

Richard Gardner

From: Dharmesh Chhima <Dharmesh@subdivision.co.nz>
Sent: Thursday, 15 August 2019 3:32 p.m.
To: Richard Gardner
Subject: Planting details to accompany Site Plan - 69 Kelly Road, Waerenga 526/29
Attachments: Planting details.pdf

Hi Richard,

As per your request and our discussion yesterday, please see attached planting schedule.

Kind regards

Dharmesh Chhima
Senior Resource Management Planner



THE SURVEYING COMPANY
Specialist Surveyors, Planners & Engineers

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Planting details for 'Boundary Screen Planting' shown on the Site Location Plan prepared by NovaSteel for a proposed poultry farm - 69 Kelly Road, Waerenga

SUGGESTED PLANTING SCHEDULE - MIXED SPECIES	
Botanical Name	Common Name
Griselinia littoralis	Kapuka
Kunzea ericoides	Kanuka
Leptospermum scoparium	Manuka
Myrsine australis	Red Matipo
Pittosporum Sp	Pittosporum
Pseudopanax lessonii	Houpara
Dodonaea viscosa	Ake Ake
Camellia sasanqua	Camellia sasanqua
Eugenia ventenati	Lily Pilly
Populus Sp	Poplar
Cryptomeria japonica 'Egmont'	Egmont
Or any other wind hardy deciduous or evergreen species.	

Notes:

1. The screen planting shall be established at 1.5m spacing between each plant. An assortment of plant species can be used if desired.
2. The screen planting shall contain species that are able to achieve a mature height of at least 2m.
3. The selected plants used shall be at least 0.75m high at time of planting.
4. The screen planting shall be maintained and replaced as necessary if the plants die, are removed or suffer significant damage.

Richard Gardner

From: Dharmesh Chhima <Dharmesh@subdivision.co.nz>
Sent: Thursday, 27 June 2019 11:06 a.m.
To: Richard Gardner
Cc: Marius Rademeyer
Subject: Further Geotechnical information for 69 Kelly Road, Waerenga 526/29
Attachments: HD847 69 Kelly Road geo - council rfi response letter.pdf

Hi Richard,

In response to item 3 of your s92 request, I confirm that the correct location of the sheds is as shown on the 'Site Location Plan' dated 20 April 2019 prepared by Novasteel and submitted with the application.

I have also attached the further geotechnical information received from HD Geo Ltd. This was received in response to WDC's similar request noting the different in location of the sheds shown in the geotech report.

Kind regards

Dharmesh Chhima
Senior Resource Management Planner



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26 JUNE 2019

Novasteel
c/- Gary Swindale
Email: gary.swindale@novasteel.co.nz

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Hamilton 3204
PO Box 9266
Hamilton 3240
New Zealand
64 (0)7 957 2727

**HD847 – 69 KELLY ROAD, WAERENGA
RESPONSE TO COUNCIL FURTHER INFORMATION REQUEST**

Dear Gary,

We understand council have requested further information for the project at 69 Kelly Road, Waerenga. The request has resulted due to the shed locations moving north after we completed our geotechnical assessment of the site.

Council's request was:

The proposed location for the chicken sheds as shown on the site plans differ to those of the Geotechnical Investigation report plans. Could you confirm which is the correct location and amend the plans accordingly.

If the new location of the proposed sheds does not match the Geotechnical test locations which were undertaken, please undertake new geotechnical investigations of the new shed locations.

To address council's further information request we have reviewed:

- -the testing we have completed to date
- -the geology maps
- -the topography map
- -the new shed location plan.

Based on the information we have reviewed we do not believe that further testing is required to prove suitability of the site for development. This is because:

- -there is a minor change in topography across the shed area
- -the recommendations in our geotechnical assessment report dated 4 February 2019 are still relevant for the new shed locations
- -we have been engaged to complete further testing at construction stage as outlined in the recommendations section of our report dated 4 February 2019

Kind regards,

EMILY CLELAND
Managing Director, Senior Engineering Geologist
Emily@hdgeo.co.nz
Tel 022 192 3898

ANDREW HOLLAND, CPENG
Technical Director, Principal Engineer
Andrew@hdgeo.co.nz
Tel 022 048 8441

Richard Gardner

From: Dharmesh Chhima <Dharmesh@subdivision.co.nz>
Sent: Thursday, 20 June 2019 11:57 a.m.
To: Richard Gardner
Cc: Marius Rademeyer
Subject: 69 Kelly Road, Waerenga - response to 92 questions 526/29
Attachments: J KELLY UPDATED.PDF; RE Land Use Information Register enquiry Part of 69 Kelly Road, Waerenga (REQ150754) No ; Broiler shed washwater

Hi Richard,

Thank you for emailing through your s92 questions (also formally received in WRC's acceptance letter on 10 June 2019).

I have provided a response to each of your questions as below. Please let me know if you have any follow up questions.

Cheers

Dharmesh Chhima
Senior Resource Management Planner



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From: Richard Gardner [<mailto:rgardner@doddcivil.co.nz>]
Sent: Monday, 10 June 2019 3:44 p.m.
To: Dharmesh Chhima <Dharmesh@subdivision.co.nz>
Cc: Marius Rademeyer <roadhouse@outlook.co.nz>
Subject: RE: 69 Kelly Road, Waerenga

Hi Dharmesh – thanks for the contact details. I will phone him shortly.

With regards to the s92, we've contacted WRC and asked them to get the formal s92 out to you. In the meantime here are the main bits on which clarification has been sought:

1. Jennifer Lindsay Kelly -39 Kelly Road, Waerenga has not full ticked of the declaration statement. This affected persons form needs to be fully completed to enable WRC to accept the sign off. Please find attached the written approval form with the declaration ticked, signed and dated by Jennifer Kelly.
2. Provide clarification that the earthworks are not being undertaken in a high risk area especially as a stream system is located in close proximity to the earthworks. It is noted that the earthworks plan identifies that

there will be approximately 28,170m³ of cut and 18,740m³ of fill. Please clarify where the balance of the cut material will be placed on site.

Before lodging the application to Council, I checked with the applicant's consultant engineer (ASPIRE Engineering) and they had advised that the earthworks were not located within a high risk erosion area (i.e the pre-existing slope of the land does not exceed 25 degrees and that the land slope within 100m of a water body does not exceed 15 degrees). ASPIRE Engineering also advised that the cut to fill does balance once you allow for fill compaction factor (please refer to last paragraph on page 4 of the application report/AEE). Please let me know if you require further confirmation or clarification from ASPIRE engineering on this matter?

3. The geotech report provides a location plan for the six sheds which is different to that shown in the AEE documentation. Please confirm which is the correct plan for the assessment of the proposal. The applicant is in the process of obtaining an updated geotech report to reflect the site plan and we will forward this through to you once received.
4. Please provide written confirmation that the property is not recorded on the WRC LUR as a contaminated site, or alternatively please provide an assessment under the NES. Please find attached the response dated 14 June 2019 received from WRC in relation to the LUR. An assessment of the NES is also provided in section 2.6 (page 6) of the application/AEE. In this case, the land is production land. The NES only applies to production land in relation to those matters listed in Regulation 5(8) – eg when production land stops being used for production land, otherwise Regulation 5(8) exempts consideration of the NES. For soil disturbance, Regulation 5(8) only relates to the consideration of residential buildings and residential activities on production land. As our proposal does not involve residential activities and is remaining in production, the NES is not applicable. I also spoke with Kelly Deihi (Environmental Management Solutions Ltd) last week on this matter and she confirmed my understanding of the above.

The application has also been reviewed by the Waikato District Council (WDC) who administer this NES and the s92 request received from the District Council has not raised any concerns or issues in respect to the NES or the above matters.

5. Please demonstrate that the discharge of the wash water is a PA including details of the areas and location of the discharge areas/ size on the farm for the disposal of the wash water.

An assessment of the discharge of wash water is provided in section 2.5 (pages 5 and 6) of the application report/AEE. However, for completeness I have undertaken the following calculations to determine the discharge area required if a maximum loading rate of 150kg N/ha/year was applied to the land.

For this assessment, I have applied a total Nitrogen concentration of 281 mg/litre which has been taken from a typical broiler shed washdown water analysis (Refer to attached email dated 15 June 2016 provided from the Auckland Council which references a table with the original source noted as WRC and Inghams Enterprises).

Based on a 5-6 week cycle (and 7-10 day empty period) each poultry shed would have around 7-8 washes per year. Taking a precautionary approach of each shed requiring 8 washes per year this results in a total of 48 shed washes/year. As each shed wash uses around 5m³, this equates to 240m³ of wash water per year. This would result in a total of 67.44kg of Nitrogen a year (240m³ x 0.281kgN/m³).

If the maximum 150kg N/ha/year loading rate was applied, the area required for disposal would be approximately 0.45 hectares (67.44kg divided by 150kg). In this case, the property is 38.35 hectares and therefore has sufficient area to ensure that wash water can be adequately discharged to the land. This includes the vacant grassed area to the east and southeast of the utility building which is clear of waterways and can be managed in accordance with the permitted activity standards for farm effluent discharge.

6. Please provide confirmation that there are no sensitive receptors located at 784 Waerenga Road. A review of the current information available to the Council is unclear as to whether the two buildings located close to the boundary with 796 Waerenga road contain sensitive receptors.
The applicant has confirmed that the two buildings referred to above are farm buildings.
7. Please confirm that the bird stocking ratio proposed (16birds/m²) equates to an overall stocking ratio of no more than 34kg/m² at harvest.
The application seeks consent for the bird numbers and density (birds/m²) as outlined in the AEE. The proposal is not based on a stocking ratio of kg/m², however at this stage the applicant does not expect that the current proposal would exceed this ratio.
8. Please provide an expert air quality assessment in relation to the property that has not provided written approval, or alternatively please confirm that you will provide the assessment upon our request immediately after the close of submissions.
The applicant has confirmed that an assessment will be provided after the close of submission if requested by the Regional Council.

Our apologies for this communication muck up.

RG

Richard Gardner
SENIOR PLANNER
MNZPI, BTP, BA, DipTC

(available Mon – Wed)



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From: Dharmesh Chhima [<mailto:Dharmesh@subdivision.co.nz>]
Sent: Monday, 10 June 2019 1:14 p.m.
To: Richard Gardner
Subject: RE: 69 Kelly Road, Waerenga

Hi Richard,

The best contact is Greg Buchanan – 021-146-9228.

I haven't received a s92, could you follow this up and re-send to me please or let me know who to contact/email?

Dharmesh Chhima
Senior Resource Management Planner



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Richard Gardner

From: Caitlin Holm <Caitlin.Holm@waikatoregion.govt.nz>
Sent: Friday, 14 June 2019 8:39 a.m.
To: Dharmesh Chhima
Subject: RE Land Use Information Register enquiry Part of 69 Kelly Road, Waerenga (REQ150754) No

Dear Dharmesh,

Thank you for your enquiry regarding information the Waikato Regional Council may hold relating to potential contamination at the property indicated below:

- **Part of 69 Kelly Road, Waerenga: LOT 2 DP 524737 (Parcel ID: 7915637)**



Background: The Waikato Regional Council maintains a register of properties known to be contaminated on the basis of chemical measurements, or potentially contaminated on the basis of past land use. This register (called the Land Use Information Register) is still under development and should not be regarded as comprehensive. The 'potentially contaminated' category is gradually being compiled with reference to past or present land uses that have a greater than average chance of causing contamination, as outlined in the Ministry for the Environment's Hazardous Activities and Industries List (HAIL): <http://www.mfe.govt.nz/sites/default/files/hazards/contaminated-land/is-land-contaminated/hazardous-activities-industries-list.pdf>

This property:

- I can confirm that this property **does not** currently appear on the Land Use Information Register.

District Councils: Our records are not integrated with those of territorial authorities, so it would also be worth contacting the Waikato District Council to complete your audit of Council records if you have not already done so. In

general, information about known contaminated land will be included on a property LIM produced by the territorial authority.

Rural Land Considerations: Examples of sites that are "more likely than not" to have soil contamination (HAIL sites) include timber treatment activities, service stations and/or petroleum storage, panel beaters, spray painters, etc. Whilst pastoral farming is not included on this list, typical farming activities of horticulture, sheep dipping, chemical storage, petroleum storage and workshops are; but are more difficult to identify and may not be as well represented on the Land Use Information Register. Therefore, individuals interested in pastoral land may be interested in completing further investigations in accordance with Ministry for the Environment Guidelines prior to land purchase and/or development.

Additional Information: Please note that:

- Significant use of lead-based paint on buildings can, in some cases, pose a contamination risk; the use of lead-based paint is not recorded on the Land Use Information Register.
- Buildings in deteriorated or derelict condition which contain asbestos can result in asbestos fibres in soil; the use of asbestos in building materials is not recorded on the Land Use Information Register.
- The long term, frequent use of superphosphate fertilisers can potentially result in elevated levels of cadmium in soil; the use of superphosphate fertiliser is not recorded on the Land Use Information Register.
- We are not currently resourced to fully incorporate historic aerial photographs in our region-wide assessment of HAIL activities. A significant proportion of the Crown historical aerial image archive for the Waikato region is available to view free of charge at <http://retrolens.nz/>. We recommend this resource is consulted for any HAIL assessment.
- Due to the large volume of enquiries being received, we may not be able to respond to your enquiry as quickly as previously. We are resourced to meet 20 day response times as per LGOIMA, but endeavour to respond more quickly when workload permits. If your enquiry is urgent, please note this first in your enquiry and we will do our best to assist.

Please feel free to contact me if you have any further queries on this matter. For any new enquiries or requests for information please continue to use the [Request for Service form](#) for 'Contaminated Land/HAIL.'

Regards,
Caitlin Holm

Caitlin Holm Student | Geothermal & Air, Land Ecology & Contamination, Science and Stra
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Richard Gardner

From: Dylan Walton <dylan.c.walton@aucklandcouncil.govt.nz>
Sent: Wednesday, 15 June 2016 10:46 a.m.
To: Dharmesh Chhima
Subject: Broiler shed washwater

Hi Dharmesh, this was a reference provided to us in another application. I would suggest that you try and track down the source of these figures, perhaps by phoning Waikato Regional Council or Inghams.

Broiler shed typical wastewater analysis results from the Waikato Region are detailed in Table 4 below.

Table 4: Typical Washdown Water Composition

Parameter	Typical Concentration
pH	7.22 mg/l
Nitrate -N	7.47 mg/l
Nitrite - N	0.01 mg/l
TKN	281 mg/l
Ammonia N	80 mg/l
Total P	69mg/l

Note.
Source Waikato Regional Council & Inghams Enterprises

Dylan

**Dylan Walton | Specialist Advisor - Wastewater
Natural Resources and Specialist Input Unit**

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