

TOLLEMACHE CONSULTANTS LTD.

25 July 2022

Auckland Council
Private Bag 92300
Victoria Street West
Auckland 1142
Attn: David Wren

Dear David

Private plan change application – 546 and 646 McNicol Road and 439 Otau Mountain Road, Clevedon – further information request

1. Please find in the one drive link a copy of the clause 23 response.



1. Landscape and Visual Effects

2. The one drive link includes a report from John Goodwin of Boffa Miskell. Mr Goodwin concludes that:

In my opinion relevant AUP objectives and policies that require the protection of the Wairoa River Gorge ONF can be met with approval of the proposed plan change

2. Acoustics

3. The one drive link includes a response from Siiri Wilkening of Marshall Day.
4. As an observation the clause 23 matters look to address the issue of acoustics and vibration at a resource consent level of detail rather than associated with a plan change. In this respect it is noted that the Quarry Zone contains a specific noise and vibration standard in H28.6.2.1 and H28.6.2.2. This is not proposed to be amended by the private plan change and would apply to the zonings proposed by the request.

3. Iwi Consultation

5. The one drive link includes correspondence with iwi, along with responses received.
6. On 7 April 2022 the emails in the one drive link were sent out to all of the iwi identified as having an interest, on the Auckland Council website.

Ngati Maru	No response
Ngati Paoa Trust Board	No response
Ngati Tamatera	No response
Ngāti te Ata	No response

Ngāti Whanaunga	<p>8 April 2022 – received email from Michael Baker (NW) confirming they wish to be consulted and requested purchase order number so their team can review application.</p> <p>28 April 2022 – followed up on 8 April email.</p> <p>13 May 2022 – received confirmation from Jessy at NW that they will send a kaitiaki out to site.</p> <p>24 May 2022 – kaitiaki Stuart Renata visited site and was shown around by SAL.</p> <p>17 June 2022 – SAL phone call and email to Michael Baker (NW) confirming what next steps would be. Michael confirmed he would</p> <ul style="list-style-type: none"> · Catch up with Stuart to hear about his site visit to Clevedon Quarry. Stuart will also provide us all with a written summary of his site visit; · Engage Stephanie May (consultant) for 4 hours to review the Private Plan Change documentation and provide feedback on that documentation. <p>29 June 2022 – SAL followed up on the 17 June actions as there had been no response to date.</p> <p>21 July 2022 – meeting with Michael Baker (NW) in relation to one of SAL's other sites.</p> <p>22 July 2022 – SAL followed up on the June 17 actions but no response to date.</p> <p>The emails in the one drive covers all of this communication.</p>
Ngati Paoa Iwi Trust	No response
Te Ākitai Waiohua	No response
Waikato Tainui	No response

7. In relation to engagement with Ngāi Tai ki Tamaki, since lodging the Private Plan Change in February 2022 the following has happened.

16 March 2022	Regular hui between NTKT and SAL (Teams meeting)
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12 April 2022	Regular hui between NTKT and SAL (In person meeting at NTKT offices)
18 May 2022	Extraordinary half day hui between NTKT and SAL environmental and management teams (held at Umupuia Marae)
30 May 2022	Regular hui between NTKT and SAL (Teams meeting)

8. The meeting minutes for those four meetings are in the one drive link. As indicated in the meeting minutes, the private plan change was discussed at all of those meetings (and prior meetings). There was an undertaking at those meeting that NTKT would provide written comments, but these are still to come. Written comments have been requested via meetings or emails on:

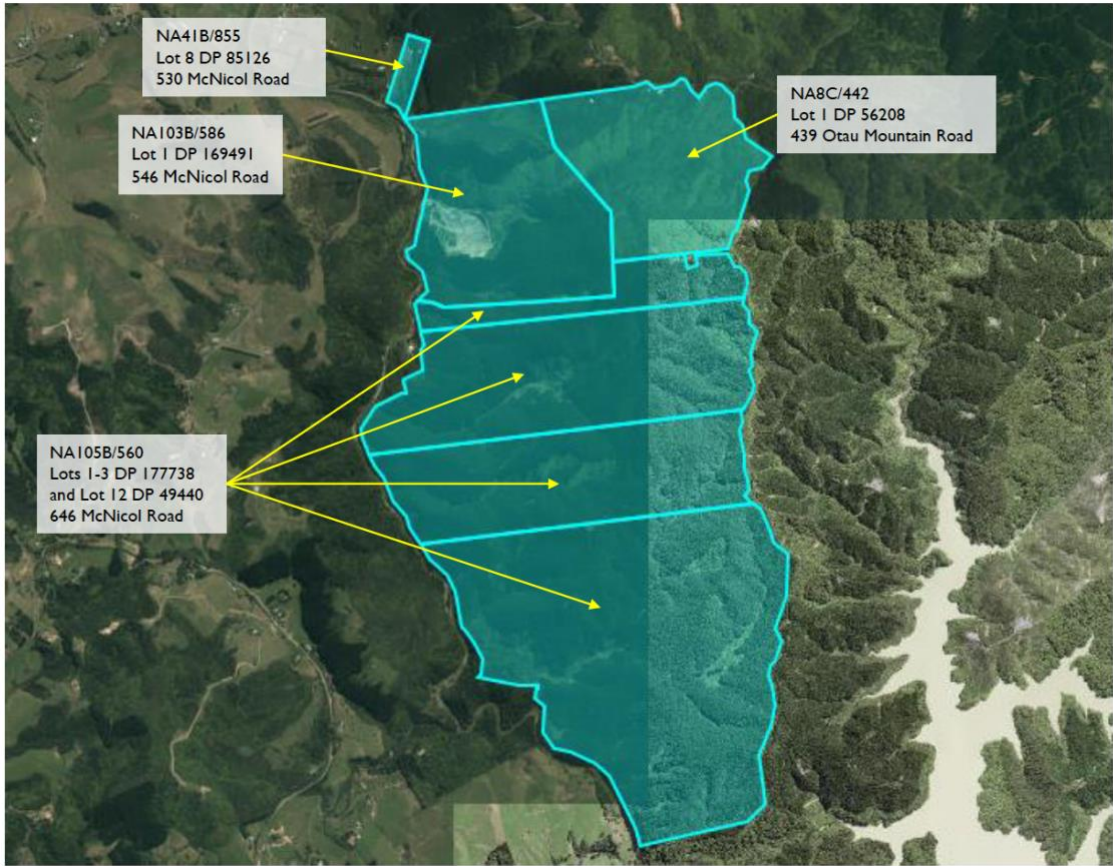
█ [REDACTED]
█ [REDACTED]
█ [REDACTED]
█ [REDACTED]
█ [REDACTED]

9. Yes, the application reviewed the following available management plans:
- Ngai Tai Ki Tamaki Management and Development Plan;
 - Ngāti Pāoa Resource Management Plan (May 1996) / Ngāti Pāoa Interim Iwi Management Plan (2013).

10. No relevant matters to the plan change were identified.

5. Quarry Buffer Area Overlay

11. The Quarry Buffer Area Overlay is not proposed to be altered. The Overlay addresses reverse sensitivity from subdivision and land use development of noise sensitive activities in proximity to a quarry.
12. The Overlay does not uniformly run 500m around the existing Quarry Zone as during the 2016 AUPHP hearings (when the extent of quarry zone was determined) the operator did not seek to extend the Overlay beyond that which was notified with the PAUP. Consequently, the Overlay actually applies 500m from the current extent of the mineral extraction activity as it relates to the north and north-west (as opposed to the boundary of the current Quarry Zone). Therefore no change is required to the overlay to the north or west to align with the shift in the Quarry Zone proposed by the private plan change.
13. Because of the unique locational factors (including the ONF, SEA on the western slopes of the Wairoa Gorge, public ownership of part of the western slopes of the Wairoa Gorge) and that the applicant owns land south of the quarry site it is not proposed to extend the Overlay to the south. Only one dwelling exists to the south, and the remainder of the landform is not considered to be readily developable with residential dwellings or rural lifestyle subdivision. The applicant's land ownership is illustrated below.



6. Administration

- 14. The drawing files are in the one drive link.
- 15. Please feel free to contact me regarding these matters.

Yours sincerely

Mark Tollemache
Town Planner

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