

Tuesday, 28 February 2023

Allied Asphalt Ltd (AAL) c/- Cogito Consulting Ltd  
Attn: Craig Batchelar  
Private Bag 12016 Tauranga Mail Centre  
Tauranga 3143



Dear Craig,

**Resource consent application RC29596 – for land use consents for a new, advanced asphalt plant to replace an existing asphalt plant at 54 Aerodrome Road, Mount Maunganui – Request for further information.**

Having reviewed your application, we request further information to gain a full understanding of the proposal and/or its potential environmental effects (pursuant to section 92(1) of the Resource Management Act 1991 (RMA)).

1. The Infrastructure and Services Assessment Report does not mention whether there will be an increase in demand on Council's wastewater and water services. Please advise if there is an increase and if there is please quantify the increase.
2. A new wastewater connection would entail installation of a crossing of Aerodrome Road. Has the feasibility of installing a crossing been considered?
3. The Infrastructure and Services Assessment Report advises that a freeboard of 300mm will be provided for the relocated office but does not specify a finished floor level. Please nominate a finished floor level and provide an assessment of the site redevelopment against rules 8D.4.2.2 and 8D.4.2.4 of the Tauranga City Plan.
4. A Contaminated Soil Management Plan is required for the discretionary application (under the NES-CS) to address the risk from the soil disturbance and ensure that the land is safe for the intended use. This should include:
  - a. The nature and extent of the potential contamination, that it has been sufficiently characterised, and the risk posed by contaminants to health and safety have been adequately assessed.
  - b. The method proposed to address the risk from the immediate activity (soil disturbance).
  - c. The method proposed to ensure the land is safe for its intended use (industrial land use).
5. What is the frequency and duration that the predicted Leq noise limit exceedances, in particular the +4dB(A) exceedance are predicted to be received at 14 Harvard Way during the 1,000T per day production scenario. This information will assist in understanding the potential effects of these noise limit exceedances and whether any of the neighbouring land users should be notified of these predicted noise limit exceedances.
6. What production level is the noise exceedance is predicted and how often this is likely to occur.

7. Are the 250T production per day predicted noise levels compliant solely based on duration adjustment to noise levels, with the noise levels being only present for 5 hours of the day?
8. The noise assessment advises that the new plants noise levels will be acceptable due to them being similar or less than the existing plant noise levels. Can you provide noise monitoring to demonstrate that this is accurate/ true?
9. Please consider the width of vehicle crossing, as per the email to the applicant (26/01/2023) and attached for your reference.
10. Please undertake an assessment of the proposed earthworks activities against permitted activity Rule 4C.2.10 (of Plan Change 27) to determine whether any earthworks consent is required. If an earthworks consent is please provide an assessment of effects for this activity and answer point 11 below.
11. Please provide the following information and analysis relating to geotechnical matters:
  - a. Depth and magnitude of expected liquefaction under SLS and ULS conditions;
  - b. Approximate expected structural loads and required safe bearing capacity of soils;
  - c. Settlements as a result of the building loads;
  - d. Based on the above, the expected foundation type and ground remediation requirements for the asphalt plant;
  - e. Based on the above, the effect on neighbouring buildings/properties from the storage bins and construction works (ground remediation) for asphalt plant, if applicable, and assess mitigation options; and
  - f. Approximate revised earthworks volumes to include the expected areas and depths where shallow ground improvements are required.

### **When and how should I respond?**

You must respond to this request by **20 March 2023** (in accordance with section 92A(1) of the RMA). You may either:

- Provide the information;
- Write to tell us you'll provide the information but need more time; or
- Write to tell us you refuse to provide the information.

### **What happens if I do not respond or refuse to provide the information?**

If you do not respond by **20 March 2023** or refuse to provide the information, we must continue processing your application (under section 92B(2) of the RMA), but your application is likely to be notified (which is likely to cost more) and/or declined.

Please feel free to contact me about this letter on 0273344256 or [Danielle.petricevich@4sight.co.nz](mailto:Danielle.petricevich@4sight.co.nz)

Yours faithfully,



Danielle Petricevich  
**Consultant Planner**