

Resource Consent Applications for Asphalt Plant

Section 92 Further Information Requests and Responses
Prepared for Allied Asphalt Ltd
26 April 2023



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1.0 Introduction

Allied Asphalt Limited (AAL) is applying for resource consents to establish a new, technically advanced asphalt plant to replace its existing asphalt plant at 54 Aerodrome Road, Mount Maunganui.

Applications for resource consent were lodged with Tauranga City Council and the Bay of Plenty Regional Council on 19 December 2022.

Requests for further information have been received from both councils.

This report provides the responses to the requests for further information.

2.0 Requests for Further Information

2.1 Bay of Plenty Regional Council (BOPRC)

A request for further information was received on 8 February 2023.

A copy of the request for further information is included in **Appendix 1**.

The BOPRC request for further information relates to:

- Air Discharges;
- Contaminated Land;
- Stormwater;
- Tangata Whenua engagement and cultural effects assessment;
- Earthworks.

2.2 Tauranga City Council (TCC)

A request for further information was received on 28 February 2023.

A copy of the request for further information is included in **Appendix 2**.

The TCC request for further information relates to:

- Water and Wastewater Services;
- Contaminated Soil;
- Noise;
- Vehicle Crossings;
- Earthworks;
- Geotechnical.

A TCC technical review of the applicant's landscape and visual effects assessment was provided in a memorandum dated 21 March 2023, and is included in **Appendix 3**.

3.0 Responses to Requests for Further Information

3.1 Overview

Responses to the request for further information have been provided and are summarised below.

Several changes have been made to the application as result of further assessments:

- A revised trade waste and multi-stage stormwater treatment solution for the site;
- A draft Contaminated Site Management Plan;
- Existing vehicle crossing on Aerodrome Road being reduced to 10m width;
- Advice notes on geotechnical matters being included in any land use consent.

3.2 Air Discharge

A response to the request for further information on air discharges from BOPRC is included in a report from Tonkin and Taylor Consultants dated 31 March 2023 in **Appendix 4**.

An additional further information request for more detail on the 'blue smoke filter' and on flight paths was received on 18 April 2023.

No further information is currently available on the design and performance of the "blue smoke filter". A request has been made to the manufacturer.

The risk to flight paths from the emissions from the stack is very low. The nearest (grass) runway is approximately 500 metres from the stack. The main runway is over 600m from the stack. The site is outside the Airport Slopes and Surfaces. There have been no reported incidents of this nature during the past 50 years of operation of asphalt production at the site. If required, the applicant can undertake a calculation to confirm the vertical velocity as a result of the asphalt plant plume at the relevant approach height is less than 4.3 m/s (as per CAA requirements). However, based on experience with other, similar applications Tonkin and Taylor do not consider this is necessary.

No changes to the application are proposed as a result of the further information request.

3.3 Three Waters

A combined response to the requests for further information from BOPRC and TCC on stormwater, water and wastewater is included in a memorandum from Beca Consultants dated 26 April 2023 and a letter from IWS Group dated 26 April in **Appendix 5**.

As result of the further assessment, it is proposed that the trade waste and multi-stage stormwater treatment solution for the site be in general accordance with the conceptual design provided by IWS Group.

3.4 Contaminated Land

A combined response to the requests for further information on contaminated land/soil from BOPRC and TCC are included in a memorandum from Beca Consultants dated 26 April 2023 (overview/summary) in **Appendix 5** and:

- Updated Contamination Assessment Report dated 6 April 2023;
- Preliminary Site Investigation Report dated 21 April 2023;
- Draft Contamination Soils Management Plan dated 6 April 2023;

all from Beca Consultants and included in **Appendix 6**.

Analysis of soil and groundwater samples found detectable concentrations of heavy metals below the adopted guidelines. No contaminants have been identified in soil and groundwater at concentrations that would present a risk to human health or the environment during the construction of the project.

Despite the low risk identified in the investigation, a Contaminated Site Management Plan (CSMP) has been prepared on a precautionary basis given the limited extent of the investigation and inability to fully characterise the site's contamination status.

3.5 Transport

The response to the request for further information on vehicle crossings from TCC is included in a letter from CKL Consultants dated 3 March 2023 in **Appendix 7**.

As a result of the further assessment, it is proposed that the existing vehicle crossing on Aerodrome Road be reduced to 10m width.

3.6 Earthworks

The response to the request for further information from TCC on earthworks (activity status) is included in an email from Cogito Consulting Limited dated 28 February 2023 in **Appendix 8**.

No changes to the application are proposed as a result of the further information.

3.7 Geotechnical

The response to the request for further information from TCC on geotechnical matters is included in an email from Cogito Consulting Ltd dated 6 April 2023 in **Appendix 9**.

As a result of the further information, an advice note is proposed to be included with any land use consent:

“The following information and analysis relating to geotechnical matters should be provided at the time an application is made for a building consent for the asphalt plant:

- 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.”*

3.8 Noise

The response to the request for further information from TCC on noise matters is included in a letter from Marshall Day Acoustics dated 27 February 2023 in **Appendix 10**.

No changes to the application are proposed as a result of the further information.

3.9 Landscape

The response to the technical review commissioned by TCC on the applicant's landscape and visual assessment is included in a memorandum from Isthmus Group dated 11 April 2023 in **Appendix 11**.

No changes to the application are proposed as a result of the further information.

3.10 Update on Engagement with Iwi and Hapu

Engagement with iwi and hapu on the proposal is ongoing.

A site visit and presentation on the proposal to invited iwi and hapu representatives occurred on 8 March 2023. A record of the meeting is included in **Appendix 12**.

The record of the meeting has yet to be agreed with hapu representatives attending the presentation.

Further meetings/hui are intended as the application progresses. An invitation to attend a hui at Whareroa Marae has been extended to the applicant but a date has not yet been set for this.

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