30 April 2024

Desmond Corrie-Johnstone

CJ Industries Ltd

planscapes (nz) ltd.
Surveying and Resource Management

RE: CJ Industries 134 Peach Island Road - Fast-track Approvals Bill Application – Effects Summary

Dear Des,

This memorandum provides a summary of effects on the environment associated with CJ Industries' proposed aggregate quarrying activities at 134 Peach Island Road, Motueka. In summary, the proposal will result in significant positive effects. Adverse effects will be no more than minor.

Positive effects

The proposal would result in significant positive economic effects associated with the relative cost of aggregates (and associated impact on building costs) sourced from close to Motueka as opposed to sources further away, and significant positive social and economic effects for the community in relation to employment. The economic assessment confirms that there will be positive economic effects to the wider economy (as distinguished from any benefits to CJ Industries) associated with enabling a source of aggregate close to its end use locations. This economic benefit greatly outweighs the economic cost of the loss of pastoral production on the site over the duration of the consent.

The proposal also results in a significant reduction in greenhouse gas emissions compared to a scenario where aggregates are sourced from further away.

There will be a positive effect from native planting in an area of marginal, flood prone farmland.

Amenity Effects (noise, dust and visual effects)

Effects on amenity values will be no more than minor. Quarrying is an activity that is specifically envisaged in the Rural 1 zone, within which the application site is located. Whilst recognising the nature of the Rural 1 zone as a working environment, relevant plan provisions seek to maintain certain amenity values of the rural environment, particularly for persons who reside within it. The proposal has been developed to be cognisant of this, and specific management plans have been developed by noise, dust, and landscape specialists to ensure amenity values are maintained. In addition to amenity effects associated with dust, specific consideration has been given to managing effects on dust on nearby horticultural activities, with conditions volunteered to manage this potential effect.

Traffic effects

The proposed activities involve heavy vehicles (truck and trailer units) accessing and egressing the site to/ from Motueka River West Bank Road, and travelling to the Applicant's processing depot at Hau Road, Motueka, as well as travelling to the Applicant's hard rock quarry at Riwaka and returning to the quarry site with overburden for backfilling excavation pits. These vehicle movements will be on routes that are operating well below capacity, and there are no inherent safety deficiencies on this part of the road network (with the exception of High Street, Motueka which is a designated HPMV route but does occasionally experience congestion – as a result this route is less likely to be used). The Applicant's Traffic Engineer concludes that, with adherence to volunteered conditions of consent (including improvements to access formation and adherence to specified routes and maximum vehicle speeds in certain locations) the activity will operate safely and efficiently within the existing road environment with any effects being less than minor.

Productive land effects

The Applicant intends to return the land to productive use following aggregate extraction (with the exception of a flood-prone area that will be planted in native vegetation). A detailed Soil Management Plan (SMP) sets out the methodology that will be followed to minimize the effects of the activity on the long term productive potential of the soil and restore its capacity post-quarrying. Provided works are carried out in accordance with the SMP, that the removal, management and placement of soil avoids or minimises impacts on the soil properties prior and following placement, and that the re-established soil can over the long term retain or exceed the soil versatility of the original soil on the site.

Effects on flood plain and stop banks

The effect of the proposed activities on flood flows has been assessed, including through the development of a flow model for inundation of an excavation pit in the Stage 1 flood plain area. Based on the assessment of modelled changes in flood depth, level and velocity there is no evidence to suggest the proposed activity will worsen existing flood hazard, impact natural drainage patterns or negatively impact the flood plain storage or conveyance capacity.

The effects of the proposal on the integrity of the stopbanks and on land stability effects for neighbouring properties have also been assessed. The project is not expected to affect the stability/function of the existing stopbank surrounding Peach Island. The effects of heavy vehicles crossing the stopbank on the geotechnical integrity of the stopbank will be minor, and can be managed by ensuring that a sacrificial gravel layer is placed on top of the existing stopbank access track (to be removed upon completion of works). Effects on stability of adjacent land can be effectively managed with appropriate batter slope angles. All these methods are volunteered consent conditions.

Effects on water quality (surface and groundwater)

The potential of proposed extraction works to degrade instream ecological values in the Motueka River and other surface waterbodies through increased fine sedimentation was assessed. Sedimentation risks are very low for the majority of the site given the separation from freshwater bodies by the stopbank, and easily managed through volunteered conditions. In the event of inundation of the Stage 1 area (within the stopbanks) in a large flood event, any impact from the works will be less than minor in relation to the impacts of the flood and the flood's interactions with other anthropogenic features of the landscape, such as forestry and farmland.

The potential groundwater effects that could result from quarrying and backfill activities are associated with water quality. Specifically, the potential risks relate to exposure of groundwater in open excavations and groundwater inundation of backfill material causing mobilisation of contaminants into groundwater. Any adverse effects could impact on down-gradient groundwater users and down-gradient waterways. These effects will be avoided or mitigated through implementation of a Groundwater and Clean Fill Management Plan (GCMP). As risk to groundwater was the primary reason for consent initially being declined, the proposal has been amended to require that clean fill used to reinstate the quarry site comes from a single source – being overburden from the Applicant's Riwaka hard rock quarry. This material has been subject to detailed testing and analysis. The groundwater scientists engaged by CJ Industries and the Council now agree that use of this material as backfill, in accordance with the GCMP, will result in less than minor effects on groundwater quality.

Effects on cultural values

The submissions by Wakatū, Te Ātiawa and Ngāti Rārua raise matters relevant to the consideration of cultural effects, in the absence of a Cultural Impact Assessment (CIA). These matters have been considered in detail, and cultural values identified in Statutory Acknowledgment documents and the relevant provisions of iwi management plans prepared by Te Ātiawa, Ngāti Tama, Ngāti Kuia and Ngāti Rārua have been considered. The proposal as it now stands (including volunteered conditions of consent that have been developed in consultation with Wakatū, Te Ātiawa and Ngāti Rārua, and the implementation of various management plans) sufficiently addresses matters relevant to cultural values to enable a conclusion to be drawn that these effects will be appropriately managed.

Ecological effects

Ecological effects have been addressed above in relation to freshwater ecology. Effects on terrestrial ecology on site have been assessed, noting that the site consists of a highly modified and degraded berm land of the Motueka River, dominated by exotic pasture grass with few exotic trees. The assessment confirms that habitat for terrestrial fauna within the site is poor, the site offers no unique or core habitat for any 'At Risk' or 'Threatened' species and that there are no natural wetlands within the site, or within 10 m of the site. Actual and potential adverse effects on ecological values will be very low. Any unavoidable adverse effects on terrestrial ecology values are small in scale and are not on species or ecosystems of conservation significance. The proposal to plant 1.35 ha with indigenous vegetation will greatly outweigh any terrestrial ecological effects associated with the development such that the overall net terrestrial ecological effect of the proposed Application will be positive in the long-term.

Sincerely,

Hayden Taylor

Resource Management Consultant

Planscapes (NZ) Ltd