

Environmental Risk – Land Use

Consent Number	LR-2026-113441-00; LV-2026-113442-00; LL-2026-113443-00; WS-2026-113444-00
Site Address	Various locations
Site Visit Undertaken	No
Proposal	GDC - Te Karaka Stopbank Upgrade
Rules Triggered	C1.5.4; C5.2.6; C6.2.12; C11.2; NES-CS

Matter	Assessment, comments or further information
Effects from the storage, use and transport of hazardous substances 1. Effects on the environment (e.g. short or long term effects from spills on streams, lakes, harbours, aquifers, or wetlands).	Summary of proposal with respect to the matter. Assessment of Matters/effects Applicable Rule: NES-CS. The NES applies to assessing and managing the actual or potential adverse effects of contaminants in soil on human health from five activities: subdivision, land-use change, soil disturbance, soil sampling, and removing fuel storage systems. Activities that are considered to have a low potential for adverse effects on human health have permitted activity status and no consent is required under the NES, provided the activities meet the requirements set in the regulations. In this case the application had identified several sites that could be considered to be HAIL. The Detailed site Investigation was conducted generally in accordance with the Ministry for the Environment Contaminated Land Guidelines No.1 and 5. Analysis of the soils has shown anthropogenic influence with soil contaminants above what would be considered normal background levels, however the levels do not exceed human health criteria that would require remediation for the intended end use.
	Further information required (section 92) A Detailed Site Investigation was submitted with the application and further information was requested to incorporate whether coal tar would be considered a potential contaminant given the disturbance of SH2 and Rangatira Road and a further potential site identified in historic aerial photos. The information was considered sufficient to address this concern.
	Conditions or action required and reason To address the possibility of, and response to, any accidental discovery of hazardous substances in buried legacy sites the

	applicant shall ensure works take place in accordance with the Site Management Plan submitted with the application (LDE Ref #
Effects from dust and other particulate matter (e.g. effects on human health, effects on waterbodies etc)	Summary of proposal with respect to the matter. Assessment of Matters/effects Substantial earthworks are proposed for the stop bank construction and excavation of borrow pits. In addition parts of SH2 and Rangatira Rd will be uplifted which requires road resurfacing. These activities have the potential to general dust which if not controlled can have nuisance effects and effects on health if fine particulate is inhaled. The application has suggested these effects can be controlled through a management plan. Part of this management will be through the application of water extracted from the Waipaoa River. The applicant will need to consider the weather conditions and the proposed historic El Nino weather pattern that may preclude the taking of water if river levels significantly drop. This weather pattern can also result in stronger winds – the predominant wind direction in the summer months is from a NW direction which could entrain dust from earthworks and deposit this over the residential areas of Te Karaka. Contingency measures regarding water take will need to be factored into these management plans for dust control and a communications plan must provide a mechanism for the community to highlight any dust concern. Part of the management of dust will relate to the extent of exposed soil. Robust erosion and sediment control practices in accordance with GD05 will need to be demonstrated through the management plan detail.
	Further information required (section 92)
	Conditions or action required and reason Prior to the commencement of the (activity), the consent holder shall submit a dust management plan for the approval of Council's Consent Manager Environmental Services & Protection. This plan should reference erosion and sediment control measures taken including the best practice to reduce exposed soils to a minimum Access ways shall be kept in good repair and dust kept to a practicable minimum by such measures as sealing and suppression.
Effects from noise and vibration (e.g. effects on human health, amenity of	Summary of proposal with respect to the matter. Assessment of Matters/effects Noise is expected to be generated from the activity. The concerns expressed in the submissions are valid as with any construction project there will be effects to be managed. Noise will be heard but in most

the surrounding environment etc..)	cases it will be within the construction standard. Noise will initially be more noticeable as it is not part of the existing receiving environment. The Styles Group report in the RFI has indicated that the most affected properties likely to be those on Rangatira Road, Kanakanaia Rd and SH2 at the eastern extent of the project and this is to do with road raising activities. The applicant is proposing the most appropriate ways to manage the effects are to implement a robust communication and engagement strategy and scheduling of works (eg the noisiest activities happening during the day when people are at work). People do tend to tolerate elevated noise levels in their environment when they have an approximation of timing/duration and a sense of control (someone to contact about the noise). It will be important to include some conditions that require the applicant to communicate activities with the wider community and those most affected in the areas indicated above. Construction vibration limits for sensitive receptors (human amenity) limits in occupied dwellings during the day in the usually accepted DIN standard is usually around 2.0 mm/s. It would seem sensible to adopt a similar limit here, however this is not for environmental (horse) receptors
	Further information required (section 92) Conditions or action required and reason The consent holder shall submit a final Construction Noise and Vibration plan to the Compliance Manager for certification. This plan shall identify sensitive receptors where construction noise, including vibration, cannot comply with NZS 6803:1999 Construction Noise to address specific measures to address noise impacts for those properties. The consent holder shall adopt Best Practicable Option at all times to avoid unwanted sound at any sensitive receptor. For the purposes of this condition a sensitive receptor is an occupied dwelling It is recommended that the approach to mitigation for the Pine Hollow Riding School property includes the bullet points in 1.3.1.8 of the Morgan and Morecombe report included with their submission
Effects from lighting and glare (e.g. effects on health and safety, amenity of the surrounding environment etc)	Summary of proposal with respect to the matter. Assessment of Matters/effects none
	Further information required (section 92)
	Conditions or action required and reason

Effects from radiofrequency and electro and magnetic fields (e.g. effects on health and safety of workers and the general public).	Summary of proposal with respect to the matter. Assessment of Matters/effects none
	Further information required (section 92)
	Conditions or action required and reason
Effects from effluent discharge (e.g. effects on human and animal health, environmental effects on waterbodies, soil etc)	Summary of proposal with respect to the matter. Assessment of Matters/effects none
	Further information required (section 92)
	Conditions or action required and reason
Any other matters	Summary of proposal with respect to the matter. Assessment of Matters/effects Pine Hollow submission has referred a water take – Council has no knowledge of this (must be under permitted activity take)
	Further information required (section 92)
	Conditions or action required and reason If earthworks are to occur outside of the period 1 September – 30 April an application to continue works shall be submitted to the compliance and monitoring team (compliance.admin@gdc.govt) outlining the reasons why earthworks need to continue and what additional controls will be implemented

Notes to Planner	Hi Jo – I have referenced the requirement for several management plans. These could all be included under one condition for an Environmental management plan with the individual plans sitting under this. Also with earthworks of this extent it is really important that any condition which is requiring certification of a management plan, is worded so that it can recognize the ongoing nature of realigning controls without the need for re-certification each time.
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Recommended Conditions	
Code	Condition
EP1	EMP required
DU1	Dust/PM

Date Work Performed	Description of Work	Officer Name	Time Incurred (based on 15 minute units)
5/9/18	EHO/NES	kas	4 units

Name: Kate Sykes Date finalised : 5 Sept 2018
Environmental Health Officer

Relevant Matters for this application

Note to Expert: *These tables have been provided to provide you with the relevant General Standards, Specific Standards and Matters of Control / Discretion to assist your assessment of the proposal above. This should be a helpful checklist.*

Hazardous substances

General Standards C5.2.6.1 – Part C Tairāwhiti Plan pages 7 - 8

Specific Standards C5.2.6.2 – Part C Tairāwhiti Plan page 8

Noise and vibration

Specific Standards C11.21.6.1 – Part C Tairāwhiti Plan pages 85 – 86

Lighting and glare

Standards C11.3.1.1 - Part C Tairāwhiti Plan page 89

Matters of Control and Discretion – See Part C Tairāwhiti Plan pages 89 and 90

Effluent Discharge

Refer to the Permitted Activity Standards and the matters for Control / Discretion in the Freshwater Plan (Section 5.6 page 126 - ..)