

To: Heather Perring
WBOPDC

From: Shae Crossan
Stratum Consultants Limited

Date: June 9, 2023

Response to WBOPDC S92 Request 2– TINEX Group Limited – 245 Te Puna Station Road, Te Puna (RC13924L)

This memorandum is prepared by Stratum Consultants Limited in response to the completed s92 RMA request for further clarification from WBOPDC Senior Consultant Planner Heather Perring, received 30 May 2023.

The applicant responds to each remaining point of the s92 clarification request in sufficient detail (where relevant) as outlined below. (WBOPDC question in black and *italics* and applicant response in blue).

TRANSPORTATION

The application includes an assessment of transport effects and a supporting Transportation Assessment Report (TAR).

We have determined that the accessway standard required by Rule 12.4.16.2.d.ii, for a Diagram D “Moderate Use Access Standard” from the Transit Planning Policy Manual, in fact means the equivalent of today’s Diagram E standard. The Diagram D standard drawing that was included in the District Plan when it became Operative in June 2012 is the same drawing as today’s Diagram E. The application proposes that for the proposed industrial activity, a lesser standard of a Diagram A accessway without opposite road widening is acceptable.

The following further information is required to directly address the proposed departure from the required accessway upgrade to “Diagram D”.

- 2. In order to consider whether omitting widening opposite the access could result in crashes, the volume of through traffic needs to be quantified along with a clear statement of the daily HCV and Light vehicle traffic expected to use the site. Due to the possible closure of Te Puna Station Road, we are arranging surveys to quantify the new traffic distributions and speed profile – the results are expected in 3-4 weeks. Either these can be used by the applicant, or the applicant may choose to provide their own survey data sooner. Also, please clarify in one statement how many HCVs and how many Light vehicles are expected each day.*

The Harrison Transportation further information response has been updated in response to this following receipt of the latest Traffic Surveys from WBOPDC. The report has analysed the traffic volumes and concludes that widening on the opposite side of Te Puna Station Road is not required.

3. *For the accessway upgrade, it is unclear whether any physical works are required for this upgrade. Please clarify and provide a preliminary design drawing prepared by a suitably qualified civil engineer.*

The entrance upgrading works are shown on the attached plan 423022-CIV-D001.

7. *Please confirm the daily number of left and right turning HCVs expected to turn out of Te Puna Station Road and provide an assessment of the effect this has on the chip seal surface.*

The traffic turning movements are clarified in the Harrison Transportation report attached and have previously been accepted. An assessment of the effects of the HCV traffic on the chip seal pavement is detailed in the attached memo referenced 423022-CIV-C001 Intersection Pavement Memo. The conclusion of the memo is that HGV vehicle impact on the pavement is negligible given the number and frequency of HCV vehicles (and given the fact these vehicle movements are already occurring, and the pavement condition is fine).

PROPOSED INDUSTRIAL ACTIVITIES:

Section 3.0 provides a brief outline of the four proposed industrial activities to operate at the site. Further detail is required:

8. *A & J Demolition and Total Relocations – the activity involves storage and renovation of relocatable houses. What ‘renovation’ activities will occur? For instance, will this include any paint stripping, water blasting, or other such activities that could generate adverse effects such as noise, contamination, dust, or spray drift?*

A further assessment of activities and potential surface water contamination is made within the attached Potential Surface Water Contamination Assessment.

LANDSCAPE AND VISUAL EFFECTS:

23. *The Landscape Management Plan requires the following additions/clarifications:?*

(d) *Provide a plan that can be stamped that captures only the landscape activities proposed for this application (and including key measurements).*

The landscape plan mitigation plan already includes a scale and has been updated to show the existing bunds and has been given a plan number. There are no acoustic fences shown as none are existing or proposed. Given the bunds are existing and no further bunding or planting is proposed as part of this application for the existing activities, cross-sections and dimensions have not been provided and will not be provided.

24. *The application states that the temporarily stored houses and swimming pool shells will meet the reflectivity requirement of rule 21.4.1 (d) - reflectivity. However, no evidence to verify this has been provided. Please provide further assessment against this rule.*

Upon further assessment, Boffa Miskell have reviewed the temporarily stored houses and swimming pools shells per the memo attached. Boffa Miskell have determined that the swimming pools shells do not meet the reflectivity requirements specified, however mitigation is proposed including the option of a screening fence along the western boundary of the pool yard until vegetation further establishes or covering the pools shells with a non-reflective tarpaulin. Provided these measures are undertaken reflectivity will be met and we anticipate a condition requiring this mitigation in accordance with the Boffa Miskell Assessment.

STORMWATER MANAGEMENT

34. *The stormwater assessment provided is lacking in technical evidence. Please provide:*

- (a) *calculations to demonstrate that the stormwater impact from the current users on the overall catchment is minimal.*
- (b) *Topographic Plans showing the existing land contours/spot heights, and overland flow paths.*
- (c) *Additional information that further qualifies the statement that "from the discharge location, the flows disperse across the full site area such that mitigation of the additional flow is considered to occur prior to exiting the individual yard site".*

The stormwater assessment has been updated following the meeting held between WBOPDC and Stratum Consultants on 24 May 2023 and is attached.

35. *Please provide an assessment of the effects of the proposed industrial activities and structure plan departures as they relate to stormwater, on the quality in the surface water receiving environment, particularly the Hakao Stream.*

A further assessment of activities and potential surface water contamination is made within the attached Potential Surface Water Contamination Assessment.

Based on the assessment, it is considered that there is limited potential for any surface stormwater contamination to occur based on the activities being undertaken on site and this can be monitored via conditions of consent if required.

Summary

We trust this supplies you with the information you require, and that the application can now be notified as repeatedly requested.

Please contact the writer should you require any clarification on the above matters.

Yours Faithfully,

Stratum Consultants Limited



Shae Crossan

Planning Director

P: 07 571 4500

E: shae.crossan@stratum.nz

Attachments:

- Revised Boffa Miskell Landscape Mitigation Plan
- Updated Harrison Transportation Response
- Revised Stratum Consultants Stormwater Assessment
- Revised Access Upgrade Plan
- Stratum Consultants Intersection Pavement Assessment
- Boffa Miskell Reflectivity Memo
- Stormwater Surface Water Response