



3 December 2020

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Te Mata Mushrooms Company Ltd
C/O Stradegy Planning Limited
PO Box 239
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By email: claire@stradegy.co.nz

Our Ref: RM 200204

Attention: Claire Price

Dear Claire

RESOURCE CONSENT APPLICATION: Establish a mushroom compost production facility, 364 Mt Herbert Road, Waipukurau

Firstly, pursuant to section 88 of the Resource Management Act 1991 ("RMA") I confirm that the above application has been accepted for processing.

Pursuant to section 92(1) of the RMA the following further information relating to the application is requested:

Transportation Assessment

1. The application has been lodged with Appendix 4 being the TDG / Stantec Transportation Assessment for the previous application dated 2 May 2018. That assessment was based on an assessment of multiple activities with a higher traffic generation than the current application and included a number of safety recommendations to ensure adverse effects are avoided and mitigated. The Assessment of Environmental Effects ("AEE") provided with the current application notes the changes to the current proposal compared to that assessed in the May 2018 report. It is acknowledged that a lesser traffic volume is generated by the current proposal, however it is requested that an updated Transportation Assessment be provided so that the proposal can be assessed against current traffic information and so there is no confusion as to the potential traffic effects and recommended mitigation measures for the current proposal. As a minimum, it is requested that the updated assessment:
 - a) Assesses the current proposal only, and removes references to all activities and site locations that are not part of the current proposal.
 - b) Amends recommendations relating to accessway design and location accordingly, so that they specifically relate to the current proposal.
 - c) Provides an assessment of the on-site traffic flow, maneuvering and car parking shown in the current site plan against the District Plan requirements.

- d) Provides any amendments to the 'Existing Transportation Environment' section of the assessment which may have occurred since May 2018, including updated traffic flow counts and crash history information.
- e) Amends section 4 'CHBDC Planning Strategies' to include consideration of the 'Central Hawke's Bay Integrated Spatial Plan 2020 – 2050'¹ which identifies the potential for additional residential and rural residential growth to the south of Mt Herbert Road immediately to the west of the existing settlement.
- f) Amends the Assessment of Traffic effects to apply to the current proposal only.
- g) Includes in the assessment consideration of the potential new residential dwellings on Mt Herbert Road and at the intersection of that road with Mangatarata Road following the implementation of the following subdivision consents/consent applications and recent building activity:
 - i. RM190134 (consent granted March 2020) – 2 new residential lots accessed off Mt Herbert Rd (and 1 off Mangatarata Rd);
 - ii. RM200168 (consent granted October 2020)- 4 new residential lots accessed off Mt Herbert Rd (and 2 off Mangatarata Rd);
 - iii. RM200184 (consent currently being processed) - 6 new residential lots accessed off Mt Herbert Rd; and
 - iv. Recent new dwellings, or dwellings under construction accessed from either Mangatarata Road or Mt Herbert Road that were not considered in the previous traffic assessment.
- h) Gives consideration to potential conflicts with passive transportation users of Mt Herbert Road and the adjacent pathways including the potential route for mountain bikers from the pathway across Mt Herbert Rd and along the right of way adjacent the site to the mountain bike park.
- i) Council's Land Transport Manager has requested that the following clarifications be made in the updated traffic assessment regarding the safety recommendations (based on the May 2018 assessment):
 - i. Acknowledgement of the process required to change a posted speed limit.
 - ii. Define what is meant by 'regrade' of:
 - the gravel portion of Mt Herbert Road and
 - the 'gravel path' from Access 1 to Access 3.
 - iii. Provide a design proposal for the upgrading of Mt Herbert Rd from Access 4 to Access 1 and for any other upgrades that are recommended in the updated report.
 - iv. Provide a plan of the recommended approach roadside signage.

Noise Assessment

2. The Noise Assessment memorandum dated 20 October 2020 is acknowledged. In respect of that memo, the following clarifications/information is requested:
 - a) The February 2018 Earcon report did not provide any sound power level comparison for a conveyor system. As a conveyor system is now proposed as part of the current application, please provide an assessment of the sound power level of that system, including whether it will result in any adverse noise effects.
 - b) Does the reference to the 'closest neighbouring receivers' relate to those residential receivers identified on the noise prediction modelling maps on pages 8 and 9 of the Earcon Acoustic report dated February 2018?

¹ <https://www.chbdc.govt.nz/assets/Uploads/20201104-Spatial-Plan-document-website.pdf>

- c) If yes, then those are all residential dwellings within land owned by the applicant (albeit that only one of these dwellings is on the subject site). Please provide comment on the potential noise effects on the closest residential dwellings on land not owned by the applicant.
- d) Although there are no notional boundaries within the nearby Tukituki River pathway and reserve, please provide comment on the potential noise effects on users of those recreational areas.
- e) Please provide comment on the potential for new dwellings, and therefore new notional boundaries, to create future difficulties in complying with the District Plan noise limits, including on the closest properties on the opposite side of the Tukituki River and on the consented but unimplemented new lots created by the subdivisions listed in item 1(g) above.

Natural Hazards

- 3. The AEE records that the site is subject to a flooding hazard² and that this may be mitigated by raising building floor levels. To provide an understanding of the potential adverse effects that the flooding hazard may generate, please: identify any contamination or health and safety risks posed by the goodie water pond, organic matter, other contaminants or goods and materials stored on the site from either flooding, elevated ground water levels or stormwater flow and how such risks are proposed to be mitigated.

Description of Proposal

- 4. It is acknowledged that a comprehensive description of the proposed composting operation is provided in the AEE and in the Odour Assessment. In relation to these assessments, the following information is requested:
 - a) An estimated weekly throughput of up to 900 tonnes of compost per week is provided on page 16 of the AEE. Based on this output, please describe:
 - i. The anticipated type and number of delivery trucks that will be required to remove this volume of finished compost per week; and
 - ii. The type and number of delivery trucks that would be required to deliver the raw ingredients each week of straw, chicken manure and gypsum to produce that amount of compost.
 - iii. Anticipated numbers and types of any other vehicles that will be required to access the site (excluding private staff vehicles).
 - b) Please provide a key / legend for the site plan included in Appendix 3. The buildings are helpfully annotated on the site plan, but it is difficult to interpret what the different shades of ground cover are depicting.
 - c) Please describe the type of external cladding proposed for the buildings and either more detailed building elevations or photographs of similar buildings so that an appreciation of the finished visual appearance of the buildings from Mt Herbert Road can be gained.
 - d) Please describe the surfaces proposed for the open working yard by the phase 1 bunker, the internal vehicle access areas and the straw storage yard.
 - e) The tables on page 17 of the AEE set out week day and weekend traffic movements. It is unclear if the compost facility will operate 7 days a week. Please describe the proposed operating hours and days for the proposed activity.
 - f) To assist in providing an understanding of the biofilter like please provide photographs of a similar biofilter or elevation diagrams to show its intended form and appearance.

² As identified in the Hawke's Bay Natural Hazard Property Report for the site.

- g) To assist in providing an understanding of potential future effects please provide a plan of the wider area showing where the proposed residential lots referenced in 1.g)(i)-(iii) above are located in relation to the proposed composting activities.

Cultural Values Consultation & Effects, and other consultation

5. Pages 31, 39 and 53 of the AEE refer to consultation undertaken with Taiwheua o Tamatea. Please advise as to:
 - a) The outcome of that consultation and any feedback received as to how the proposal may or may not affect cultural values; and
 - b) Whether consultation was undertaken with any other person or party.
6. In assessing the potential effects on the statutory acknowledgement applying to the Tukituki River, page 39 of the AEE mentions that there are no discharges to land that may affect surface water quality. Please confirm whether there are any proposed discharges to water from stormwater or wastewater treatment systems.

Construction Effects

7. To provide a better understanding of the potential construction effects, please estimate the duration of the proposed construction activities and advise whether any staging of the proposed buildings and facilities is proposed.

Relevant District Plan Assessment Criteria

8. The Rural Zone assessment criteria relating to Factory Farming are quoted on pages 32 and 33 of the AEE and the criteria have generally been assessed. Specific assessment and information is however requested in regard to criteria 14.4(4)(b)(ii)-(iv) and (f) in regard to waste management. It is not clear from the information provided whether all waste and stormwater runoff is collected and recirculated into the goodie water pond and whether there is a separate system for other stormwater and whether the facility will also produce solid waste and how that waste is intended to be disposed of. Please provide assessment of the proposed waste management system against the District Plan assessment criteria including the abovementioned matters.

Relevant Regional Policy Statement Provisions

9. The Regional Policy Statement objective and policies relating to the management of organic matter is assessed on pages 54 and 55 of the AEE. No assessment is however provided of policies 13 and 14. Please provide assessment of these two policies to complete the assessment of the provisions relevant to the management of organic matter.

Other Matters

Page 8 of the application AEE refers to the “...compost and mushroom growing operation...” Please confirm, or otherwise, that this is an error and that the proposed activity relates solely to compost production as stated elsewhere in the AEE.

The Central Hawke’s Bay District Council and Hawke’s Bay Regional Council have jointly arranged for an expert peer review of the Odour Assessment. The findings of that peer review are yet to be received and any need for further information on odour matters identified

by the peer reviewer will be outlined in an additional request pursuant to section 92 of the RMA.

Statutory Requirements

Please note that pursuant to section 92A (1) of the RMA you are required by 14th January 2021 to undertake one of the following options:

- a) Provide the information requested; or
- b) Inform Council in writing that you agree to provide the information; or
- c) Inform Council in writing that you refuse to provide the information.

If you fail to respond within the time limit, or refuse to provide the information requested, Council must then:

- Process the application on a publicly notified basis pursuant to section 95C(2); and
- Consider the application under section 104 of the RMA.

Please do not hesitate to contact me if you have any queries.

Yours faithfully



Philip McKay
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Consultant Planner for Central Hawke's Bay District Council