frequency and duration of the mulching to these timeframes.

From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692- 1799A Great South Road, Drury
Date: Friday, 21 February 2025 10:52:58 am
Attachments: [image001.png](#)
[image004.png](#)
[image006.png](#)
[image007.png](#)
[image002.png](#)

Hi Michele,

Sorry for the delay in responding – I just needed to check with Chanel regarding timeframes for the resource consent for the activities on the remainder of the site. The consent Chanel is preparing will be lodged before the end of February, next week sometime and will include the Regional SW consent for the entire site. As a deposit fee of \$7,000 will be paid for this Regional Consent at that time, this fee can include the Regional Air discharge consent for Aaron's Contracting, however it will be confusing if the Air discharge consent is lodged with the other resource consent so am I able to just email you the Air Discharge consent rather than it getting bundled with the other resource consent?

We note your comment regarding progressing this consent further and thank you for sending through the ONF Specialist feedback below. We have responded to these comments in **red** below.

Thanks,

Kind regards,
Karen

Karen Thomas

THE SURVEYING COMPANY
Planners, Surveyors & Engineers

P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Wednesday, 19 February 2025 8:54 AM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: FW: LUC60427692- 1799A Great South Road, Drury

Good morning Karen,

Apologies for the length of time it has taken me to get back to you. I was wondering how you were getting on with submitting the required regional consent applications which are sought under s91 as per the attached letter. We require these to be submitted to further assess the application as a whole, rather than just looking at components of the proposal and activities on the site. Please confirm your timeframes for submitting the additional applications – I see that it's been over 6 months now since the s91 letter was issued.

I did receive some comments from the ONF specialist you may wish to look into (see below) but, fundamentally, we require the outstanding applications to be submitted before progressing further.

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I also need to ask what is meant by the following line in the earthworks methodology in the s92 response table:

To ensure unintended damage to the ONF occurs, the indicative works methodology for the removal of the topsoil bund is as follows:

- An excavator will remove the topsoil bund and load into tipper trucks for transport to another location.
- When all topsoil has been removed down to existing natural ground level, the ground will be levelled out, grass seed spread and covered with hay mulch and watered (or wait for a rainy day).

- does this mean that the natural ground levels will be changed? Suggest removing the highlighted section from responses 11 & 14 if the applicant does not intend to alter the natural soils and contours beneath the topsoil bund, as was my understanding of the proposed works.

We would like to clarify that the highlighted line in the earthworks methodology means that the natural ground level will not be altered and that any small amounts of topsoil left from the bund removal will be levelled out.

Another clarification – the response to query 3 from the table is confusing – can the applicant quickly clarify whether the block walls (or L shaped block wall – 34m N-S & 30m W-E sections – 1.2m H & 250mm thick) are the only “structures” proposed within the ONF overlay? If there are other structures proposed, please provide the requested details for those as well. Also please provide the finish details for the block walls (as requested) or confirm that you are happy for me to condition the finish: *The completed block wall structures within the Outstanding Natural Feature ID177 – Raventhorpe Tuff Ring must be finished and maintained permanently in visually recessive colours in natural tones, with a light reflectance value (LRV) of less than 50.*

We can clarify that the block walls are the only structures proposed within the ONF overlay and will be placed on the existing ground level. The concrete block walls will be grey masonry as shown in the image below. It is not intended to paint the block walls and as they will be maintained in a natural tone, we would be agreeable to suggested condition above.



(which are reasonably complicated).

As TSC are now working through the consenting matters for the activity on the remainder of the site and are intending to lodge a resource consent application early next year, we have decided to continue to respond to the outstanding s92 matters for the current application (Aarons Contracting Ltd). Please see the one drive link below with our responses to the outstanding s92 items. We acknowledge that in your s91 RMA letter dated 16 August 2024 you stated that the processing of LUC604276 will be deferred until the Regional Consents are lodged (with the SW discharge consent linking both activities on the site), however, can we please request that we continue to work through the other outstanding s92 matters in the interim until the other consents are lodged. This would hopefully enable us to get to a point where all outstanding land use consent matters for Aarons Contracting Ltd can be resolved. As explained more in the s92 response table, given that the activities on the site are not interlinked, we will not be lodging one comprehensive resource consent.

 [LUC60427692 Additional s92 response December 2024](#)

If you have any queries regarding the above, please do not hesitate to give me a call to discuss further.

Kind Regards,

Karen

Karen Thomas

Planner | BPlan(Hons)



Level One, 17 Hall St - PO Box 466 - Pukekohe 2340

P: (09) 238-9991

W: www.subdivision.co.nz

Our office will be closing on Friday 20th December this year at 1pm and will re-open on Monday 13th January 2025. We wish you a very Merry Christmas and a Happy New Year.



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From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692- 1799A Great South Road, Drury
Date: Monday, 3 March 2025 1:02:18 pm
Attachments: [image001.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image012.png](#)
[image013.png](#)
[Application Form Resource Consent.pdf](#)
[Signed Plan occupier 1799 Great South Road.pdf](#)

Hi Michele,

I have filled in the application form for the Air Discharge application.
Cam Vernon has also been back to the occupier of 1799 Great South Road and they have re-signed a clean (un-annotated) copy of Sheet 3 of the plans (attached).

Many thanks,

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Monday, 3 March 2025 8:24 AM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: RE: LUC60427692- 1799A Great South Road, Drury

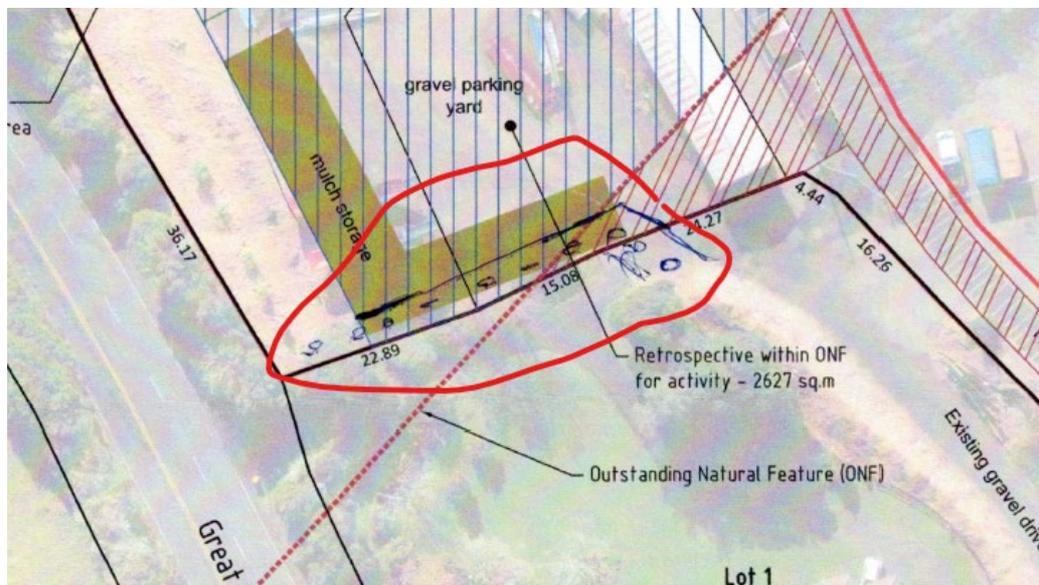
Hi Karen,

Thank you for emailing this through. Please complete the attached application form for the air discharge application – I can then pass this on to the admin team to set up the additional application in the Council system.

With regard to the written approval provided, I see that the application plans have been annotated by hand with what could be interpreted as a request for landscaping along the common boundary between 1799 and 1799A Great South Road.

As we can't accept conditional written approvals, the plans would either need to be updated and re-signed to show the landscaping, or the occupier would have to sign and date the clean plans without annotations. Can you please attend to this.

Many thanks



Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Karen Thomas <karent@subdivision.co.nz>
Sent: Friday, 28 February 2025 3:08 pm
To: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Subject: RE: LUC60427692- 1799A Great South Road, Drury

Hi Michele,

Please find attached an addendum to include E14.4.1 (A152) as a reason for consent. I have also attached the written approval documents from the occupier of 1799 Great South Road as I realised I had not sent this through previously – my apologies.

Once you have had a read over this information, feel free to give me a call if you have any questions.

Many thanks,

Kind regards,
Karen

Karen Thomas

THE SURVEYING COMPANY
Planners, Surveyors & Engineers

P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Friday, 28 February 2025 9:59 AM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: FW: LUC60427692- 1799A Great South Road, Drury

Good morning Karen,

Thank you for your patience. I have obtained the unit manager's approval for you to submit the air discharge application via email, so that the deposit fee can be waived.

As per the s91 letter issued, we will continue with the processing of LUC60427692 once all required regional consent

application are submitted. Note, our intention is to be bundling the SW consent with the current LUC60427692 as well as with the future LUC application given both LUC's rely on the SW consent.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Karen Thomas <karent@subdivision.co.nz>
Sent: Friday, 21 February 2025 10:53 am
To: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Subject: RE: LUC60427692- 1799A Great South Road, Drury

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Karen

Karen Thomas

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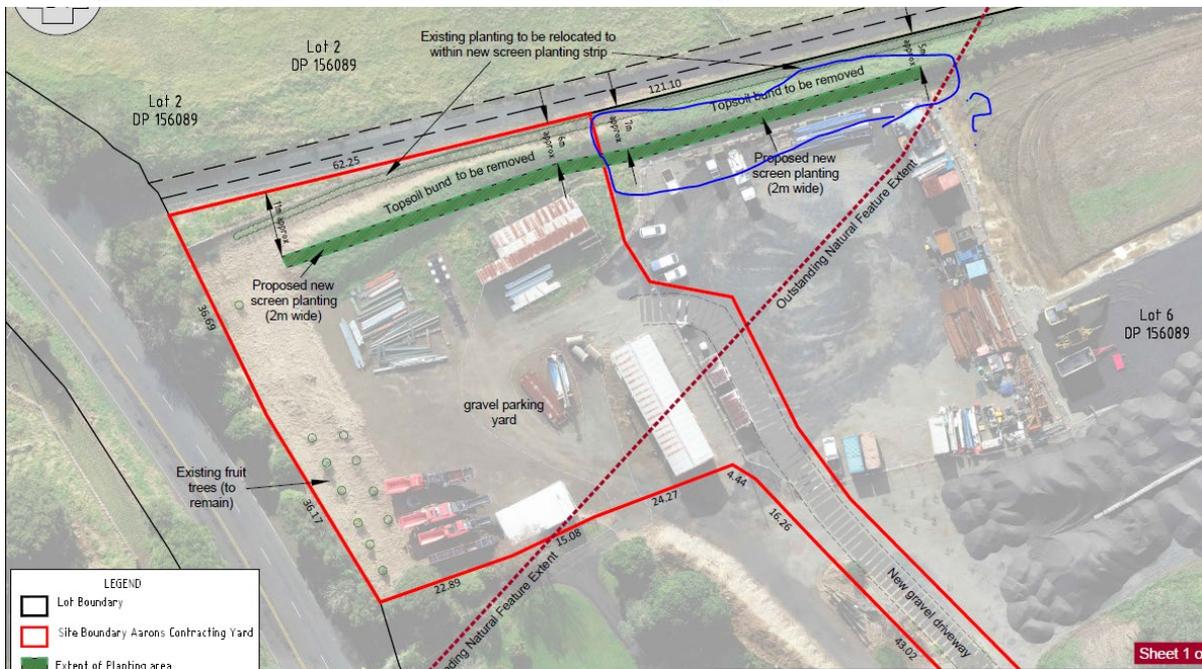
| PLANT SCHEDULE - NATIVE | | | | | |
|-----------------------------------|--------------------------------|----------------|--------------|---------------|---------------|
| Botanical Name | Common Name | Plant pot size | Plant height | Mature height | Plant spacing |
| * <i>Griselinia littoralis</i> | Kapuka | 2.5 litre | 50cm | 6m | 1m |
| <i>Pittosporum tenuifolium</i> | Pittosporum - 'Wrinkle Blue' | 2.5 litre | 50cm | 3m | 1m |
| <i>Pittosporum tenuifolium</i> | Pittosporum - 'Tasman Ruffles' | 2.5 litre | 50cm | 2m | 1m |
| * <i>Pittosporum crassifolium</i> | Pittosporum - 'Green Lustre' | 2.5 litre | 50cm | 4m | 1m |
| * <i>Pseudopanax Lessonii</i> | Houpara | 2.5 litre | 50cm | 5m | 1m |
| * <i>Sophora microphylla</i> | Kowhai | 2.5 litre | 50cm | 7m | 1m |
| <i>Phormium tenax</i> | Harakeke/flax | 2.5 litre | 50cm | 2m | 1m |
| * <i>Leptospermum scoparium</i> | Manuka | 2.5 litre | 50cm | 4m | 1m |

APPROXIMATE TOTAL AREA TO BE PLANTED = 220m²

THE EXISTING PLANTING ON THE TOPSOIL BUND (TO BE REMOVED), IS TO BE RELOCATED TO THE NEW PLANTING STRIP POSITION SHOWN ON THIS PLAN. ANY ADDITIONAL PLANTING WILL BE SELECTED FROM THE ABOVE LIST

PLANTS MARKED WITH * ARE TO BE RESTRICTED TO AREAS OF THE PLANTING ZONE OUTSIDE OF THE APPLICATION AREA DENOTED BY THE RED BOUNDARY (SITE BOUNDARY OF AARONS CONTRACTING YARD)

PLANTING IS TO BE MIXED IN APPROXIMATELY EVEN RATIOS TO PROVIDE A NATURAL AESTHETIC WITHIN THE 2m WIDE PLANTING ZONE SHOWN



Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
 Mob: 021 347 979
 Auckland Council, Manukau Civic Building Level 6
 33 Manukau Station Road, Manukau Central
 Visit our website: www.aucklandcouncil.govt.nz

From: Karen Thomas <karent@subdivision.co.nz>

Sent: Friday, 6 December 2024 9:50 am

To: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Subject: LUC60427692- 1799A Great South Road, Drury

Hi Michele,

Thank you so much for your understanding while we have considered the best way to proceed with the broader issues for the site

(which are reasonably complicated).

As TSC are now working through the consenting matters for the activity on the remainder of the site and are intending to lodge a resource consent application early next year, we have decided to continue to respond to the outstanding s92 matters for the current application (Aarons Contracting Ltd). Please see the one drive link below with our responses to the outstanding s92 items. We acknowledge that in your s91 RMA letter dated 16 August 2024 you stated that the processing of LUC604276 will be deferred until the Regional Consents are lodged (with the SW discharge consent linking both activities on the site), however, can we please request that we continue to work through the other outstanding s92 matters in the interim until the other consents are lodged. This would hopefully enable us to get to a point where all outstanding land use consent matters for Aarons Contracting Ltd can be resolved. As explained more in the s92 response table, given that the activities on the site are not interlinked, we will not be lodging one comprehensive resource consent.

 [LUC60427692 Additional s92 response December 2024](#)

If you have any queries regarding the above, please do not hesitate to give me a call to discuss further.

Kind Regards,

Karen

Karen Thomas

Planner | BPlan(Hons)



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Written approval of affected persons for resource consent



PART A (to be completed by the applicant)

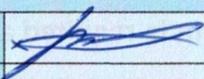
| PART A - APPLICATION | | |
|--|--------------------------------|-------------------------------------|
| Applicant/s name: (please write all names in full) | Vernon Developments Limited | |
| Address of proposed activity: | 1799A Great South Road, Bombay | Application number if known: |
| | | LUC60427692 |
| Description of proposed activity: | | |
| Establishment and operation of a rural industry activity in the north-west corner of the site (Aarons Contracting Limited) that involves the stockpiling of greenwaste and logs which are processed (mulched and wood chipped) and stored on-site. No buildings are proposed as part of the application with all machinery, equipment and vehicles to be stored on a hardstand area. | | |
| List of all documents and plans to be sighted (including title, author and date) | | |
| Title | Author | Date |
| Proposed Development Plans - Sheets 1 - 2 | TSC | NOV 2024 |
| Proposed Development Plan Sheet 3 | TSC | JULY 2024 |
| Assessment of Environmental Effects Report | TSC | December 2023 |
| | | |
| | | |
| Resource consent/s being sought for (describe why resource consent is required and details of any non-compliance) | | |
| As per attached Assessment of Environmental Effects Report | | |
| | | |
| | | |

PART B (to be completed by the person/s and/or organisation/s who are providing written approval)

| PART B – AFFECTED PERSON/S | | | Tick if owner | Tick if occupier |
|-------------------------------------|-------------------------------|------------------|--------------------------|-------------------------------------|
| Full name: (in print) | HENARE TANA | | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Full name: (in print) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| Full name: (in print) | | | <input type="checkbox"/> | <input type="checkbox"/> |
| Address of affected property | 1799 Great South Road, Bombay | Postcode: | | |
| Email: | | Mobile: | 0223675978 | |

| PART B – AFFECTED PERSON/S (continued) | |
|--|--|
| I have authority to sign on behalf of all (tick which one/s apply) | |
| <input type="checkbox"/> Property owners | <input checked="" type="checkbox"/> Property occupiers |
| Please note: The approval of all the legal owners and occupiers of the affected property is required. If you have authority however to sign on behalf of others, please provide documentation providing you have this authority. | |

PART C (to be completed by the person/s and/or organisation/s who are providing written approval)

| PART C – DECLARATION | | | |
|---|---|------|----------|
| Tick each box below that applies | | | |
| <input checked="" type="checkbox"/> | I/We have been given details of the proposal and plans to which I/we are giving written approval. A list of the documents I/we have sighted is included on page 1. | | |
| <input checked="" type="checkbox"/> | I/We have signed each page of the plans in respect of this proposal. These need to accompany this form. | | |
| <input checked="" type="checkbox"/> | I/We understand that by giving my/our written approval, the council cannot take account of any actual or potential effects of the activity on my/our property when considering the application. | | |
| <input checked="" type="checkbox"/> | Further, I/we understand that at any time before a decision is made about the application, I/we may give notice in writing to the council that this approval is withdrawn. | | |
| In signing this form, I/we am/are satisfied that I/we fully understand the proposal. | | | |
| Contact our Customer Service team on 09 301 0101 if you need more information about the resource consent process. | | | |
| Signatures/s |  | Date | 3.12.24. |
| Signatures/s | | Date | |
| Signatures/s | | Date | |
| PRIVACY INFORMATION | | | |
| The council requires the information you have provided on this form to process your application under the Resource Management Act 1991 and to collect statistics. The council will hold and store the information on a public register. The details may also be made available to the public on the council's website. These details are collected to inform the general public and community groups about all consents which have been processed or issued through the council. Under the Privacy Act 2020, you have the right to see and correct personal information Auckland Council holds about you. | | | |

Advice Note: If you are asked to give your written approval to someone's proposed activity as part of their application for a resource consent, you should do the following:

- Request that the applicant (or their representative) explain the proposal clearly and fully to you.
- Study the application and associated plans provided by them in order to understand the effects of the proposed activity. If there are no plans available at this stage, you may wish to wait until they are available.
- Ask the applicant (or their representative) if you have been provided with a copy of the full application, including plans.
- Ask for time to consider the documents if you think you need it.

- *Decide whether the proposed activity will adversely affect you or your property. You are entitled to ask the applicant for more information, but you should make a decision about whether you will sign the form or not as promptly as is reasonable in the circumstances. You may suggest amendments to the proposed activity that you consider would reduce the effects on you. If the proposal is amended by the applicant, then you should only sign the amended version of the proposal.*
- *If you consider that you will be adversely affected by the proposal and do not wish to sign the approval form, you will need to advise the applicant (or their representative).*
- *If you change your mind after signing this form, you may withdraw your approval at any time before a decision is made on the application by advising the council in writing that your approval is withdrawn.*

DECEMBER 2023 | V1.0

Assessment of Environmental Effects Report

1799A Great South Road, Drury

Vernon Developments Limited

 **0800 TO SURVEY**
(0800 86 78 78)

 www.subdivision.co.nz

Document Control Record

Client: Vernon Developments Limited

Project Location: 1799A Great South Road, Drury

Job Number: J1612

Document: Assessment of Environmental Effects Report

Version: V1.0

Document Status: Final - Approved for Issue

Date: December 2023

Prepared by:



Karen Thomas – Planner

Reviewed by:



Sarah Nairn – Senior Planner

Approved by:

Craig Forrester – Project Manager

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Appendices

Appendix 1: Abatement Notices

Appendix 2: Record of Title NA93B/140

Appendix 3: Proposed Development Plan, prepared by TSC Ltd, dated DEC 2023

Appendix 4: Landscape and Visual Assessment, prepared by Sally Peake, dated 06.12.2023

Appendix 5: Site aggregate analysis, prepared by Tilsley Engineering Ltd, dated 28 November 2023

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| | |
|---|--|
| Applicant: | Vernon Developments Limited |
| Property Address: | 1799A Great South Road, Drury |
| Legal Description: | Lot 6 Deposited Plan 156089 (Record of Title NA93B/140) |
| Property Area: | 8.673 hectares |
| Auckland Unitary Plan (Operative in Part) | <p>Zone: Rural – Mixed Rural Zone</p> <p>Overlays:</p> <p>Natural Resources: Significant Ecological Areas Overlay - SEA_T_4513, Terrestrial Natural Resources: High-Use Stream Management Areas Overlay</p> <p>Natural Resources: High-Use Aquifer Management Areas Overlay - Bombay Drury Kaawa Aquifer</p> <p>Natural Resources: High-Use Aquifer Management Areas Overlay - Bombay Volcanic</p> <p>Natural Resources: Quality-Sensitive Aquifer Management Areas Overlay - Franklin Volcanic Aquifer</p> <p>Natural Heritage: Outstanding Natural Features Overlay - ID 177, Raventhorpe tuff ring</p> <p>Controls: Macroinvertebrate Community Index – Rural and Native</p> |
| | |

Proposal:

Land use consent is sought to establish and operate a rural industry activity in the north-west corner of the site, partially within an identified Outstanding Natural Feature overlay area.

As the yard area for the activity is located on a metalled hardstand that was established without obtaining the required consents, retrospective land use consent is also sought for general earthworks of 1,090m³, over an area of 2,135m² associated with the formation of the hardstand area and the earth bund within the identified Outstanding Natural Feature overlay area (Raventhorpe tuff ring ID 177).

Resource consent is also required for total general earthworks of 1,290m³ over an area of 2,785m² within the Mixed Rural Zone (which includes the area and volume of earthworks undertaken within the ONF overlay as well as the proposed earthworks for the formation of the driveway).

Executive Summary:

The property subject to this application is located at 1799A Great South Road, Drury, within the Rural – Mixed Rural Zone of the Auckland Unitary Plan (Operative In Part) (AUP (OP)). Land use consent is sought to establish and operate a rural industry activity (Aarons Contracting Limited) in the north-west corner of the site, occupying an area of approximately 5,700m². Access to the activity will be from Great South Road via an existing vehicle crossing.

The activity will be located on an existing metalled hardstand area within the Raventhorpe tuff ring, an identified Outstanding Natural Feature (ONF) under the AUP (OP). However, the majority of the metalled area within the ONF overlay area was formed without consent (the exception being an area that historically provided access to and around the former milking shed). Therefore, a retrospective land use consent is sought for the formation of the metalled area which involved earthworks of 510m³, over an area of 1,700m² within an identified ONF overlay area. The excavated topsoil associated with the formation of the metalled area was used to form an earth bund (maximum height of 2.0m) along the northern boundary. That part of the bund within the yard area for the activity involved the placement of 580m³ of topsoil over an area of 435m².

The rural industry activity involves the stockpiling of green waste and logs sourced from rural properties, which are then processed (mulched and wood chipped) and stored on-site. Occasionally, the temporary storage of rescue trees will also occur within the activity area. The general public will not be able to access the activity area as Aarons Contracting Ltd only operate as a bulk sales company where deliveries of the processed product from the site are undertaken by staff, using company trucks. There are no buildings associated with the activity and no signage is proposed as part of this application.

The following consents are required:

Land Use consent (s9) required:**Auckland Unitary Plan (Operative In Part)**

- H19.4.1 (A21) – A rural industry activity within the Mixed Rural Zone requires consent as a restricted discretionary activity.

- E12.4.1 (A6) and (A9) – to undertake general earthworks (total) of 1,290m³ over an area of 2,785m². As the earthworks are greater than 1,000m³ up to 2,500m³ and greater than 2,500m² within the Mixed Rural Zone, restricted discretionary activity consent is required.
- E12.4.3 (A41) – to undertake general earthworks within the Outstanding Natural Feature Overlay area of 1,090m³. As the earthworks volume is greater than 50m³ within the ONF overlay area, restricted discretionary activity consent is required.

Overall, this assessment has determined that the adverse effects of this proposal will be less than minor for the following reasons:

- The small scale and low key nature of the activity (where the yard is not actively manned on a daily basis) ensures the existing rural character and amenity values are maintained.
- Operational measures, existing vegetative screening and separation distances to residential activities on adjoining sites assist in mitigating potential adverse environmental effects to a point where they will be less than minor.
- Existing buildings and metalled areas have historically limited the use of the site in this location for land base rural production activities, therefore the overall productive capacity of the land will be retained.
- The earthworks and earth bund within the ONF overlay have not resulted in any significant modifications to the geology of the ONF and the landscape and visual adverse effects of the earthworks have been assessed as being low/less than minor.
- The additional traffic generated by the activity will be negligible and easily able to be absorbed in the surrounding roading network without any adverse effects in terms of roading function and safety.

It is considered therefore that this proposal is an appropriate use of a rural site and the activity will generally be consistent with the relevant objectives and policies of the Auckland Unitary Plan (Operative in Part).

1. INTRODUCTION AND BACKGROUND

This application for resource consent is made pursuant to s88 of the Resource Management Act 1991 (RMA). The application is supported by an assessment of the environmental effects as required by s88, with assessment relying on technical assessments and recommendations. The information contained within this application addresses the requirements set out in Schedule 4 of the RMA.

In June 2023, the applicant was issued an Abatement Notice by Auckland Council for industrial and billboard activities occurring on the site and for earthworks that had been undertaken on the site. The industrial activities (a green waste recycling facility – Aarons Contracting and civil contractors yard – CB Civil and Drainage Limited), as well as earthworks greater than 2,500m² in the Mixed Rural Zone, require resource consent however, these activities had been established/undertaken on the site without any consents being granted.

In August 2023 a second Abatement Notice was issued by Auckland Council for unconsented works within the ONF overlay area (Raventhorpe tuff ring), in the north-west corner of the site. An area to the east of

the existing farm sheds had been converted to a metalled hardstand area and CB Civil and Drainage Limited had occupied this hardstand area.

Since receiving the Abatement Notices, CB Civil and Drainage Limited have vacated the site and all billboards have been removed. It is proposed as part of this resource consent application to relocate Aarons Contracting Limited from the north-eastern corner of the site to the north-western corner of the site.

This application will also address the earthworks that have been undertaken within the ONF overlay area associated with the formation of a metalled hardstand area and earth bund, as well as the associated general earthworks on the site, as it relates to proposed yard area for this rural industry activity. A copy of both of the Abatement Notices is provided in **Appendix 1**.

2. SITE DESCRIPTION AND CONTEXT

2.1 LEGAL DESCRIPTION

The property at 1779A Great South Road, Drury is legally described as Lot 6, DP 156089, contained within Record of Title NA93B/140, and is 8.6730 ha in size. The current owners of this property are R Vernon, C Vernon and CG Vernon KW Trustee Limited, who are collectively the applicant.

There are no consent notices or land covenants registered on the RT, and there are no other interests registered on the title, which would prevent this application from proceeding. A copy of the above Record of Title can be found in **Appendix 2**.

2.2 SITE AND SURROUNDS DESCRIPTION

The subject site is an irregular shaped property located on the eastern side of Great South Road, approximately 1.7km north of the settlement of Bombay. The eastern boundary of the property adjoins State Highway 1 (Auckland Motorway). The property sits within the Mixed Rural Zone under the AUP (OP) and contains two existing farm sheds (a former milking shed and a haybarn) and a transportable portacom building located in the north-western portion of the site. Building consent has recently been obtained for a new implement shed in the central portion of the site, near the northern boundary (reference BCO10370791, issued 04/08/2023). There is an existing metalled access through the centre of the property, leading to the north-eastern corner as well as a large metal hardstand area near the north-western portion of the site, otherwise the site is vacant and pastoral. The site does not contain any residential activities, although there is a dwelling on the site immediately to the south of the location of the rural industry activity (Lot 1, DP 156089 – RT NA93B/135), which is also owned by the applicant.

Access to the site is provided via an existing vehicle crossing located immediately to the south of 1799 Great South Road (Lot 1 DP 156089). This crossing gains direct access from Great South Road and has recently been constructed following the approval of vehicle crossing application VXG21640098 on the 12th October 2023. The topography of the site is generally level with the site sloping more moderately towards the eastern boundary.

The site sits within a rural environment, where surrounding land is used typically for farming and where there are a large number of rural-residential lots within the surrounding landscape. The Auckland Motorway runs along the eastern boundary of the site and is a major physical characteristic of this area.

Refer to *Figures 1 and 2* below for the site location and an aerial photograph of the site.

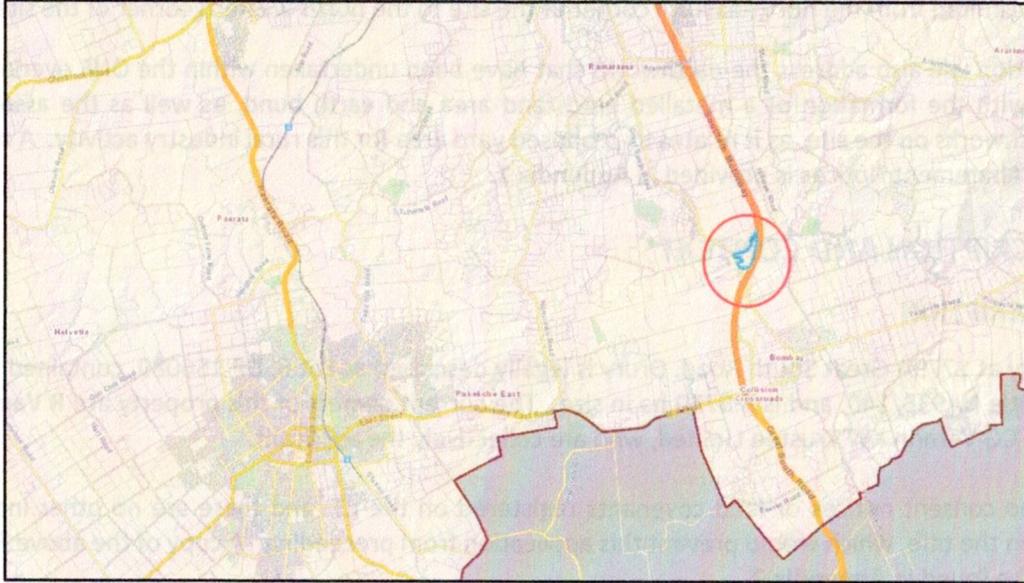


Figure 1: Site location (highlighted red) Source – Auckland Council GeoMaps, December 2023



Figure 2: Aerial photograph of the site – 1799A Great South Road, Drury. Source – Google Earth, December 2023

3. PROPOSAL

3.1 RURAL INDUSTRY ACTIVITY

The applicant is seeking consent to establish and operate a rural industry activity (Aarons Contracting Limited) in the north-west corner of the site. Aarons Contracting Limited specialise in scrub mulching within the Auckland area. The establishment and operation of Aarons Contracting Limited on the site will allow the business to serve the rural Franklin area. The activity has a clear connection to rural production activities as the majority of the activity will involve mulching and wood chipping green waste created from vegetation removal associated with shelterbelt removal / fallen trees on farms and orchards (for example Punchbowl), or from assisting larger clients like Counties Energy or Franklin Trees with vegetation removal from rural properties.

The activity also involves a tree rescue service where trees are saved during land clearance works, and temporarily stored on-site until such time as they are on-sold to rural property owners and orchardists to replace lost trees in shelterbelts. There is a specialist tree spade transplanting machine which will be stored within the yard area that is used as part of the tree rescue service.

The activity will occupy a yard area of approximately 5,700m² and access to it will be from Great South Road (a collector road in this location) via an existing vehicle crossing.

As detailed within section 1.0 above, this rural industry activity is currently located in the north-eastern corner of the site and was established without any consents being granted. It is proposed as part of this application to relocate the activity to the north-western corner, near the existing farm buildings and tanker track on the site.

Description of activity

The activity will operate within the identified yard area, which will provide a storage area for green waste and logs as well as an area for processing and storing the mulched and wood chipped product. There is also a post and wire mesh fence running partway around the perimeter of the yard area. Occasionally the temporary storage of rescue trees will occur within the activity area. Vehicles and machinery associated with the business (staff vehicles, heavy trucks, a tree transplanting machine, woodchipper/grinder and excavator) will also be parked within the yard area. There are no new buildings proposed as part of this application. An old milking shed currently located near the northern boundary of the yard area will be removed, with the existing haybarn shed to be retained, though this building is not associated with the activity.

Green waste and logs are delivered to the site by staff and stockpiled on the ground, within the metalled hardstand area. When there is a suitable amount of stockpiled material, the green waste is mulched / wood chipped on-site. This processed product is then piled within small areas sectioned off with large concrete blocks. This processing is only undertaken once every 2 months and occurs over a 1-2 day period. The machine that mulches/wood chips the green waste is stored on the back of a trailer, so that it is able to be transported to each work site if green waste is required to be mulched. If not required, the trailer and the machine will be left at the yard area and used on those

few days when the processing will occur on-site. The machine has a long conveyor belt that carries the processed mulch to where it will be stockpiled. The typical layout of the activity is shown on the proposed development plan. An excavator is also used to load/unload materials and will be located on the site, within the hardstand area.

Bulk sales of the processed product are proposed, where the sale of the processed products from the yard area will only be undertaken / delivered by Aarons Contracting Limited employees and trucks. This means that the general public will not visit the site.

No truck wash, maintenance or servicing of vehicles will be undertaken on the site.

Traffic movements

On a daily basis, it is estimated that there would be six light vehicle movements as well as up to eight heavy vehicles movements. Vehicles will gain access to the activity via an existing vehicle crossing to the site, directly from Great South Road. This vehicle crossing does not require upgrading as it has only recently been constructed in accordance with Auckland Transport's Standard Engineering Detail VX0303.

Staff

There will be a total of 4 employees associated with the activity. The nature of the activity means that there will be no staff on-site full time so the yard area will not be actively manned during the day, with staff generally arriving to the site in the mornings to pick up company vehicles and returning in the evenings. Occasionally staff will visit the site throughout the day to deliver green waste, or pick up mulched product for delivery, on an 'as required' basis. If on the site during the day, staff would only typically stay for less than an hour to unload green waste or load processed product for delivery.

The exception to this is when the processing of green waste is undertaken, which occurs over 1-2 day periods once every two or so months, when the staff are likely to be on-site for the majority of the working day.

As there are no staff on-site full time on a daily basis, there are no staff facilities (office, bathroom, staffroom etc) associated with the activity, however a port-a-loo will be located within the yard area for staff use.

Hours of operation

The activity will operate within the hours of 6.00am to 5.00pm, Monday to Friday, and 7.00am to 2.00pm on Saturdays. The activity will not operate on Sundays or on public holidays.

There may be some circumstances where traffic movements associated with the activity need to occur outside of these hours, particularly if there are traffic delays on the motorway network and vehicles have to return to the site later than expected.

Signage and Lighting

The activity will not operate during the hours of darkness therefore no lighting is proposed. As there

will only be staff visiting the site, no signage is proposed as part of this application.

3.2 EARTHWORKS

The activity will be located on an existing metalled hardstand area located in the north-western portion of the site, as identified on the submitted Proposed Development Plan provided in **Appendix 3**. The majority of the metalled hardstand area is located within the Raventhorpe tuff ring (ID 177), an identified Outstanding Natural Feature (ONF) under the AUP (OP).

With the exception of a small, metalled area that has historically provided tanker access to and around the former milking shed, the metalled hardstand area within the ONF overlay was established without any consent being obtained for this restricted discretionary activity.

The formation of the metalled hardstand area within the ONF overlay area involved earthworks of 510m³ over an area of 1,700m² where topsoil was stripped to a depth of between 200-300mm depth from the area, excavating down to clay. The excavated topsoil material was then placed adjacent to the northern boundary to form an earth bund, which is approximately 2.0m in height. The portion of the earth bund within the proposed yard area was formed from approximately 580m³ of soil over an area of 435m². The additional earthwork volume used for the earth bund was derived from the formation of the metalled hardstand area located towards the east, which was formerly occupied by CB Civil and Drainage Limited. The earth bund has recently been planted with a variety of native Pittosporum trees, purchased from Rainbow Park nurseries in October 2023.

In total, earthworks of 1,090m³ were undertaken over an area of 2,135m² within the ONF overlay area, associated with the hardstand and bund.

In addition to the earthworks within the ONF overlay area, additional earthworks are necessary for the formation of a new metalled access to the yard area. These earthworks will be undertaken in accordance with GD05 and will involve a site scrape and placement of metal for the accessway.

Overall, total earthworks associated with the activity total 1,290m³ over an area of 2,785m² within the Mixed Rural Zone.

4. REASONS FOR CONSENT

An assessment of the proposal against the Auckland Unitary Plan (Operative in Part) has been undertaken which has identified that resource consent is required for the following:

- H19.4.1 (A21) – A rural industry activity within the Mixed Rural Zone requires consent as a restricted discretionary activity.
- E12.4.1 (A6) and (A9) – to undertake general earthworks (total) of 1,290m³ over an area of 2,785m². As the earthworks are greater than 1,000m³ and 2,500m² within the Mixed Rural Zone, restricted discretionary activity consent is required.
- E12.4.3 (A41) – to undertake general earthworks within the Outstanding Natural Feature

Overlay area of 1,090m³. As the earthworks volume is greater than 50m³ within the ONF overlay area, restricted discretionary activity consent is required.

Overall, the activity has a **restricted discretionary activity** status.

5. CONSULTATION

While it is not mandatory to undertake consultation for resource consent applications, it is recognised good practice to consult. The Fourth Schedule (Clause 6(1)(f)) of the RMA states that an Assessment of Environmental Effects should include a statement that identifies those persons affected by the proposal, details of any consultation undertaken, and any response to the views of those consulted.

Subject to the adherence to the plans and information submitted as part of this application, and the imposition of appropriate conditions of consent, no adverse effects on any persons are anticipated, therefore the applicant has not undertaken any consultation.

6. RELEVANT STATUTORY PROVISIONS

6.1 SECTION 104 RMA

When considering an application for a resource consent, Council, pursuant to Section 104 and subject to Part 2 of the Act, must have regard to:

- *s104(1)(a) Any actual or potential effect on the environment of allowing the activity; and*
- *s104(1)(ab) Any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- *s104(1)(b) Any relevant provisions of a national policy statement, New Zealand coastal policy statement, regional policy statement, plan or proposed plan; and*
- *s104(1)(c) Any other matter Council considers relevant and reasonably necessary to determine the application.*

6.2 SECTION 104(1)(a) RMA

Section 104 requires an overall balancing exercise of a range of considerations, one of which is the actual and potential effects (of whatever scale), on the environment of allowing the activity (s104(1)(a)).

Taking into consideration the relevant assessment criteria, the following assessment is provided of the actual and potential effects on the environment of allowing the proposal.

Actual or Potential Effects on the Environment

6.2.1 Restricted discretionary activities

We note that the general earthworks and the rural industry activity have a restricted discretionary activity status. Therefore, the Council must, when determining the extent of any adverse effects relating to the proposed earthworks and rural industry activity, disregard any adverse effects that do not relate to matters for which the rule restricts discretion (s104C RMA).

6.2.2 Adverse Effects (excluding effects on persons who own or occupy adjacent land)

Rural character and amenity effects

The immediately surrounding landscape comprises a mix of pastoral rural uses and rural lifestyle properties. Within the wider landscape, further to the north there are horticultural activities, with the St Stephens School site located to the south-west of the subject site. The site itself sits between two main routes, Great South Road to the west and the Auckland Motorway to the east.

The activity will be located in the north-west corner of the site, adjacent to Great South Road. The topography of the site in this location is elevated above the road, which, when combined with existing vegetative screening on the roadside, significantly reduces views of the activity. The earth bund and planting along the northern boundary provide further screening of the activity from the north. Views of the activity from the south are extremely limited due to the topography and existing built development on the adjoining site (Lot 1 DP 156089 - 1799 Great South Road). Views of the activity from the east are limited due to the existing haybarn building and separation distances. In addition, the nearest dwelling to the activity (other than the dwelling to the south of the activity area which the applicant also owns) is located on the opposite side of Great South Road (1810 Great South Road), separated by an intervening road and well screened by established vegetation. Therefore, while there may be very limited views of the activity, the activity is unlikely to result in adverse visual amenity effects when viewed from surrounding public vantage points and surrounding sites.

The size and scale of the activity is such that the rural character of the surrounding landscape will be retained. This is supported by the low number of additional vehicle movements, low staff numbers, the fact that the majority of the activity is undertaken off-site, and taking into account no built development is proposed. Operational measures will be undertaken (such as hours of operation) to ensure odour, dust and noise are managed to ensure good amenity levels for any rural lifestyle properties nearby.

Overall, it is considered that any adverse rural character and amenity value effects will be less than minor.

Landscape and geological effects

A Landscape and Visual Assessment Report has been prepared by Sally Peake of Peake Design Ltd to assist in determining the effects of the metalled hardstand area and earth bund within the ONF overlay. A copy of this report is provided in **Appendix 4**. The purpose of the report was to evaluate the effects of the recent works on the landscape values, with reference to the ONF overlay area.

With regard to landscape effects, the report determined that the most noticeable visual element of the proposal is the earth bund and fence along the northern boundary, which visually separate the site from the remainder of the ONF. An analysis of different public views of the activity area was undertaken by Sally Peake which concluded that the activity does not result in significant adverse effects on the landscape values of the ONF. In particular, the activity area is located on the edge of the tuff ring, which does not appear to be well defined, having been historically altered with the construction of Great South Road and the driveway to the sites adjoining the northern boundary (1789A and 1789B Great South Road). While the earth bund is a visible element within the ONF, Sally Peake was of the opinion that the existing landform to the north of the driveway to the sites adjoining the northern boundary formed an effective physical and visual edge to the ONF and that the removal of the bund and yard area is not considered necessary based on landscape and visual effects.

Overall, as the works within the ONF are not readily discernable outside of the site (with the exception of the bund and fence), the effects on landscape values of the ONF are rated low. A recommendation outlined within Sally Peake's report is that the windbreak material on the fence be removed once the planting is established. The removal of this material will help reduce the visual impact of the bund and fence. The applicant is in agreement with this recommendation and is happy to have it as a condition of consent. Please refer to the Landscape and Visual Assessment Report for detail.

The effects of the earthworks on the geology of the ONF overlay area have also been considered. Tilsley Engineering Ltd were engaged to assist in identifying the extent of the historic metalled area. A copy of the Tilsley report is provided as **Appendix 5**. The conclusions reached by Tilsley Engineering Ltd, based on an analysis of a number of test pits across the north-western portion of the site is that approximately half of the yard area to be used by Aaron's Contracting Ltd contains historic aggregate which has had additional, newer metal placed on top. It is our understanding that the formation of the additional metalled yard area in the north-western portion of the site involved excavating the topsoil, to a depth of approximately 200-300mm until clay was exposed, and placing the topsoil material in the earth bund adjacent to the northern boundary. We note that the Auckland Unitary Plan enables small scale land disturbance as it recognises that "*Type A features are landforms that are sufficiently large and robust to withstand small-scale land disturbance or constructions without significant impact.*"

Having regard to the depth of the excavation and the location of the earthworks at the very edge of the tuff ring, geological effects within the ONF overlay area are considered to be less than minor.

Earthwork effects

Retrospective consent is required for the earthworks undertaken to form the yard area and earth bund. We have been advised that the earthworks were undertaken on the site by an experienced earthworks contractor, during a period of fine weather. The earthworks were not extensive and effectively involved a site scrape where topsoil was removed and placed in an earth bund adjacent to the northern boundary. All exposed areas were stabilised with metal, and, in the case of the earth bund, native pittosporum trees were planted to assist with stabilisation.

The remaining earthworks required to form the access to the yard area will be undertaken in accordance with Auckland Council's "Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region – Guideline Document 2016/005 (GD05) by an experienced contractor. All work will be undertaken in accordance with the construction noise standards set out

in Chapter E25 of the AUP(OP) and on this basis aural amenity effects on neighbouring sites will be unlikely.

Adverse dust effects beyond the boundary of the site are not expected, in the event that dust should pose an issue, earthworks will cease, or dust control measures employed such as having a water tanker/sprinkler on site. As earthworks will be undertaken during daylight hours, there will be no lighting effects associated with the earthworks. Odour effects associated with the earthworks are also not anticipated.

Traffic effects

Traffic movements associated with the activity are anticipated to be relatively low, with the proposal to increase the number of traffic movements per day by approximately six light vehicles and up to eight heavy vehicles. There is sufficient space on the site to allow for easy on-site manoeuvring for all vehicles associated with the activity.

Great South Road is a sealed road with a southbound passing lane running along the majority of the road frontage of the site. Access to the activity will be gained via an existing vehicle crossing located just to the south of 1799 Great South Road (Lot 1, DP 156089 - RT NA93B/135). This vehicle crossing gains direct access from Great South Road and has recently been constructed following the approval of vehicle crossing application VXG21640098 on the 12th October 2023. As this vehicle crossing has been designed in accordance with Auckland Transport's TDM Technical Standard drawing VX0303 for rural vehicle crossings with a speed zone of > 60km/hr, no upgrades or changes are required to the vehicle crossing.

Clear sightlines exist in either direction along Great South Road at the vehicle crossing to the site. The vehicle crossing, combined with the relatively low increase in vehicle movements for the site, mean that the activity is not anticipated to compromise the form, function or safety of Great South Road in this location.

Overall, traffic effects are considered to be less than minor.

Noise, Odour and Dust effects

The main sources of noise in relation to the activity will be noise associated with vehicle movements and noise associated with the operation of a machine to grind / wood chip green waste material. It is considered that the number of daily vehicle movements will not give rise to an unusually heightened number of vehicles along Great South Road. The site and surrounding sites are located near the Auckland Motorway and Great South Road, an environment dominated by noise from existing road traffic. Any noise generated by the additional vehicle movements is expected to be readily absorbed into the receiving environment.

The activity will not be actively manned on a daily basis and the noise associated with the operation of the machine that processes green waste material only occurs over short term periods (1-2 days), every couple of months and the excavator used for loading and unloading of materials. Noise associated with the operation of these machines is largely mitigated by the earth bund along the

northern boundary, existing vegetation and intervening roads. It is also relevant that the type of noise generated by the activity is comparable to noise typically generated in the rural zone where heavy vehicles and farm machinery are used. The rural zone provides for a higher level of noise, and in relation to this activity, a reasonably low level of noise is anticipated that would be acceptable within the rural zone. All work will occur within daytime hours and no activities will be undertaken during night time hours.

Operational measures are able to be undertaken (such as no processing on windy days) to ensure dust does not become a nuisance beyond the site boundaries.

Having regard to the above, it is considered that overall noise effects will be less than minor.

Natural hazard effects

The activity is located in a portion of the site that is elevated above surrounding sites, therefore no adverse flooding effects are anticipated. Stormwater will continue to sheet flow following the contour of the land, and due to the relatively level topography in this location, there will be no adverse geotechnical effects. It is noted that no new buildings are proposed as part of this proposal. Overall, any adverse natural hazard effects will be less than minor.

Reverse Sensitivity Effects

The activity is not considered to be sensitive to effects generated by rural production activities. Surrounding land uses contain a mix of rural-residential and rural activities, however due to separation distances, intervening roads, existing vegetation and the earth bund as well as operational measures, it is considered that the activity will not result in any reverse sensitivity effects on existing activities. It is noted that the closest dwelling is located approximately 98m away, on the other side of Great South Road. Overall, any adverse reverse sensitivity effects will be negligible.

6.2.3 Positive effects

It is noted that there are positive effects through the ability of the landowner to provide for their social, economic and cultural wellbeing and ensuring that the subject property is capable of reasonable use and occupation by them. The activity also provides a service to the surrounding rural communities and positively supports rural productive activities through saving and re-using trees and through the production of mulch and wood chip. The activity also provides employment opportunities for local people.

6.2.4 Adverse Effects (including effects on persons who own or occupy adjacent land)

There are no persons considered to be adversely affected by the activity because any potential adverse effects on any person (including the landowners/occupiers of adjacent properties) will be less than minor given the extent and location of the works as well as the location of existing dwellings on adjacent properties; surrounding land use and landscape features (including intervening roads and vegetation); and separation distances from the proposed house sites. In particular:

- 1789 Great South Road, Bombay – this property adjoins the northern boundary of the subject site and is separated from the subject site by an existing access way that provides access to the two properties to the north-east (1789A and 1799B Great South Road). The property at 1789 Great South Road does not contain any sensitive activities near the location of the proposed activity, and an earth bund runs along the boundary between the subject site and this adjoining site which will assist in minimising visual and acoustic effects associated with the proposal.
- 1810 Great South Road, Bombay – this property is located on the western side of Great South Road, on the opposite side to the subject site. The dwelling on this property is located approximately 98m from the location of the proposed activity, however the intervening road, established vegetation and topography ensure the privacy and outlook of the dwelling is not adversely impacted.
- 1799 Great South Road, Bombay – this property is located immediately to the south of the activity area and is a rural lifestyle property. As this property is also owned by the applicant, written approval is implicit.

No other person or properties are considered adversely affected by the proposal.

There are no protected customary rights groups or marine title groups in the region adversely affected by this proposal.

Overall, subject to works being undertaken in accordance with the submitted plans and technical reports, no persons are considered to be adversely affected by this proposal.

6.3 SECTION 104(1)(ab) RMA

Section 104(1)(ab) requires consideration of any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects that will or may result from allowing the activity. There are no specific offsetting or environmental compensation measures required to ensure positive effects on the environment.

6.4 SECTION 104(1)(b) RMA

An assessment of those matters set out in Section 104(1)(b) is provided below:

6.4.1 National Environmental Standards and Other Regulations – s104(1)(b)(i) and (ii)

NESCS

Under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NESCS), clause 5(4) (disturbing the soil) and clause 5(6) (changing the use of a piece of land) apply where the land has, is, or is more likely than not to have been subject to an industry or activity that can be found on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL) and undertaking the activity is reasonably likely to harm human health.

Having regard to the above, it is considered that in accordance with regulation 6(2) of the NESCS, there are no records to indicate that an activity or industry described in the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken, or likely to have been undertaken, on the site in the location of the yard area. There is no indication of any sheep dips or chemical storage tanks near the yard area. As such, it is considered that the provisions of the NESCS do not apply to this proposal.

NES-F

In relation to the Resource Management (National Environmental Standard for Freshwater) Regulations 2020 (NES-F), the proposal does not involve the reclamation of any riverbed and does not involve the complete or partial drainage of any natural wetland, with no earthworks or vegetation clearance proposed within a 10m setback from any natural wetland. Additionally, no taking, using, damming, diversion or discharge of water into water, within 100m of any natural wetland is proposed as part of this application. Accordingly, it is considered that there are no consents required under the NES-F.

There are no other NES or other regulations in effect that require consideration in relation to this proposal.

6.4.2 National Policy Statement – s104(1)(b)(iii)

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) came into effect on 17th October 2022 and applies to General Rural or Rural Productions zoned land which contains LUC 1, 2 or 3 soils. On the LRIS portal, the subject site is mapped as containing LUC 2e 2 soils as shown in Figure 3 below.

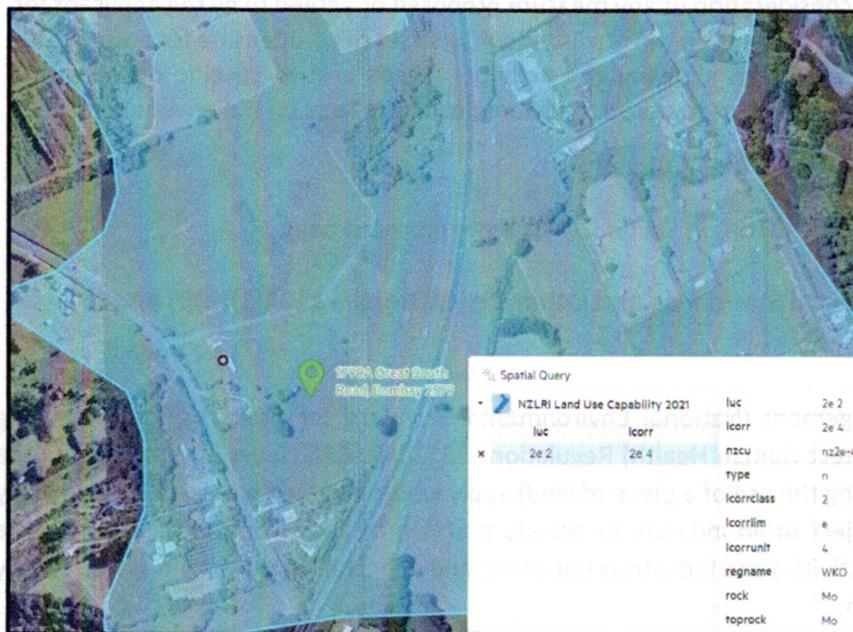


Figure 3: Mapped LUC soils for the property at 1799A Great South Road. Source: <https://iris.scinfo.org.nz/>

The sole objective of the NPS-HPL is that highly productive land is protected for use in land-based primary production, both now and for future generations. Policy 8 is relevant as it seeks that highly productive land is protected from inappropriate use and development.

Careful consideration has been given to the location of the rural industry activity in the north-western portion of the site due to the mapped LUC 2e 2 soils. As the existing cowshed building, hay barn and metal tank track have historically limited the use of the site in this location for land base rural production activities, we consider that the likely effect of the proposal is retention of the status quo productive capacity of the site.

As determined in the Site Aggregate Analysis, existing buildings and metal in this portion of the site mean that only a small area to the north-west of the tanker track is HPL. Clause 3.9 provides for exemptions to inappropriate use or development of HPL, with clause 3.9(2)(g) including small-scale or temporary land use activity that has no impact on the productive capacity of the site. Given the activity will only be located on a small area of HPL due to the Anthropogenic soils in this area, it is considered that the activity meets the definition of small-scale. On this basis it is considered that the proposal is an appropriate use of the land and will not conflict with the intent of the NPS-HPL.

There are no other National Policy Statements relevant to this application.

6.4.3 New Zealand Coastal Policy Statement – s104(1)(b)(iv)

The New Zealand Coastal Policy Statement is not relevant to this application.

6.4.4 Regional Policy Statement or Proposed Regional Policy Statement – s104(1)(b)(v)

Chapter B (Regional Policy Statement (RPS)) of the Auckland Unitary Plan (OP) sets out the strategic framework for managing the use, development and protection of the natural and physical resources of the Auckland region in an integrated and co-ordinated manner. Under the AUP (OP), matters relating to environmental protection, such as use of natural resources, the coastal and rural environment and urban growth and natural heritage have specific objectives, policies and methods to achieve sustainable and integrated management of major natural and physical resources in the Region.

Of relevance to this application is Part B4 (Natural Heritage) of the RPS, where B4.2 sets out the objectives and policies for Outstanding Natural Features and Landscapes which seek to *protect the physical and visual integrity of Auckland's outstanding natural features from inappropriate subdivision, use and development*. These objectives and policies are given effect to by the provisions contained within Chapter D10 of the AUP (OP) - Outstanding Natural Features Overlay and Outstanding Natural Landscapes Overlay.

Also of relevance to the rural industry activity is Part B9 (Rural environment) of the RPS which contains objectives and policies relating to the rural environment. In particular, objective B9.2.1 (3) seeks to enable rural production and other activities that support rural communities where the character, amenity, landscape and biodiversity values of rural areas are maintained, and rural areas outside of the Rural Urban Boundary are protected from inappropriate subdivision, urban use and development. Chapter H19 (Rural Zones) of the AUP (OP) gives effect to the RPS provisions relating to rural areas.

A separate detailed assessment of the proposal under Chapter B of the AUP (OP) is not required due to there being no real gaps or inconsistencies with the ONF Overlay and the Mixed Rural Zone objectives and policies that would require reference to the higher-level policy consideration of the RPS.

However, for the avoidance of doubt, consideration has been given to the relevant provisions of the RPS and it is considered that the proposal will not be inconsistent with, or contrary to, achieving the relevant policies and objectives or resource management strategies employed by this document. In this circumstance the earthworks within the ONF overlay area have not resulted in any significant adverse effects on the landscape or geological values of the Raventhorpe tuff ring, and the rural industry activity is of a nature and scale that is acceptable within the Mixed Rural Zone. Overall, it is concluded that the proposal is consistent with the RPS.

6.4.5 Plan or Proposed Plan – s104(1)(b)(vi)

Auckland Unitary Plan (OP)

Chapter D10 – Outstanding Natural Features Overland and Outstanding Natural Landscapes Overlay

| Objectives and Policies | | Assessment |
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| D10.2 | <p>Objectives</p> <p>(1) Auckland’s outstanding natural features and outstanding natural landscapes are protected from inappropriate subdivision, use, and development.</p> <p>(2) The ancestral relationships of Mana Whenua with outstanding natural features and outstanding natural landscapes are recognised and provided for.</p> <p>(3) Where practicable the restoration and enhancement of outstanding natural features and outstanding natural landscapes, including in the Waitākere Ranges Heritage Area and the Hauraki Gulf /Te Moana-nui o Toi/Tikapa Moana, is promoted.</p> | <p>A landscape and visual assessment undertaken by Sally Peake in relation to the modifications to the land within the ONF overlay concluded that the development is not inappropriate and it will not result in significant adverse effects on the landscape values of the feature. Refer to Appendix 4 for further detail.</p> <p>The ancestral relationships of Mana Whenua with the Raventhorpe tuff ring will not be compromised. While the merits of removing the earth bund were considered as part of the landscape and visual assessment undertaken by Sally Peake, it was deemed not necessary based on low effect on landscape values of the ONF.</p> <p>On this basis, the proposal will not conflict with these objectives.</p> |

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| | <p>(4) Existing rural production activities are recognised as part of landscape values including in outstanding natural features and outstanding natural landscapes.</p> | |
| <p>D10.3</p> | <p>Policies</p> <p>(3) Protect the physical and visual integrity of outstanding natural features, including volcanic features that are outstanding natural features, by:</p> <p>(a) avoiding the adverse effects of inappropriate subdivision, use and development on the natural characteristics and qualities that contribute to an outstanding natural feature's values;</p> <p>(b) ensuring that the provision for, and upgrading of, public access, recreation and infrastructure is consistent with the protection of the values of an outstanding natural feature; and</p> <p>(c) avoiding adverse effects on Mana Whenua values associated with an outstanding natural feature.</p> <p>(4) Protect the physical and visual integrity of outstanding natural features, while taking into account the following matters:</p> <p>(a) the value of the outstanding natural feature in its wider historic heritage, cultural, landscape, natural character and amenity context;</p> <p>(b) the educational, scientific, amenity, social or economic</p> | <p>The earthworks within the ONF overlay have been assessed by Sally Peake who concluded that there will be no significant adverse effects on the landscape values of the ONF. In addition, the natural characteristics and qualities that contribute to the ONF values are generally maintained.</p> <p>It was determined as part of the landscape and visual assessment that the area of ONF affected by this proposal is physically and perceptually separated from the remainder of the ONF with the landform to the north of the driveway on the site adjoining the northern boundary forming an effective physical and visual edge to the Raventhorpe tuff ring.</p> <p>The ONF has been identified as feature code 'A', which are described as large landforms that are robust enough to withstand small-scale land disturbance or constructions without significant impact.</p> <p>This proposal does not involve the construction of any buildings.</p> <p>On this basis, the proposal will not conflict with any of the relevant policies.</p> |

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| | <p>value of the outstanding natural feature;</p> <p>(c) the historical, cultural and spiritual association with the outstanding natural feature held by Mana Whenua;</p> <p>(d) the extent of anthropogenic changes to the natural characteristics and qualities of the outstanding natural feature;</p> <p>(e) the presence or absence of structures, buildings or infrastructure;</p> <p>(f) the temporary or permanent nature of any adverse effects;</p> <p>(g) the physical and visual integrity and the natural processes of the location;</p> <p>(h) the physical, visual and experiential values that contribute significantly to the outstanding natural feature's values;</p> <p>(i) the location, scale and design of any proposed subdivision, use or development; and</p> <p>(j) the functional or operational need of any proposed infrastructure to be located within the outstanding natural feature.</p> <p>(5) Enable use and development that maintains or enhances the values or appreciation of an outstanding natural landscape or outstanding natural feature.</p> <p>(6) Provide for appropriate rural production activities and related production structures as part of working rural and coastal landscapes in outstanding natural landscape and</p> | | |
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| | <p>outstanding natural feature areas.</p> <p>(7) Encourage the restoration and enhancement of outstanding natural landscapes and outstanding natural features where practical, and where this is consistent with the values of the feature or area.</p> | |
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| D10.4.2 Activity Table – Feature Code ‘A’ | | |
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| D10.4.2 (A1) | Buildings and structures – restricted discretionary activity | Not applicable – no buildings/structures are proposed as part of this application. |
| D10.4.2 (A5) | Fences (post and wire) – permitted activity | The fencing along the northern boundary comprises posts and wire and is able to be undertaken as a permitted activity. |
| D10.6 Standards - There are no standards in this section | | |

Chapter H19 – Rural Zones

| H19.2 Objectives and Policies | | Assessment |
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| H19.2.1 | <p>Objectives – general rural</p> <p>(1) Rural areas are where people work, live and recreate and where a range of activities and services are enabled to support these functions.</p> <p>(2) Rural production activities are provided for throughout the rural area while containing adverse environmental effects on site.</p> <p>(3) Elite soil is protected, and prime soil is managed, for potential rural production.</p> <p>(4) Rural lifestyle development avoids fragmentation of productive land.</p> | <p>The activity is consistent with the general rural objectives as it supports rural production activities. Prime soils on the site are not compromised further as rural production activities in the north-west corner of the site are limited by existing buildings and metalled areas. No rural lifestyle development is proposed.</p> |

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| <p>H19.2.2</p> | <p>Policies – general rural</p> <ol style="list-style-type: none"> (1) Enable activities based on use of the land resource and recognise them as a primary function of rural areas. (2) Require rural production activities to contain and manage their adverse environmental effects on-site to the fullest extent practicable. (3) Enable rural production activities on elite and prime soil and avoid land-use activities and development not based on, or related to, rural production from locating on elite soil and avoid where practicable such activities and development from locating on prime soil. (4) Enable and maintain the productive potential of land that is not elite or prime soil but which has productive potential for rural production purposes, and avoid its use for other activities including rural lifestyle living except where these are provided for or enabled by Policy H19.2.2(5). (5) Enable a range of rural production activities and a limited range of other activities in rural areas by: <ol style="list-style-type: none"> (a) separating potentially incompatible activities such as rural production and rural lifestyle living into different zones; (b) avoiding or restricting rural subdivision for activities not associated with rural production in areas other | <p>The activity is generally consistent with the general rural policies. The activity will support land based rural production activities and is of a scale and nature that avoids adverse environmental effects. Prime soils on the site are not compromised further as rural production activities in the north-west corner of the site are compromised by existing buildings and metalled areas. The activity will not generate any reverse sensitivity effects that could constrain rural production activities.</p> |
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| | <p>than those subdivision provided for in E39 Subdivision – Rural;</p> <p>(c) managing the effects of activities in rural areas so that;</p> <p>(i) essential infrastructure can be funded, coordinated and provided in a timely, integrated, efficient and appropriate manner; and</p> <p>(ii) reverse sensitivity effects do not constrain rural production activities.</p> <p>(d) acknowledging that, in some circumstances, the effective operation, maintenance, upgrading and development of infrastructure may place constraints on productive land and other rural activities; or providing for tourism and activities related to the rural environment.</p> <p>.....</p> | |
| <p>H19.2.3</p> | <p>Objectives – rural character, amenity and biodiversity values</p> <p>(1) The character, amenity values and biodiversity values of rural areas are maintained or enhanced while accommodating the localised character of different parts of these areas and the dynamic nature of rural production activities.</p> <p>(2) Areas of significant indigenous biodiversity are protected and enhanced.</p> | <p>The proposal is consistent with these objectives as the small scale and nature of the activity assists in ensuring the rural character and amenity values are maintained. The activity will not impact on any area containing significant indigenous biodiversity.</p> |

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| <p>H19.2.4</p> | <p>Policies – rural character, amenity and biodiversity values</p> <p>Manage the effects of rural activities to achieve a character, scale, intensity and location that is in keeping with rural character, amenity and biodiversity values, including recognising the following characteristics:</p> <ul style="list-style-type: none"> (a) a predominantly working rural environment; (b) fewer buildings of an urban scale, nature and design, other than dwellings and their accessory buildings and buildings accessory to farming; and (c) a general absence of infrastructure which is of an urban type and scale <p>(1) Recognise the following are typical features of the Rural – Rural Production Zone, Rural – Mixed Rural Zone and Rural – Rural Coastal Zone and will generally not give rise to issues of reverse sensitivity in these zones:</p> <ul style="list-style-type: none"> (a) the presence of large numbers of farmed animals and extensive areas of plant, vine or fruit crops, plantation forests and farm forests; (b) noise, odour, dust, traffic and visual effects associated with use of the land for farming, horticulture, forestry, mineral extraction and cleanfills; (c) the presence of existing mineral extraction activities | <p>The activity has been assessed in preceding sections of this report to have no significant adverse effect on rural character or amenity values. No buildings are proposed which contributes to the retention of a predominately working rural environment and the activity avoids infrastructure which is of an urban type and scale.</p> |
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| | <p>on sites zoned as Special Purpose – Quarry Zone;</p> <p>(d) accessory buildings dot the landscape, particularly where farming activities are the dominant activity; and</p> <p>(e) activities which provide for the relationship of Mana Whenua to their ancestral land and taonga.</p> | |
| H19.2.5 | <p>Objectives – rural industries, rural commercial services and non-residential activities</p> <p>(1) Rural production activities are supported by appropriate rural industries and services.</p> <p>(2) The character, intensity and scale of rural industries and services are in keeping with the character of the relevant rural zone.</p> <p>(3) The rural economy and the well-being of people and local communities are maintained or enhanced by social, cultural and economic non-residential activities, while the area’s rural character and amenity is maintained or enhanced.</p> <p>(4) Industries, services and non-residential activities of an urban type and scale unrelated to rural production activities are not located in rural zones.</p> | <p>The activity is consistent with these objectives as it has a clear connection to, and supports, rural production activities. The activity is of a small scale and of a nature that avoids being of an urban type and scale while being in keeping with the character of the Mixed Rural Zone.</p> |
| H19.2.6 | <p>Policies – rural industries, rural commercial services and non-residential activities</p> <p>(1) Enable rural industries and rural commercial services only where they have a direct connection with the resources, amenities,</p> | <p>The activity involves mulching and wood chipping green waste created from vegetation removal associated with shelterbelt / tree removal (including fallen trees) on rural properties. Therefore, the activity has a direct connection with the resources, amenities, characteristics and communities of rural areas. The small scale and nature of the activity avoids creating reverse</p> |

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| | <p>characteristics and communities of rural areas.</p> <p>(2) Manage rural industries, rural commercial services and other non-residential activities to:</p> <p>(a) avoid creating reverse sensitivity effects;</p> <p>(b) contain and manage adverse effects on-site;</p> <p>(c) and avoid, remedy or mitigate adverse effects on traffic movement and the road network.</p> | <p>sensitivity effects and adverse effects, including adverse effects on traffic movements and the roading network. On this basis, the activity is consistent with the policies relating to rural industries</p> |
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H19.4 Rural - Mixed Rural Zone Objectives and Policies

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| H19.4.2 | <p>Objectives</p> <p>(1) The existing subdivision pattern is used by a range of rural production activities and non-residential activities that support them.</p> <p>(2) The continuation of rural production and associated non-residential activities in the zone is not adversely affected by inappropriate rural lifestyle activity.</p> <p>(3) Rural character and amenity values of the zone are maintained while anticipating a mix of rural production, non-residential and rural lifestyle activities.</p> | <p>The proposal is consistent with these objectives and policies as there will be no change to the existing subdivision pattern, no inappropriate rural lifestyle activity is proposed and due to the scale and nature of the activity, rural character and amenity values will be maintained.</p> |
| H19.4.3 | <p>Policies</p> <p>(1) Enable rural production, rural industries and rural commercial services that are compatible with the existing subdivision pattern and recognise that these activities are significant elements of, and</p> | |

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| | <p>primary contributors to, rural character and amenity values.</p> <p>(2) Manage reverse sensitivity effects by:</p> <p>(a) limiting the size, scale and type of non-rural production activities;</p> <p>(b) retaining the larger site sizes within this zone;</p> <p>(c) limiting further subdivision for new rural lifestyle sites; and</p> <p>(d) acknowledging a level of amenity that reflects the presence of:</p> <p>(i) rural production and processing activities that generate rural odours, noise from stock and the use of machinery, and the movement of commercial vehicles on the local road network; and</p> <p>(ii) non-residential activities which may generate noise, light and traffic levels greater than those normally found in areas set aside for rural lifestyle activities.</p> | |
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H19.8.1 Activity Table – Mixed Rural Zone

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| <p>H19.8.1 (A21)</p> | <p>Rural Industries – restricted discretionary activity</p> | <p>The definition of rural industries within the AUP (OP) is as follows:</p> <p><i>Industries that:</i></p> <p>(a) have, as their principal function, a clear connection to, or provide services to:</p> <p>(i) rural production activities; or</p> <p>(ii) aquaculture activities; or</p> <p>(b) use raw materials derived from:</p> <p>(i) rural production activities;</p> <p>(ii) aquaculture activities, or</p> |
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| | | <p>(iii) <i>the natural resources on the site other than topsoil or aggregate; and</i></p> <p>(c) <i>may have some form of:</i></p> <p>(i) <i>processing facility;</i></p> <p>(ii) <i>accessory depot; or</i></p> <p>(iii) <i>base or storage area, from which the activity is normally operated or started.</i></p> <p><i>Includes:</i></p> <ul style="list-style-type: none"> • <i>freight or transportation services;</i> • <i>storage of vehicles or equipment for hire;</i> • <i>sale yards;</i> • <i>sawmills other than portable sawmills;</i> • <i>grain silos or feed mills;</i> • <i>meat or poultry processing;</i> • <i>dairy factories; and</i> • <i>processing raw materials derived from farming, forestry, intensive farming, aquaculture activities, fishing activities, or resources of the site.</i> <p>The activity meets the definition of a rural industry activity as its principal function is to undertake shelterbelt and tree removals on farms, orchards or other rural properties and mulch and wood chip the green waste. The processing of the green waste occurs either on the work site or the green waste will be stored within the yard and processed on-site.</p> <p>Restricted discretionary activity consent is therefore required for the rural industry activity proposed.</p> |
| <p>H19.12.2</p> | <p>Assessment criteria – restricted discretionary activities</p> <p>(1) all restricted discretionary activity and their accessory buildings:</p> <p>(a) whether the design and location of the buildings, and site landscaping, avoid, remedy, or mitigate the adverse visual effects of the buildings and related site works on rural and rural</p> | <p>No buildings are proposed as part of this application which assists in avoiding adverse visual effects. While the activity will be located within the edge of an ONF overlay, there will be no impact on any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The Landscape and Visual Assessment Report has concluded that the earthworks undertaken, including the earth bund, have a less than minor/low effect on landscape values, and that there would be no landscape or</p> |

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| | <p>coastal character and amenity values including where the proposal is within or adjacent to any Outstanding Natural Landscape, Outstanding Natural Character and High Natural Character areas. The following are relevant:</p> <ul style="list-style-type: none"> (i) building bulk; (ii) glare or reflections off the exterior cladding; (iii) landform modification needed for building platforms; (iv) screening from neighbouring sites; (v) views of the buildings from any public road or open space used for recreation, including any beach, coastal marine area, coastline, or regional park; and (vi) related signage. <ul style="list-style-type: none"> (b) whether noise from fans, ventilators, heaters, or other machines, or from on-site activities can be adequately mitigated; (c) whether the design and location of the buildings, and the associated traffic avoid, remedy or mitigate adverse effects on the road network or traffic safety; (d) whether the control, treatment, storage, or disposal of stormwater can be adequately managed; (e) if the site contains elite soils whether the proposed buildings, structures, or site development prevent or compromise its availability or use for activities that directly | <p>visual benefit from removing the earth bund and attempting to reintegrate the site into the feature. Noise associated with the use of machinery on the site (grinder/wood chipper) will not generate any adverse effects beyond the site boundary due to the limited on-site use in any given week, and due to the earth bund and vegetation that provide acoustic mitigation.</p> <p>The low staff numbers and daily vehicle movements, as well as the use of the recently constructed vehicle crossing ensure that the safety, form and function of the surrounding road network is not compromised.</p> <p>No new buildings are proposed with stormwater continuing to sheet flow along existing contours. The location of the activity on the site has been influenced by the existing farm buildings and metalled area in the north-western corner of the site, which has restricted opportunities for rural production to occur in this location. As such, the activity will not prevent or compromise the availability of prime soils for use for rural production activities.</p> |
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| | <p>rely on it; if the site contains prime soils, whether the proposed buildings, structures, or site development can be relocated so as not prevent or compromise its availability or use for activities that directly rely on it; and</p> <p>.....</p> | |
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| H19.10 Standards | | |
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| H19.10.1 | <p>General</p> <p>(1) Areas used for disposal of non-residential waste or composting must be located at least 100m from the boundary of adjoining sites in the Rural – Countryside Living Zone, Future Urban Zone and any residential zones.</p> <p>(2) Areas used for disposal of non-residential waste or composting adjoining all rural zones other than Rural – Countryside Living Zone, must be located at least 20m from the boundary of adjoining sites.</p> <p>.....</p> | Complies. This proposal does not involve the disposal of any non-residential waste or composting, and no pens or areas used for intensive farming are proposed. |
| H19.10.2 | <p>Building height</p> <p>Dwellings and buildings accessory to dwellings – maximum height 9m</p> | Not applicable – no buildings are proposed. |
| H19.10.3 | <p>Minimum yard setbacks</p> <p>Front yard – 10m Side or rear yard for buildings other than dwellings and their accessory buildings – 12m Riparian yard – 20m Lake yard – 30m Coastal protection yard – 50m</p> | Not applicable – no buildings are proposed. |

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| H19.10.4 | Buildings housing animals – minimum separation distance | Not applicable. |
| H19.10.5 | Size of buildings – intensive farming, animal breeding or boarding, produce sales and on-site primary produce manufacturing | Not applicable. |
| H19.10.6 | Free-range poultry farming | Not applicable. |
| H19.10.7 | Forestry | Not applicable. |
| H19.10.8 | Animal breeding and boarding | Not applicable. |
| H19.10.9 | Produce sales | Not applicable. |
| H19.10.10 | Dwellings (1) The site of the proposed dwelling must not be located on a closed road or road severance allotment. | Not applicable – no dwelling is proposed as part of this application. |
| H19.10.11 | Minor dwelling | Not applicable. No minor dwelling is proposed as part of this application. |
| H19.10.12 | Workers' Accommodation | Not applicable. No workers accommodation is proposed. |
| H19.10.13 | Home Occupations | Not applicable. No home occupation is proposed. |
| H19.10.14 | Markets | Not applicable. |
| H19.10.15 | Quarries – farm or forestry | Not applicable. |
| H19.10.16 | Mineral prospecting and mineral exploration | Not applicable. |
| H19.10.17 | Rainwater tanks | Not applicable. No rainwater tanks are proposed. |

Chapter E12 – Land Disturbance District

| E12 Objectives and Policies | | Assessment |
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| E12.2 Objective | (1) Land disturbance is undertaken in a manner that protects the safety of people and avoids, remedies or mitigates adverse effects on the environment | The earthworks will be, and have been, undertaken in accordance with best practice guidelines using appropriate erosion and sediment control measures to minimise any sediment loss to waterways or the receiving environment. |

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| <p>E12.3 Policies</p> | <p>(1) Avoid where practicable, and otherwise, mitigate, or where appropriate, remedy adverse effects of land disturbance on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character.</p> <p>(2) Manage the amount of land being disturbed at any one time, to:</p> <p>(a) avoid, remedy or mitigate adverse construction noise, vibration, odour, dust, lighting and traffic effects;</p> <p>(b) avoid, remedy or mitigate adverse effects on accidentally discovered sensitive material; and</p> <p>(c) maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering.</p> <p>(3) Enable land disturbance necessary for a range of activities undertaken to provide for people and communities social, economic and cultural well-being, and their health and safety.</p> <p>(4) Manage the impact on Mana Whenua cultural heritage that is discovered undertaking land disturbance by: requiring a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin; undertaking appropriate</p> | <p>Due to the minimal depth of excavation (200-300mm) involved in scraping the topsoil from the yard area, the impact on the identified ONF overlay is highly unlikely to have impacted on the geology of the tuff ring, particularly due to its location at the very edge of the feature. The level topography of the site in the location of the yard area, combined with the minimal depth of earthworks means there will be no effect on the stability and safety of surrounding land, buildings and structures. The proposal is therefore considered to be consistent with the relevant objective and policies.</p> |
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| | <p>actions in accordance with mātauranga and tikanga Māori; and undertaking appropriate measures to avoid adverse effects, or where adverse effects cannot be avoided, effects are remedied or mitigated.</p> <p>(5) Design and implement earthworks with recognition of existing environmental site constraints and opportunities, specific engineering requirements, and implementation of integrated water principles.</p> <p>(6) Require that earthworks are designed and undertaken in a manner that ensures the stability and safety of surrounding land, buildings and structures.</p> | |
| E12.4.1 Activity Table – Rural Zones | | |
| E12.4.1 (A6) | General earthworks – greater than 2,500m ² – <u>restricted discretionary activity</u> | Restricted discretionary activity consent is required as general earthworks occur over an area of ~2,785m ² . |
| E12.4.1 (A9) | General earthworks – greater than 1,000m ³ up to 2,500m ³ – <u>restricted discretionary activity</u> | Restricted discretionary activity consent is required for general earthworks of 1,290m ³ . |
| E12.6 Standards | | |
| E12.6.1 | <p>Accidental Discovery Rule</p> <p>Despite any other rule in this Plan permitting earthworks or land disturbance or any activity associated with earthworks or land disturbance, in the event of discovery of sensitive material which is not expressly provided for by any resource consent or other statutory authority, the standards and procedures set out in this rule must apply.</p> | The applicant will comply with the requirements and procedures set out in this standard. |

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| <p>E12.6.2</p> | <p>General standards</p> <p>All activities (except ancillary farming earthworks, ancillary forestry earthworks and network utilities) listed as a permitted activity, controlled activity or restricted discretionary activity in Table E12.4.1, Table E12.4.2 or Table E12.4.3 must comply with the following standards.</p> <p>(1) Land disturbance within riparian yards and coastal protection yards are limited to:</p> <ul style="list-style-type: none"> (a) operation, maintenance and repair (including network utilities); (b) less than 5m² or 5m³; for general earthworks; (c) less than 10m² or 5m³ for the installation of new network utilities; (d) installation of fences and walking tracks; or (e) burial of marine mammals. <p>(2) Land disturbance must not result in any instability of land or structures at or beyond the boundary of the property where the land disturbance occurs.</p> <p>(3) The land disturbance must not cause malfunction or result in damage to network utilities, or change the cover over network utilities so as to create the potential for damage or malfunction.</p> <p>(4) Access to public footpaths, berms, private properties, network utilities, or public reserves must not be obstructed unless that is necessary to undertake the works or prevent harm to the public.</p> <p>(5) Measures must be implemented to ensure that any discharge of dust beyond the boundary of the site is avoided or limited such that it does not cause nuisance.</p> | <p>Complies.</p> <p>E12.6.2 General Standards — Land Disturbing Activities District</p> <ol style="list-style-type: none"> 1) Works will not be undertaken within any riparian yard. 2) The earthworks will not result in instability of land or structures at the property boundary. 3) The works will not result in disturbance or cause malfunction or damage to network utilities. 4) The works will not restrict or obstruct access to footpaths, berms, private properties (other than the subject site), network utilities or public reserves. 5) Discharge of dust is not anticipated to be an issue given the small area and volume of earthworks. 6) Not applicable to this application. 7) Not applicable to this application as there are no Transpower NZ Ltd electricity transmission lines in the vicinity of the earthworks. 8) Not applicable to this application as there are no Transpower NZ Ltd electricity transmission line towers. 9) Not applicable to this application as there are no Transpower NZ Ltd electricity transmission line poles. 10) No cleanfill will be imported to the site. 11) The earthworks will not result in any adverse changes in flood hazards beyond the site. 12) Earthworks occurred over a few days. |
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| | <p>(6) Burial of marine mammals must be undertaken by the Department of Conservation or the agents of the Department of Conservation.</p> <p>(7) Land disturbance around Transpower NZ Ltd electricity transmission line poles</p> <p>(8) Land disturbance around Transpower NZ Ltd electricity transmission lines towers</p> <p>(9) Land disturbance within 12m of a Transpower NZ Ltd electricity transmission line pole ...</p> <p>(10) Only cleanfill material may be imported and utilised as part of the land disturbance.</p> <p>(11) Earthworks (including filling) within a 100 year annual exceedance probability (AEP) flood plain:</p> <ul style="list-style-type: none"> (a) must not raise ground levels more than 300mm, to a total fill volume up to 10m³ which must not be exceeded through multiple filling operations; and (b) must not result in any adverse changes in flood hazard beyond the site. <p>(12) Earthworks (including filling) within overland flow paths must maintain the same entry and exit point at the boundaries of a site and not result in any adverse changes in flood hazards beyond the site, unless such a change is authorised by an existing resource consent.</p> <p>(13) Temporary land disturbance and stockpiling of soil and other materials within the one per cent annual exceedance probability (AEP) flood plain and/or overland flow path for up to a maximum of 28 days in any calendar year may</p> | <p>13) Not applicable.</p> <p>14) Not applicable.</p> <p>15) Not applicable.</p> <p>16) Not applicable.</p> <p>17) Not applicable.</p> |
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| | <p>occur as part of construction or maintenance activities.</p> <p>....</p> | |
| <p>E12.8.2 Assessment Criteria</p> | | |
| <p>E12.8.2(1) The Council will consider the relevant assessment criteria below for restricted discretionary activities:</p> <p>(1) all restricted discretionary activities:</p> <ul style="list-style-type: none"> (a) whether applicable standards are complied with; (b) the extent to which the earthworks will generate adverse noise, vibration, odour, dust, lighting and traffic effects on the surrounding environment and the effectiveness of proposed mitigation measures; (c) whether the earthworks and any associated retaining structures are designed and located to avoid adverse effects on the stability and safety of surrounding land, buildings, and structures; (d) whether the earthworks and final ground levels will adversely affect overland flow paths or increase potential volume or frequency of flooding within the site or surrounding sites; (e) whether a protocol for the accidental discovery of kōiwi, archaeology and artefacts of Māori origin has been provided and the effectiveness of the protocol in managing the impact on Mana Whenua cultural heritage if a discovery is made; (f) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works; (g) the extent to which the area of the land disturbance is minimised, consistent with the scale of development being undertaken; (h) the extent to which the land disturbance is necessary to provide for the functional or | <ul style="list-style-type: none"> (a) All applicable standards are complied with. (b) Refer to section 6.2 of this report for an assessment of adverse effects where it was concluded that overall, adverse earthwork effects will be less than minor. (c) No retaining walls are proposed. (d) The topography of the site ensures that the earthworks and final ground levels do not adversely affect overland flow paths or increase potential volume or frequency of flooding. (e) The applicant is happy to accept a condition of consent that should an accidental discovery of kōiwi, archaeology and artefacts of Māori origin be found during the earthworks, all works on site will cease immediately and the appropriate authorities contacted. Contractors will be made aware of the accidental discovery rule in E12.6.1 of the AUP (OP). (f) Earthworks are able to be completed within one stage. (g) The earthworks are consistent with the scale of the activity area. (h) Not applicable. (i) It is not considered that the risk of natural hazards will be increased as a result of the proposal. | |

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| <p>operational requirements of the network utility installation, repair or maintenance;</p> <p>(i) the extent of risks associated with natural hazards and whether the risks can be reduced or not increased;</p> <p>(j) whether the land disturbance and final ground levels will adversely affect existing utility services;</p> <p>(k) the extent to which the land disturbance is necessary to accommodate development otherwise provided for by the Plan, or to facilitate the appropriate use of land in the open space environment, including development proposed in a relevant operative reserve management plan or parks management plan;</p> <p>(l) for land disturbance near Transpower New Zealand Limited transmission towers: the outcome of any consultation with Transpower New Zealand Limited; and the risk to the structural integrity of transmission lines.</p> <p>(m) the extent to which earthworks avoid, minimise, or mitigate adverse effects on any archaeological sites that have been identified in the assessment of effects.</p> | <p>(j) Not applicable, the earthworks will not adversely affect existing utility services.</p> <p>(k) The earthworks are necessary for the creation of a suitable yard area for the activity.</p> <p>(l) Not applicable as there are no transmission towers near the area of proposed earthworks.</p> <p>(m) There are no identified archaeological sites located on the property.</p> |
| <p>E12.8.2(2)(d) Within the Outstanding Natural Features Overlay:</p> <p>(i) whether the nature, form and extent of the proposed works or activity adversely affects the feature or features for which the item was scheduled;</p> <p>(ii) whether the activity will interfere with natural processes e.g. hydrology or adverse effects on nature and form of sand dunes;</p> <p>(iii) whether the proposed works or activity cause adverse visual effects or adversely affect landscape values;</p> <p>(iv) the degree to which the feature or features have already been modified so that further modification will not cause significant additional loss of geological value;</p> <p>(v) the extent to which the proposed works will protect the feature from further damage,</p> | <p>(i) It has been assessed that the earthworks within the ONF overlay will not adversely affect the Raventhorpe tuff ring.</p> <p>(ii) The works will not interfere with natural processes.</p> <p>(iii) Subject to the recommendation of the Landscape and Visual Assessment report that the shade cloth along the fence is removed once landscaping is established, the activity will not result in any significant adverse effects on landscape values.</p> <p>(iv) As noted within the Landscape and Visual Assessment report, while located at the edge of the ONF overlay, the feature does not appear to be well-defined and has historically been modified with the construction of farm buildings, a tanker access track as well as the driveway to the</p> |

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| <p>such as erosion protection, or remediate it from previous damage. This excludes potential damage from the activity for which consent is sought;</p> <p>(vi) whether the proposed land disturbance is for an activity which has a functional or operational need to be in the location proposed; and</p> <p>(vii) the objectives and policies in D10 Outstanding Natural Features Overlay</p> | <p>north of the site and Great South Road to the west of the site. This assists in ensuring the works will not cause significant additional loss of geological value.</p> <p>(v) No remediation from previous damage is proposed as part of this application.</p> <p>(vi) Due to the clear connection to rural production activities, it is considered that it is appropriate for the activity to be in this location.</p> |
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6.5 SECTION 104(1)(c)

Section 104(1)(c) requires consideration of any other matters the consent authority considers relevant and reasonably necessary to determine the application. It is considered that there are no other matters relevant and reasonably necessary to determine the application.

6.6 PART 2 RESOURCE MANAGEMENT ACT 1991

Section 104(1)(b) of the RMA sets out the matters that decision-makers are required to have regard to when considering an application for resource consent. Any such consideration however is subject to Part 2 of the RMA which sets out the purpose and principles of the RMA. The purpose of the RMA as stated is to promote the sustainable management of natural and physical resources. Part 2 of the RMA provides further direction on the matters of national importance (section 6), other matters (section 7), and the principles of the Treaty of Waitangi (section 8) which need to be considered and responded to.

A detailed review of the various provisions of Part 2 of the Act has not been undertaken because as per current case law (Court of Appeal R J Davidson Family Trust v Marlborough District Council [2018] NZCA 316), the application only needs to have recourse to Part 2 if the relevant statutory documents are invalid, incomplete or uncertain. The AUP(OP) provisions gave effect to Part 2 matters when they were prepared.

The activity is considered to have less than minor adverse effects on the environment, and the proposal does not conflict with the policy intent of the relevant objectives and policies of the AUP (OP). Therefore, there are no further matters in Part 2 that require consideration, and the proposal is deemed to be consistent with the purpose and principles of the Resource Management Act 1991.

7. CONCLUSION

Land Use consent is sought for the establishment and operation of a rural industry activity (Aarons Contracting Limited) on the site and retrospective land use consent is sought for undertaking earthworks within an ONF overlay and within the Mixed Rural Zone. Overall, the activity requires restricted discretionary activity consent.

H.T

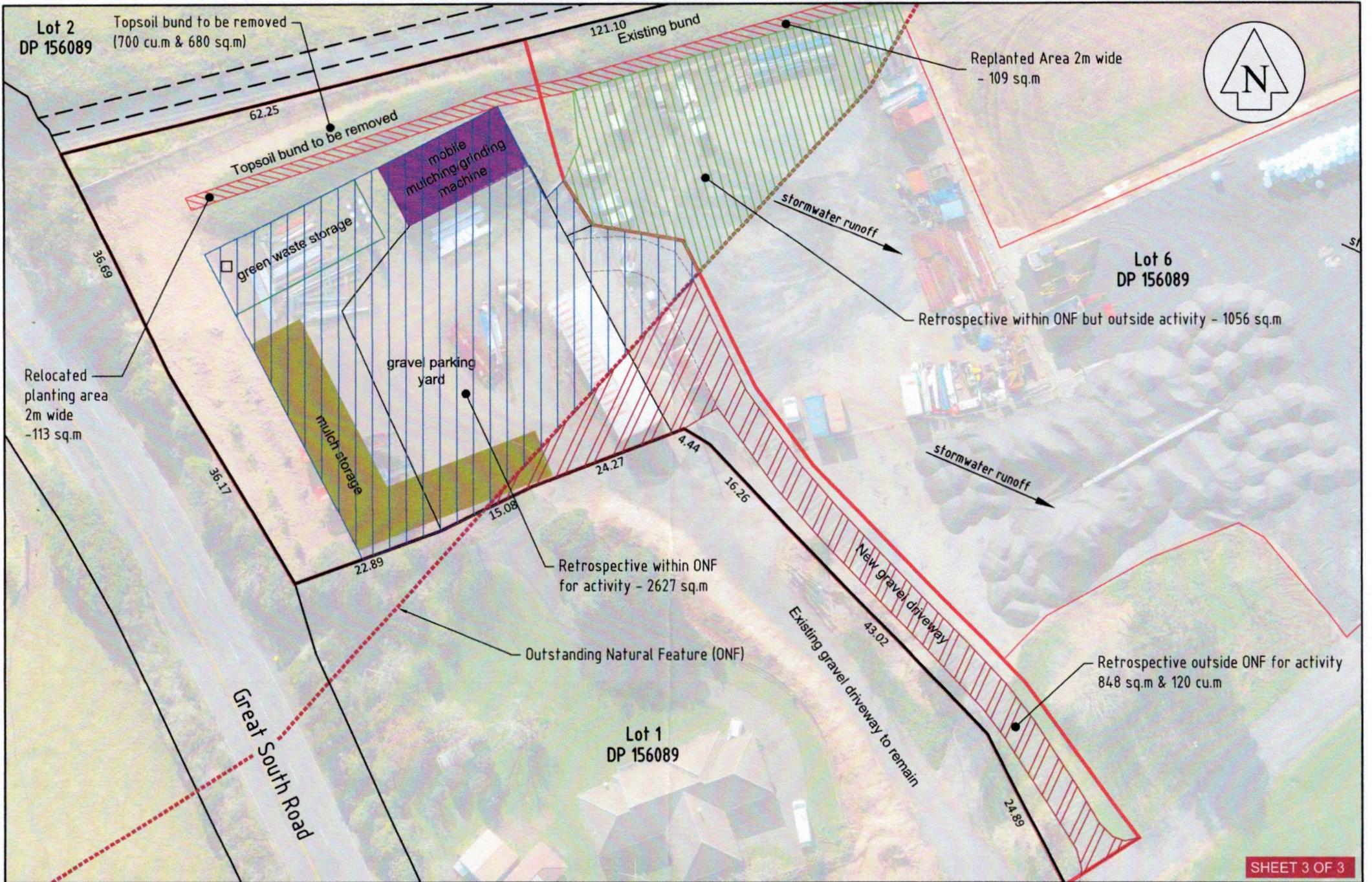
An assessment of the activity under the provisions of the AUP (OP) has been undertaken. Overall, while the activity requires consent as a restricted discretionary activity, in this particular circumstance, the adverse effects of earthworks on the landscape and geological values of the ONF are less than minor.

The small scale and the nature of the activity, as well as its operation and management, ensures that the existing rural character and amenity values are able to be maintained. The activity is also well screened from public places and physically separated from residential activities in the area. As such, it is considered that any potential adverse effects on the environment are able to be successfully avoided or mitigated to a point where they will be less than minor, and no persons are considered to be adversely affected.

Existing buildings and metalled areas have historically limited the use of the site in this location for land base rural production activities, therefore the overall productive capacity of the land will be retained.

In addition, the proposal will not be inconsistent with the relevant objectives and policies of the AUP (OP), particularly as rural industry activities are anticipated within the Mixed Rural Zone.

Having regard to the above, it is submitted that Auckland Council grant consent to the proposal, subject to the imposition of appropriate conditions of consent.



SHEET 3 OF 3

Sign: *[Handwritten signature]*

28th February 2025



Auckland Council
Southern Resource Consents
Private Bag 92300
AUCKLAND 1142
Attention: Michele Schitko – Senior Planner

The Surveying Company LTD
17 Hall Street
PO Box 466 Pukekohe 2340
Phone 09 238 9991
email: info@subdivision.co.nz
web: www.subdivision.co.nz
email: info@subdivision.co.nz

Dear Michele,

RE: ADDENDUM REPORT FOR A RESOURCE CONSENT APPLICATION TO ESTABLISH A RURAL INDUSTRY ACTIVITY (AARONS CONTRACTING LTD) AND UNDERTAKE EARTHWORKS ON A SITE IN THE MIXED RURAL ZONE – VERNON DEVELOPMENTS LIMITED, 1799A GREAT SOUTH ROAD, DRURY (COUNCIL REFERENCE: LUC60427692).

This is an addendum report to the resource consent application and AEE dated December 2023 for Vernon Developments Limited. The purpose of this addendum report is to include an additional consent for the proposal: E14.4.1(A152) Greenwaste collection station not meeting the permitted activity standards, as advised in your letter dated 16 August 2024.

The diversion and discharge of stormwater associated with the total existing impervious areas on the site (E8.4.1 (A10)) is being addressed through the resource consent application being applied for Vernon Developments Ltd, which was lodged 28th February 2028 (refer BUN60444618). We understand that it is Council's intention to bundle the stormwater discharge consent with LUC60427692 and the recently lodged resource consent application.

This addendum is to be read in conjunction with the s92 response table dated 06.12.2024.

ADDITIONAL REASONS FOR CONSENT

An assessment against E14 and E33 of the AUP (OP) is set out below and has identified the following additional reasons for consent:

Discharge consent (s15) required:

- E14.4.1(A152) – Restricted discretionary activity consent is required as compliance with rule E14.6.1.22 is not achieved given green waste is kept on site for more than three days and also will be processed (mulched) on-site.

ADDITIONAL AUP (OP) ASSESSMENT

An assessment against Chapter E14 is provided below:

Chapter E14 – Air Quality

Activity Table E14.4.1

Discharge of contaminants into air from waste processes

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| (A152) | Green waste collection station not meeting the permitted activity standards - Medium air quality – dust and odour rural area (Rural) – Restricted discretionary | Restricted discretionary activity consent is required as compliance with rule E14.6.1.22 is not achieved. Green waste is kept on site for more than three days and also green waste will be processed (mulched) on-site. |
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E14.6.1 Permitted Standards

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| E14.6.1.1 | <p>General standards</p> <p>The following standards apply to all permitted activities that discharge contaminants into air except for:</p> <ul style="list-style-type: none"> • mobile sources; and • fire-fighting and other emergency response activities. <p>(1) The discharge must not cause, or be likely to cause, adverse effects on human health, property or ecosystems beyond the boundary of the premises where the activity takes place.</p> <p>(2) The discharge must not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke or ash beyond the boundary of the premises where the activity takes place.</p> <p>(3) There must be no dangerous, offensive or objectionable visible emissions.</p> <p>(4) There must be no spray drift or overspray beyond the boundary of the premises where the activity takes place.</p> | <p>Compliance proposed. The air discharge associated with the processing of the green waste material on the site is not considered to cause any adverse effects beyond the site boundaries. This is due to the small scale of the activity where mulching and wood chipping of the green waste is only undertaken intermittently (once every 2-3 months) and only over a short time frame (1-2 days). This occurs when the green waste pile is at its maximum of approximately 300m³, working out at a monthly average of between 75m³ -100m³.</p> <p>The activity does not involve any burning of green waste material on the site and no objectionable odour is anticipated as no mulch additives or agrichemical is added at any stage of the processing.</p> <p>The activity does not involve any spraying activities.</p> |
| E14.6.1.22 | <p>Green waste collection stations</p> <p>(1) Green waste must be kept on-site for not more than three days from date of receipt.</p> | Compliance is not achieved as green waste material will be mulched and will be kept on site for longer than 3 days as processing of the material (wood chipping into animal bedding and mulching) |

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| | (2) There must be no shredding of green waste. | only occurs intermittently, approximately once every 2-3 months. Restricted discretionary activity consent is therefore required in accordance with E14.4.1 (A152). |
| E14.8.2 Assessment criteria - restricted discretionary activities | | |
| (1) | The degree to which Auckland Ambient Air Quality Targets are likely to be met where people are likely to be exposed to the specified contaminants for the relevant averaging period. | Compliance is proposed with the Auckland Ambient Air Quality Targets set out in Table E14.3.1. |
| (2) | Whether the amount of separation between the activity discharging contaminants into air and existing or potential activities sensitive to the air discharges is sufficient to mitigate adverse effects on the environment, health and amenity. | The activity is not anticipated to have any adverse air discharge effects on surrounding sensitive activities given separation distances and the intervening road (Great South Road). The land adjoining the northern boundary is pastoral and does not contain any sensitive activities. |
| (3) | The extent to which adverse effects are avoided, remedied or mitigated including appropriate emissions control technology and use of management practices. | Best practicable option for emission control and management practices will be implemented to avoid adverse air discharge effects associated with the activity. These measures include hours of operation and taking a precautionary approach to undertaking the processing of green waste (i.e only processing on suitable days in terms of wind and rain conditions). |
| (4) | Where applicable, the degree to which offsetting can remedy or mitigate adverse effects considering the proximity of the offset to where the effects of the discharge occur and the effective duration of the offset. | No offsetting is considered necessary. |
| (5) | Whether there are practicable location and method options that cause less adverse effects and can still achieve the applicant's objectives. | The activity has been located away from the motorway and separated from adjoining residential activity by Great South Road, with the land to the north of the subject site vacant and pastoral. |
| (6) | The extent to which the odour and dust level meet the expectations for | The site is located within the Mixed Rural Zone which is a medium air quality – dust and odour |

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| | the Low air quality – dust and odour area (Quarry), Low air quality – dust and odour (Industry), Medium air quality – dust and odour area (Industry), Medium air quality – dust and odour area (Rural) and High air quality – dust and odour area. | area, reflecting the lower air quality associated with rural areas. The proposal is not anticipated to result in odour or dust levels that would be inappropriate in this environment. Policy E14.3(6) makes provision for discharges where the activity is a rural industry activity. |
| (7) | Whether the assessment methods, including monitoring and modelling are appropriate to the scale of the discharge and any potential adverse effects. | The activity is a small scale rural industry activity where the processing of green waste material is only undertaken intermittently and is of a short term duration each time. |
| (8) | Whether discharge into air are minimised as far as practicable, where appropriate through: (a) use of clean burning fuels; or (b) efficient use of energy; or (c) use of best practicable option emissions control and management practices; or (d) minimisation of fugitive emissions ; or (e) reduction, reuse or recycling of waste materials relating to waste processes. | Compliance proposed as best practicable option for emission control and management practices will be implemented to minimise any discharges into air. This includes undertaking green waste processing on days with suitable weather conditions (i.e minimal/low wind). |

If you have any questions in relation to this addendum, please do not hesitate to contact me.

Yours faithfully

THE SURVEYING COMPANY LTD



Karen Thomas

Planner

From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request
Date: Monday, 1 September 2025 11:45:49 am
Attachments: [image001.png](#)
[Addendum to AEE Rural Industry Activity.pdf](#)

Hi Michele,

Thanks for your e-mail. I have had a look back through our correspondence and I have attached an addendum report e-mailed through to Council on the 30th July 2024 where I was of the opinion that the activity did not require an assessment against Chapter E33. However, for completeness, I provide the following:

Chapter E33 – Industrial and trade activities.

The proposed activity does not involve the use, handling or storage of environmentally hazardous substances as part of its operation and the activity is not specifically listed under Table E33.4.3, noting I consider that the activity does not meet the description of *Agricultural support industries* as there will be no manufacture, storage or handling of inorganic fertiliser.

Therefore E33.4.1(A3) – Use of land for a new industrial or trade activity not listed in Table E33.4.3 is applicable where the activity is able to be undertaken as a permitted activity subject to compliance with the permitted discharge standards.

Under E33.4.2(A11) – the discharge of contaminants from a new industrial or trade activity area not listed in Table E33.4.3 is a permitted activity, subject to compliance with the permitted discharge standards.

An assessment of these standards is provided below:

E33.6 Standards

E33.6.1.1 – Use of land for an industrial or trade activity

1. – Not applicable as the activity does not produce any wastewater or wash water.
2. – A spill response plan is not considered necessary as the activity does not use any environmentally hazardous substances as no chemical additives are used in any part of the processing. There is a 1,800L diesel trailer that will be stored within the yard, however this trailer is owned by a fuel company and is regularly maintained and meets the required regulations for fuel storage.
3. – (7) As per above.
(8) – Not applicable as no secondary containment devices are required.
(9) – Due to there being no environmentally hazardous substances used as part of the activity, weekly inspections are not deemed necessary.
(10) – Not applicable as no underground storage tanks are proposed.
(11) – Not applicable as the activity does not involve the use of waste compactors or waste bins.
(12) - There is a 1,800L diesel trailer that will be stored within the yard which is owned by a

fuel company and is regularly maintained by them and meets the required regulations for fuel storage and as this is portable there is no on-site vehicle re-fuelling area associated with the activity.

(13) – No EMP is considered necessary as the activity does not involve the use or storage of any environmentally hazardous substances.

(14) – Not applicable.

E33.6.1.2 - Discharge from an industrial or trade activity area

1. – It is considered that the activity will result in less than minor adverse environmental effects and that due to the nature of the activity and its relatively small scale there is no need for specific stormwater treatment. While not considered necessary, due to the topography of the site we note that stormwater from the access will be discharged to a treatment swale then a stormwater pond as detailed as part of BUN60444618 (DIS60444619 and LUC60444660).

Having regard to the above, should Council consider that the activity is defined as an Industrial and Trade Activity, we consider it is able to be undertaken as a permitted activity under E33.4.1 and E33.4.2.

Thanks,

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Sent: Monday, 1 September 2025 8:38 AM

To: Karen Thomas <karent@subdivision.co.nz>

Cc: Chanel Hargrave <chanel@subdivision.co.nz>

Subject: FW: LUC60427692 - 1799A Great South Road, Drury s92 request

Good morning Karen,

I trust you're well. I was going over the s92 responses for the Vernon Developments application (BUN60444618) and noticed that the ITA related responses only refer to the Vernon Developments operation – which is the focus of that application.

In the original s92 letter for Aaron's contracting, I had requested assessment of the Aaron's contracting operation against Chapter E33 Industrial and Trade Activities (refer to item 6 of the attached letter). From what I can see, the requested assessment has not yet been provided (unless I have missed this somehow). Please provide me with the requested Chapter E33 assessment. I will then refer this to our ITA specialist for review.

Sorry for picking this up just now. I may have thought that this would be covered with the stormwater discharge application.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Michele Schitko-Saboonchi
Sent: Wednesday, 15 May 2024 2:23 pm
To: Karen Thomas <karent@subdivision.co.nz>
Subject: FW: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Karen,

It has been brought to my attention that additional development is currently underway involving earthworks, new hardstand area and the construction of a new shed. As part of your s92 response, please clarify:

- The intended use of the new shed and hardstand area (as part of your response to item 5 of the s92);
- The area and volume of earthworks associated with the construction of the shed and whether these are included in the proposed earthworks application (please clarify as part of item 14 of the s92 request). If yes, please provide the requisite assessment of effects and assessment on whether regional earthworks consent is triggered.

With the change in the receiving environment and what is happening on the site, there may be a need for me to undertake a second site visit. I will make a call on this once the s92 has been responded to.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Resource Consents – South
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Michele Schitko-Saboonchi
Sent: Thursday, February 8, 2024 8:37 AM
To: Karen Thomas <KarenT@subdivision.co.nz>
Subject: LUC60427692 - 1799A Great South Road, Drury s92 request

Good morning Karen,

Please refer to the attached further information request.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner

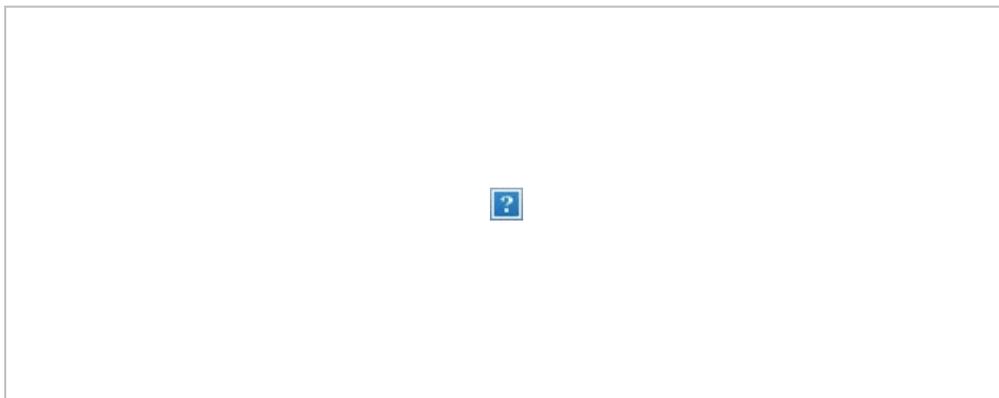
Resource Consents – South

Mob: 021 347 979

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30th July 2024

Auckland Council
Southern Resource Consents
Private Bag 92300
AUCKLAND 1142



The Surveying Company LTD
17 Hall Street
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Phone 09 238 9991
email: info@subdivision.co.nz
web: www.subdivision.co.nz
email: info@subdivision.co.nz

Attention: Michele Schitko – Senior Planner

Dear Michele,

RE: ADDENDUM REPORT FOR A RESOURCE CONSENT APPLICATION TO ESTABLISH A RURAL INDUSTRY ACTIVITY AND UNDERTAKE EARTHWORKS ON A SITE IN THE MIXED RURAL ZONE – VERNON DEVELOPMENTS LIMITED, 1799A GREAT SOUTH ROAD, DRURY (COUNCIL REFERENCE: LUC60427692).

This is an addendum report to the resource consent application and AEE dated December 2023 for Vernon Developments Limited. The purpose of this addendum report is to address some of the requested s92 information dated 8th February 2024 and provide supplementary assessment on these matters. In particular, item #6 requested an assessment against Chapters E8 – Stormwater Discharge and Diversion and Chapter E33 - Industrial and Trade Activities and item #8 requested an assessment against Chapter E14 – Air Quality of the AUP (OP). This addendum is to be read in conjunction with the s92 response to Council dated 30th July 2024.

ADDITIONAL REASONS FOR CONSENT

An assessment against Chapters E8, E14 and E33 of the AUP (OP) is set out below and has identified the following additional reasons for consent:

Discharge consent (s15) required:

- E8.4.1(A10) – The diversion and discharge of stormwater on the site is not able to be undertaken as a permitted activity under E8.4.1 (A7) as the total existing impervious areas on the site exceed 5,000m². Discretionary activity consent is therefore required.
- E14.4.1(A152) - As green waste is kept on site for more than three days and also will be processed (mulched) on-site, compliance with rule E14.6.1.22 is not achieved, therefore restricted discretionary activity consent is required.

ADDITIONAL AUP (OP) ASSESSMENT

An assessment against Chapters E8, E14 and E33 of the AUP(OP) is provided below:

Chapter E8 – Stormwater Diversion and Discharge

| Objectives and Policies | | |
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| <p>E1.2 Objectives</p> | <p>(1) Freshwater and sediment quality is maintained where it is excellent or good and progressively improved over time in degraded areas.</p> <p>(2) The mauri of freshwater is maintained or progressively improved over time to enable traditional and cultural use of this resource by Mana Whenua.</p> <p>(3) Stormwater and wastewater networks are managed to protect public health and safety and to prevent or minimise adverse effects of contaminants on freshwater and coastal water quality.</p> | <p>The proposal will be consistent with these objectives as stormwater will continue to sheet flow across the site towards a grassed swale drain in the eastern (lower) portion of the site.</p> |
| <p>E1.3 Policies</p> | <p>Stormwater management</p> <p>(8) Avoid as far as practicable, or otherwise minimise or mitigate, adverse effects of stormwater runoff from greenfield development on freshwater systems, freshwater and coastal water by:</p> <p>(a) taking an integrated stormwater management approach (refer to Policy E1.3.10);</p> <p>(b) minimising the generation and discharge of contaminants, particularly from high contaminant generating car parks and high use roads and into sensitive receiving environments;</p> | <p>These policies essentially seek to ensure water quality of freshwater bodies and coastal water is maintained. In relation to this proposal, stormwater run-off from the site sheet flows towards the eastern portion of the site where it settles in a grassed swale drain. There is a low volume of vehicle movements associated with the proposed activity and as there will be well below 30 vehicles parking within the activity area it is not defined as a high contaminant generating carpark.</p> <p>Overall, it is considered that any low level of contaminants from the metalled hardstand area will be suitably treated and filtered through this grassed swale drain, noting that no new buildings are proposed as part of this application. For these reasons it is considered that the proposal is consistent with the relevant policies.</p> |

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| | <p>(c) minimising or mitigating changes in hydrology, including loss of infiltration, to:</p> <p>(i) minimise erosion and associated effects on stream health and values;</p> <p>(ii) maintain stream baseflows; and</p> <p>(iii) support groundwater recharge;</p> <p>(d) where practicable, minimising or mitigating the effects on freshwater systems arising from changes in water temperature caused by stormwater discharges; and</p> <p>(e) providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue.</p> <p>(9) Minimise or mitigate new adverse effects of stormwater runoff, and where practicable progressively reduce existing adverse effects of stormwater runoff, on freshwater systems, freshwater and coastal waters during intensification and redevelopment of existing urban areas by all of the following:</p> <p>(a) requiring measures to reduce contaminants, particularly from high contaminant-generating car parks and high-use roads;</p> <p>(b) requiring measures to reduce the discharge of gross stormwater pollutants;</p> <p>(c) requiring measures to be adopted to reduce the peak flow rate and the volume of stormwater flows:</p> <p>(i) within sites identified in the Stormwater Management Area – Flow 1 and Flow 2 Control (as shown on the planning maps);</p> | |
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| | <p>(ii) where development exceeds the maximum impervious area for the relevant zone; or</p> <p>(iii) from areas of impervious surface where discharges may give rise to flooding or adversely affect rivers and streams;</p> <p>(d) taking an integrated stormwater management approach for large-scale and comprehensive redevelopment and intensification (refer to Policy E1.3.10 below) and encourage the restoration of freshwater systems where practicable; and</p> <p>(e) ensuring intensification is supported by appropriate stormwater infrastructure, including natural assets that are utilised for stormwater conveyance and overland flow paths.</p> <p>...</p> <p>(11) Avoid as far as practicable, or otherwise minimise or mitigate adverse effects of stormwater diversions and discharges, having particular regard to:</p> <p>(a) the nature, quality, volume and peak flow of the stormwater runoff;</p> <p>(b) the sensitivity of freshwater systems and coastal waters, including the Hauraki Gulf Marine Park;</p> <p>(c) the potential for the diversion and discharge to create or exacerbate flood risks;</p> <p>(d) options to manage stormwater on-site or the use of communal stormwater management measures;</p> | |
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| | <p>(e) practical limitations in respect of the measures that can be applied; and</p> <p>(f) the current state of receiving environments.</p> <p>(13) Require stormwater quality or flow management to be achieved on-site unless there is a downstream communal device or facility designed to cater for the site's stormwater runoff</p> | |
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Activity Table E8.4.1

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| E8.4.1(A10) | <p>All other diversion and discharge of stormwater runoff from impervious areas not otherwise provided for – <u>discretionary activity</u>.</p> | <p>Discretionary activity consent is required.</p> <p>The diversion and discharge of stormwater is not able to be undertaken as a permitted activity under E8.4.1(A7) as the total existing impervious areas on the site exceed 5,000m².</p> <p>A breakdown of the impervious areas on the site is provided on the updated Proposed Development Plan.</p> <p>Overall, it is considered that the stormwater from the metalled activity area (including access) can be appropriately managed on the site without adversely affecting the quality of any nearby or downstream water body.</p> |
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E8.6 Standards

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| E8.6.1 | <p>General standards</p> <p>(1) The design of the proposed stormwater management device(s) must be consistent with any relevant precinct plan.</p> <p>(2) The diversion and discharge must not cause or increase scouring or erosion at the point of discharge or downstream.</p> <p>(3) The diversion and discharge must not result in or increase</p> | <p>Compliance is proposed with this standard.</p> <p>No additional buildings are proposed, with the stormwater from the metalled access and hardstand area continuing to sheet flow towards an existing grassed swale drain near the eastern boundary of the site, as shown on the updated Proposed Development Plans.</p> <p>Given the topography of the site, the diversion and discharge is not anticipated to cause scouring or erosion at the point of discharge or downstream.</p> |
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| | <p>flooding of other properties in rainfall events up to the 10% AEP or inundation of buildings on other properties in events up to the 1% AEP.</p> <p>(4) The diversion and discharge must not cause or increase nuisance or damage to other properties.</p> <p>(5) The diversion and discharge of stormwater runoff must not give rise to the following in any surface water or coastal water:</p> <p>(a) The production of conspicuous oil or grease films, scums or foams, or floatable or suspended materials;</p> <p>(b) Any conspicuous change in the colour or visual clarity;</p> <p>(c) Any emission of objectionable odour;</p> <p>(d) The rendering of fresh water unsuitable for consumption by farm animals; or</p> <p>(e) Any significant adverse effects on aquatic life.</p> <p>(6) Where the diversion and discharge is to ground soakage, groundwater recharge or peat soil areas any existing requirements for ground soakage, including devices to manage discharges or soakage, must be complied with.</p> | <p>The stormwater runoff from the activity area will only slightly increase when taking into consideration the tanker track and former/existing buildings in this location. We note that no buildings are proposed as part of this application. Therefore runoff is not anticipated to result in, or increase, flooding of other properties or buildings, with some infiltration through the hardstand still able to occur.</p> <p>It is noted that the activity does not meet the definition of a high contaminant generating car park and traffic volumes associated with the activity will be low. Therefore, the runoff will not give rise to any of the matters listed under E8.6.1(5), with any low level of contaminants from the metalled hardstand area able to be suitably treated and filtered through the existing grassed swale drain located near the eastern site boundary. The area is stabilised with hardstand which assists in ensuring sediment laden runoff is avoided.</p> <p>For these reasons, any adverse effects in terms of stormwater will be less than minor.</p> |
| <p>E8.6.2 Permitted activity standards</p> | | |
| <p>E8.6.2.4</p> | <p>Diversion and discharge of stormwater runoff from impervious areas up to 5,000m² outside an urban area.</p> <p>(1) The total impervious area on the site excludes unsealed or gravelled tracks.</p> | <p>A breakdown of the impervious surface areas on the site is provided on the updated Proposed Development Plans.</p> <p>The metalled area located in the north-eastern corner of the site is to be re-grassed following the proposed relocation of Aaron’s Contracting Ltd to</p> |

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| | (2) Connection to a stormwater network is not practicable. | the north-western corner of the site. For this reason, this impervious area has been excluded from the total impervious area on the site. Connection to a stormwater network is not practicable. |
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Chapter E14 – Air Quality

Activity Table E14.4.1

Discharge of contaminants into air from waste processes

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| (A152) | Green waste collection station not meeting the permitted activity standards - Medium air quality – dust and odour rural area (Rural) – Restricted discretionary | Restricted discretionary activity consent is required as green waste is kept on site for more than three days and also green waste will be processed (mulched) on-site, therefore compliance with rule E14.6.1.22 is not achieved. |
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E14.6.1 Permitted Standards

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| E14.6.1.1 | <p>General standards</p> <p>The following standards apply to all permitted activities that discharge contaminants into air except for:</p> <ul style="list-style-type: none"> • mobile sources; and • fire-fighting and other emergency response activities. <p>(1) The discharge must not cause, or be likely to cause, adverse effects on human health, property or ecosystems beyond the boundary of the premises where the activity takes place.</p> <p>(2) The discharge must not cause noxious, dangerous, offensive or objectionable odour, dust, particulate, smoke or ash beyond the boundary of the premises where the activity takes place.</p> <p>(3) There must be no dangerous, offensive or objectionable visible emissions.</p> | <p>Compliance proposed. The air discharge associated with the processing of the green waste material on the site is not considered to cause any adverse effects beyond the site boundaries. This is due to the small scale of the activity where mulching and wood chipping of the green waste is only undertaken intermittently (once every 1-2 months) and only over a short time frame (1-2 days).</p> <p>The activity does not involve any burning of green waste material on the site and no objectionable odour is anticipated as no mulch additives or agrichemical is added at any stage of the processing.</p> <p>The activity does not involve any spraying activities.</p> |
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| | (4) There must be no spray drift or overspray beyond the boundary of the premises where the activity takes place. | |
| E14.6.1.22 | Green waste collection stations (1) Green waste must be kept on-site for not more than three days from date of receipt. (2) There must be no shredding of green waste. | Compliance is not achieved as green waste material will be mulched and will be kept on site for longer than 3 days as processing of the material (wood chipping into animal bedding and mulching) only occurs intermittently, approximately once ever 1-2 months. Restricted discretionary activity consent is therefore required in accordance with E14.4.1 (A152). |
| E14.8.2 Assessment criteria - restricted discretionary activities | | |
| (1) | The degree to which Auckland Ambient Air Quality Targets are likely to be met where people are likely to be exposed to the specified contaminants for the relevant averaging period. | Compliance is proposed with the Auckland Ambient Air Quality Targets set out in Table E14.3.1. |
| (2) | Whether the amount of separation between the activity discharging contaminants into air and existing or potential activities sensitive to the air discharges is sufficient to mitigate adverse effects on the environment, health and amenity. | The activity is not anticipated to have any adverse air discharge effects on surrounding sensitive activities given separation distances and the intervening road (Great South Road). |
| (3) | The extent to which adverse effects are avoided, remedied or mitigated including appropriate emissions control technology and use of management practices. | Best practicable option for emission control and management practices will be implemented to avoid adverse air discharge effects associated with the activity. These measures include hours of operation and taking a precautionary approach to undertaking the processing of green waste (i.e only processing on suitable days in terms of wind and rain conditions). |
| (4) | Where applicable, the degree to which offsetting can remedy or mitigate adverse effects considering the proximity of the offset to where the effects of the discharge occur and the effective duration of the offset. | No offsetting is considered necessary. |

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| (5) | Whether there are practicable location and method options that cause less adverse effects and can still achieve the applicant's objectives. | The activity has been located away from the motorway and separated from adjoining residential activity by Great South Road. |
| (6) | The extent to which the odour and dust level meet the expectations for the Low air quality – dust and odour area (Quarry), Low air quality – dust and odour (Industry), Medium air quality – dust and odour area (Industry), Medium air quality – dust and odour area (Rural) and High air quality – dust and odour area. | The site is located within the Mixed Rural Zone which is a medium air quality – dust and odour area reflecting the lower air quality associated with rural areas. The proposal is not anticipated to result in odour or dust levels that would be inappropriate in this environment. Policy E14.3(6) makes provision for discharges where the activity is a rural industry activity. |
| (7) | Whether the assessment methods, including monitoring and modelling are appropriate to the scale of the discharge and any potential adverse effects. | The activity is a small scale rural industry activity where the processing of green waste material is only undertaken intermittently and is of a short term duration each time. |
| (8) | Whether discharge into air are minimised as far as practicable, where appropriate through: (a) use of clean burning fuels; or (b) efficient use of energy; or (c) use of best practicable option emissions control and management practices; or (d) minimisation of fugitive emissions ; or (e) reduction, reuse or recycling of waste materials relating to waste processes. | Compliance proposed as best practicable option for emission control and management practices will be implemented to minimise any discharges into air. |

Chapter E33 – Industrial and Trade activities

An assessment against Chapter E33 has not been undertaken as the proposed activity does not involve the use, handling or storage of environmentally hazardous substances as part of its operation. Rather, the activity involves:

- Shelterbelt topping and removal
- Forestry slash
- Gorse and scrub mulching
- Dead tree removal
- Vegetation removal as an alternative to burning on-site.

From these activities, the following waste products are brought to the site for processing:

- Branches and logs which are processed into mulch for landscaping and wood chip for farm animal bedding (i.e in calf sheds).
- Scrub vegetation such as gorse and blackberry bushes which is processed into compost for a planting media or nutrient additive for pastoral or horticultural land.
- Rescued trees are temporarily stored in the yard area and while they can be sourced from across the wider Auckland area, the majority are recovered from the Franklin area and sold back into the Franklin area.

The mulching activity does not involve the use of any mulch additives or agrichemicals or use of any hazardous substances. As this material is all natural, it will not give rise to contaminants leaching to the ground. The only materials mulched are trees or vegetation sourced from rural properties. No other materials, such as food scraps or manure are added to the mulching process.

Thank you for your consideration of this and the above matters.

If you have any questions in relation to this addendum, please do not hesitate to contact me.

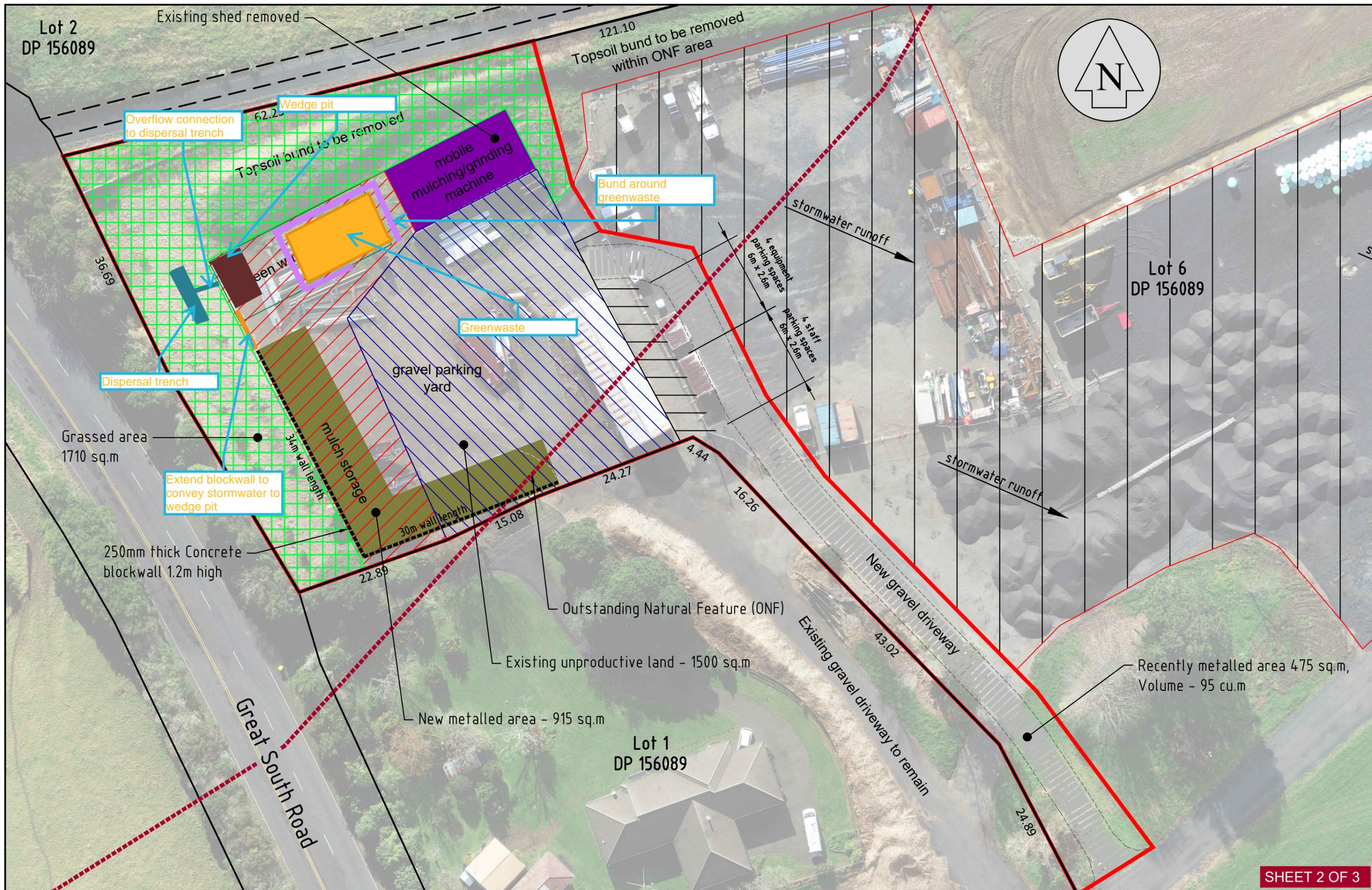
Yours faithfully

THE SURVEYING COMPANY LTD

Prepared by:

Karen Thomas

Planner



From: [Sam Furniss](#)
To: [Martin Meyer](#)
Cc: [Michele Schitko-Saboonchi](#); [Karen Thomas](#)
Subject: RE: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)
Date: Friday, 31 October 2025 12:01:23 pm
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[J1612 Proposed Development Plan SW Edit.pdf](#)

Hi Martin,

I am helping Karen out with the stormwater design at 1799A Great South Road, Drury for Aarons Contracting. Thanks for sending through your comments so far, they have been really helpful. I understand that the main contaminants that we are managing for this site is TSS and BOD (from the greenwaste). I've attached a sketch to show a best practical option for the stormwater treatment and summarised this below.

- TSS: Use the concrete block walls to contain the stormwater runoff to the metal yard and direct it to the wedge pit where contaminants can settle out. This can be cleaned out and maintained periodically. A stormwater outlet can be placed at the top of the wedge pit and connected to a dispersal trench. The dispersal trench can be installed along the contour, which will allow stormwater from the site to return to sheet flows.
- BOD: My understanding is that greenwaste will be stored on site for up to 4 months, meaning that we will require treatment for BOD. To manage this, a bund is proposed around the greenwaste area to contain the stormwater runoff to this area and limit the contaminated stormwater from discharging from the site.

Please let me know your thoughts on this approach and I'd be happy to talk through options with you as well. We can then update the plans accordingly.

Kind regards,

Sam Furniss

Civil Engineer BE(Hons)



P: (09) 238-9991 | M 021 293 9353

From: Karen Thomas <karent@subdivision.co.nz>
Sent: Wednesday, 22 October 2025 1:52 PM
To: Sam Furniss <sam@subdivision.co.nz>
Subject: FW: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)

Hi Sam,

I have some more details from the ITA specialist for Aarons Contracting) – please see below. I am still waiting to talk further with Martin though.

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Martin Meyer <martin.meyer@aucklandcouncil.govt.nz>
Sent: Wednesday, 22 October 2025 12:28 PM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: Re: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)

Hi Karen,

Apologies I am still in a high-workload and today especially have a few reports to get out. Can try to call again tomorrow but have tried to quickly respond to your queries below,

The site may have no stored hazardous substances, in which case any spill response plan can centre purely on spills from a vehicle failure on site. It is centred around hazardous substances, and spills of mulch/greenwaste are not hazardous.

A rain garden provides better treatment in general, however operation and maintenance of devices are key to act in a manner to remove TSS from the discharged stormwater (eg cleanouts after large rain events, or regular periodic maintenance/inspections etc). Rain gardens can be poorly managed, and require good upkeep of the plants and can be expensive to clear out when required. Wedge pits are from what I understand typically easier to maintain and clean out especially for an operation that already has equipment that can scoop up and remove build up.

A wedge pit is not as effective at removing TSS, but these treatment devices should work in tandem with likely other types of physical barriers to prevent movement of the fine particulates from the mulch storage areas (eg fences) in a 'treatment train', so that general practices on site try to prevent movement of TSS wherever possible to also minimise their discharge. This would all be assessed together for the site as a best practicable option, and the ONF layer sounds like a key constraint for devices such as swales/ponds.

I would consider the overall aspects on how it will impact the maintenance requirements

on site and/or time and machinery necessary from an operation/maintenance perspective before deciding on treatment device(s).

I do not consider any of the mulch storage areas to require BOD treatment. If you have further clarification on the green waste area, how long green waste will be stored, and transported as I would not expect they would be storing this and selling it after 4 months unless it is a composting activity? I would clarify, and would expect around weekly or more removal of greenwaste to lower risks from BOD. Having the waste in a bunded area would also decrease the risk of discharge. However if they are storing greenwaste for 4 months, then BOD treatment systems such as ponds or other chemical/biological treatment may be necessary. It would be best to consult with an industry professional around appropriate treatment based on the quantity of greenwaste received, and removed from site.

Kind Regards,

Martin Meyer

Senior Stormwater Specialist | Specialist Unit

Planning and Resource Consents Department, Auckland House, 135 Albert Street, Level 6

Mob: 027 271 5209 | email: martin.meyer@aucklandcouncil.govt.nz

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@aucklandcouncil.govt.nz)

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| WFH | CEN | WFH | CEN | WFH |

From: Karen Thomas <karent@subdivision.co.nz>

Sent: Wednesday, October 22, 2025 11:47 AM

To: Martin Meyer <martin.meyer@aucklandcouncil.govt.nz>

Subject: RE: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)

Hi Martin,

I am just sending you an e-mail as we didn't manage to catch up yesterday and I haven't been able to reach you on the phone this morning.

I was hoping to discuss a couple of matters with you that will help us to better respond to the additional information you have requested:

1. Would you mind elaborating on what contaminants will spill so that we can target these in the requested Spill Response Plan (as there are no agrichemicals or additives used as part of the green waste processing).
2. In terms of providing treatment of the TSS contaminants, can you advise if Council's preference would be a wedge pit or a rain garden in the north-west corner of the yard?



3. As the majority of the site is within the ONF Overlay, we are aware that earthworks and ground disturbance should be kept to a minimum. Our Engineer, Sam Furniss, has also looked at the possibility of a swale, but thinks that the required swale length could not be provided due to the concrete blocks that will contain the mulch product.
4. We have been advised by Aarons Contracting that the processed product is stored on-site for approximately 4 months, with the processed products regularly sold as bulk loads. Can you advise if this timeframe then requires containment/prevention of high BOD water exiting site and if so, what is Council's preferred treatment method?

Sorry to bother you with these requests, but if you are able to provide advice we can better target

our response.

Thanks,

Kind regards,

Karen

Karen Thomas



P: (09) 238-9991

From: Martin Meyer <martin.meyer@aucklandcouncil.govt.nz>
Sent: Monday, 20 October 2025 10:53 AM
To: Karen Thomas <karent@subdivision.co.nz>
Cc: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Subject: Re: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)

Hi Karen,

I will give you a call back/arrange a meeting when we can discuss this activity. I am currently undertaking some urgent reporting today and could only have a very brief conversation, however would tomorrow early afternoon at 1pm suit, I can set aside 20/30mins to discuss this application with you?

The types of treatment expected would depend on the exact nature of the activity,

In general from the information I have received for this site, I would expect total suspended

solids (TSS) generated from the mulching areas. Some form of drainage/swales or other best practicable option to slow down the discharge from the site and allow deposition/capture and deposit of TSS prior to entering the receiving environment would be expected. Some sites may opt to install a wedge pit or even direct stormwater through a proprietary treatment device. We are open to assessing a best practicable option for the site dependent on constraints and other management procedures in place to minimise the generation of TSS.

The greenwaste area, would be dependent on the exact nature of the activity. Long term storage of greenwaste where allowed to breakdown is expected to generate biochemical oxygen demand contaminants. If the greenwaste is being removed regularly from site, this area may only need to under go TSS treatment as above and if directed to the same 'drains'/'swales' or otherwise. However if allowed to breakdown/decompose onsite, then some sort of containment/prevention of high BOD water exiting site and entering the receiving environment should be undertaken.

Kind Regards,

Martin Meyer

Senior Stormwater Specialist | Specialist Unit

Planning and Resource Consents Department, Auckland House, 135 Albert Street, Level 6

Mob: 027 271 5209 I email: martin.meyer@aucklandcouncil.govt.nz

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@aucklandcouncil.govt.nz)

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| WFH | CEN | WFH | CEN | WFH |

From: Karen Thomas <karent@subdivision.co.nz>

Sent: Monday, 20 October 2025 10:33 am

To: Martin Meyer <martin.meyer@aucklandcouncil.govt.nz>

Cc: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>

Subject: LUC60427692 - 1799A Great South Road, Drury (Aarons Contracting rural industry activity)

Hi Martin,

I have left you a couple of phone messages as I am hoping to discuss the requested ITA information for this application. Essentially, I was hoping to better understand what the contaminants of concern are, and what the level of treatment you are anticipating so we can prepare a suitable response. Are you able to please give me a call to discuss – I can be reached on 09 238 9991.

I look forward to hearing from you.

Thanks,

Kind Regards,

Karen

Karen Thomas

Planner | BPlan(Hons)

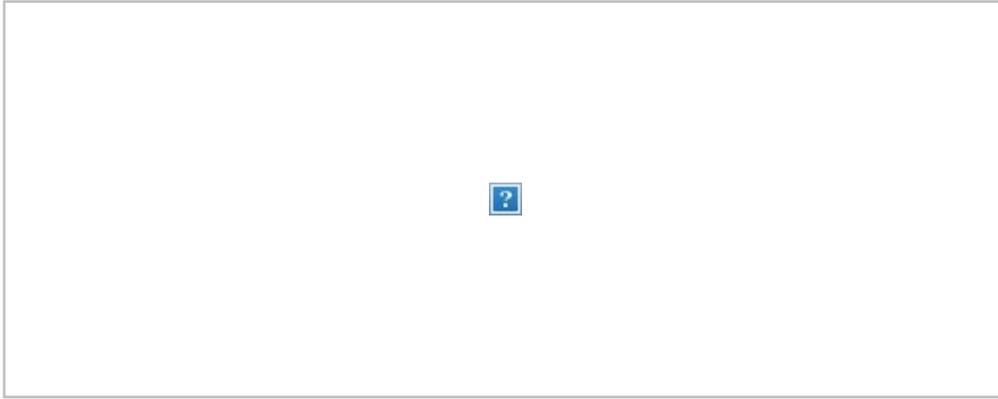


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From: [Karen Thomas](#)
To: [Michele Schitko-Saboonchi](#)
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request
Date: Thursday, 6 November 2025 9:28:06 am
Attachments: [image001.png](#)
[J1612 - PROP DEVELOPMENT PLAN - 2 Nov 2025.pdf](#)
[EMP.pdf](#)

Morning Michele,

Thank you for your patience while we have been preparing the requested information. Please see attached draft EMP (which includes a spill response plan) and also an updated Proposed Development Plan (Sheet 2) which shows how stormwater from the yard area will be treated. The stormwater treatment is in accordance with previous correspondence between our Engineer Sam and Martin Meyer.

Please let me know if there is any additional information you required.

Many thanks,

Kind regards,
Karen

Karen Thomas



P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Tuesday, 14 October 2025 3:04 PM
To: Karen Thomas <karent@subdivision.co.nz>
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request

Good afternoon Karen,

I have now heard back from the Council ITA specialist. Sorry for the length of time this has taken – there were absences that have delayed the specialist’s review. The feedback received is as per the below in italics. To summarise, whilst the land use is permitted under E33.4.1, controlled activity consent is triggered for the associated discharge from the unlisted ITA.

Therefore, further assessment under E33 is required and the provision of an environmental management plan, a spill response plan, and drainage plan detailing how treatment of the areas generating contaminants will be undertaken. Please

provide this outstanding information which relates to item 6 of the s92 letter.

Apologies again for picking up on this matter late in the process. Please let me know if you have any queries on the specialist's comments below.

Specialist feedback

*Based on the plans provided some type of treatment is necessary for the mulch and green waste areas (where they are exposed to rainfall), and a trigger for consent for the discharge of contaminants under E33.4.2(A12) as a **controlled activity**.*

In order to assess this activity, the applicant will need to provide assessment against E33, provide an environmental management plan, a spill response plan, and drainage plan detailing how treatment of the areas generating contaminants will be undertaken.

From the current plan provided it appears the mulch storage and greenwaste storage area will be considered ITA areas.

These areas should provide treatment for their contaminants, however treatment does not need to be to a GD01 level, but a best practicable option, such as a swale, over grass or other drainage systems designed with to allow for fine particulates to be dropped out prior to discharging from their site. At a minimum I would expect TSS contaminants to be a generated contaminant from these two areas.

For the greenwaste area, I would need further information on the management of this area. If it is for short term storage of greenwaste that is then removed to a waste transfer station regularly TSS is satisfactory treatment. However if longer term storage of waste occurs in this area, BOD contaminants are also considered to be generated. This will require treatment.

The applicant should detail these management processes within the EMP they provide.

*For E33 land use, this is considered a **permitted activity** under E33.4.1(A3) where complying with the relevant standards.*

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6

33 Manukau Station Road, Manukau Central
Visit our website: www.aucklandcouncil.govt.nz

From: Michele Schitko-Saboonchi
Sent: Monday, 1 September 2025 1:41 pm
To: Karen Thomas <karent@subdivision.co.nz>
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Karen,

Thank you for this. I will run your assessment passed our ITA specialist for review.

Thanks again.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
Planning and Resource Consents Department
Mob: 021 347 979
Auckland Council, Manukau Civic Building Level 6
33 Manukau Station Road, Manukau Central
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From: Karen Thomas <karent@subdivision.co.nz>
Sent: Monday, 1 September 2025 11:45 am
To: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Subject: RE: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Michele,

Thanks for your e-mail. I have had a look back through our correspondence and I have attached an addendum report e-mailed through to Council on the 30th July 2024 where I was of the opinion that the activity did not require an assessment against Chapter E33. However, for completeness, I provide the following:

Chapter E33 – Industrial and trade activities.

The proposed activity does not involve the use, handling or storage of environmentally hazardous substances as part of its operation and the activity is not specifically listed under Table E33.4.3, noting I consider that the activity does not meet the description of *Agricultural support industries* as there will be no manufacture, storage or handling of inorganic fertiliser.

Therefore E33.4.1(A3) – Use of land for a new industrial or trade activity not listed in Table E33.4.3 is applicable where the activity is able to be undertaken as a permitted activity subject to compliance with the permitted discharge standards.

Under E33.4.2(A11) – the discharge of contaminants from a new industrial or trade activity area not listed in Table E33.4.3 is a permitted activity, subject to compliance with the

permitted discharge standards.

An assessment of these standards is provided below:

E33.6 Standards

E33.6.1.1 – Use of land for an industrial or trade activity

1. – Not applicable as the activity does not produce any wastewater or wash water.
2. – A spill response plan is not considered necessary as the activity does not use any environmentally hazardous substances as no chemical additives are used in any part of the processing. There is a 1,800L diesel trailer that will be stored within the yard, however this trailer is owned by a fuel company and is regularly maintained and meets the required regulations for fuel storage.
3. – (7) As per above.
(8) – Not applicable as no secondary containment devices are required.
(9) – Due to there being no environmentally hazardous substances used as part of the activity, weekly inspections are not deemed necessary.
(10) – Not applicable as no underground storage tanks are proposed.
(11) – Not applicable as the activity does not involve the use of waste compactors or waste bins.
(12) - There is a 1,800L diesel trailer that will be stored within the yard which is owned by a fuel company and is regularly maintained by them and meets the required regulations for fuel storage and as this is portable there is no on-site vehicle re-fuelling area associated with the activity.
(13) – No EMP is considered necessary as the activity does not involve the use or storage of any environmentally hazardous substances.
(14) – Not applicable.

E33.6.1.2 - Discharge from an industrial or trade activity area

1. – It is considered that the activity will result in less than minor adverse environmental effects and that due to the nature of the activity and its relatively small scale there is no need for specific stormwater treatment. While not considered necessary, due to the topography of the site we note that stormwater from the access will be discharged to a treatment swale then a stormwater pond as detailed as part of BUN60444618 (DIS60444619 and LUC60444660).

Having regard to the above, should Council consider that the activity is defined as an Industrial and Trade Activity, we consider it is able to be undertaken as a permitted activity under E33.4.1 and E33.4.2.

Thanks,

Kind regards,
Karen

Karen Thomas

P: (09) 238-9991

From: Michele Schitko-Saboonchi <michele.schitko-saboonchi@aucklandcouncil.govt.nz>
Sent: Monday, 1 September 2025 8:38 AM
To: Karen Thomas <karent@subdivision.co.nz>
Cc: Chanel Hargrave <chanel@subdivision.co.nz>
Subject: FW: LUC60427692 - 1799A Great South Road, Drury s92 request

Good morning Karen,

I trust you're well. I was going over the s92 responses for the Vernon Developments application (BUN60444618) and noticed that the ITA related responses only refer to the Vernon Developments operation – which is the focus of that application.

In the original s92 letter for Aaron's contracting, I had requested assessment of the Aaron's contracting operation against Chapter E33 Industrial and Trade Activities (refer to item 6 of the attached letter). From what I can see, the requested assessment has not yet been provided (unless I have missed this somehow). Please provide me with the requested Chapter E33 assessment. I will then refer this to our ITA specialist for review.

Sorry for picking this up just now. I may have thought that this would be covered with the stormwater discharge application.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner
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From: Michele Schitko-Saboonchi
Sent: Wednesday, 15 May 2024 2:23 pm
To: Karen Thomas <karent@subdivision.co.nz>
Subject: FW: LUC60427692 - 1799A Great South Road, Drury s92 request

Hi Karen,

It has been brought to my attention that additional development is currently underway involving

earthworks, new hardstand area and the construction of a new shed. As part of your s92 response, please clarify:

- The intended use of the new shed and hardstand area (as part of your response to item 5 of the s92);
- The area and volume of earthworks associated with the construction of the shed and whether these are included in the proposed earthworks application (please clarify as part of item 14 of the s92 request). If yes, please provide the requisite assessment of effects and assessment on whether regional earthworks consent is triggered.

With the change in the receiving environment and what is happening on the site, there may be a need for me to undertake a second site visit. I will make a call on this once the s92 has been responded to.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner

Resource Consents – South

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From: Michele Schitko-Saboonchi

Sent: Thursday, February 8, 2024 8:37 AM

To: Karen Thomas <KarenT@subdivision.co.nz>

Subject: LUC60427692 - 1799A Great South Road, Drury s92 request

Good morning Karen,

Please refer to the attached further information request.

Ngā mihi | Kind regards

Michèle Schitko | Senior Planner

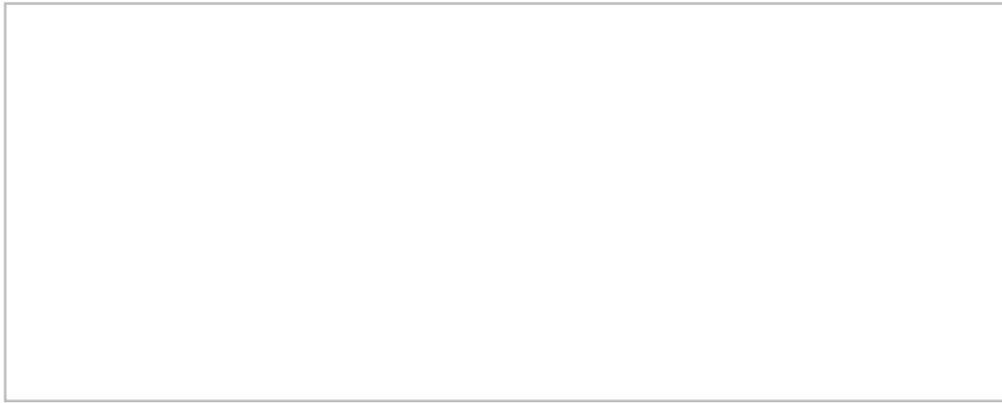
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