

## Stewart Fletcher

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**From:** Darryn Shepherd <darryn@wql.co.nz>  
**Sent:** Sunday, 8 May 2022 7:31 AM  
**To:** 'Stewart Fletcher'  
**Cc:** 'Ian Carstens'; martin@pinkham.co.nz; wendy.harris@wmk.govt.nz  
**Subject:** FW: Review of Information Provided in RFI  
**Attachments:** Potentially Affected Parties.PNG

Morning Stewart ,

Thanks for the below and more so the prior phone call we had re this letters content. Please see below in red further information that will answer your comments.

Cheers

**Darryn Shepherd**  
**Director**



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**From:** Stewart Fletcher <stewart@fletcherconsulting.co.nz>  
**Sent:** Friday, 6 May 2022 1:05 PM  
**To:** 'Darryn Shepherd' <darryn@wql.co.nz>  
**Cc:** martin@pinkham.co.nz; 'Ian Carstens' <Ian.Carstens@wmk.govt.nz>; wendy.harris@wmk.govt.nz  
**Subject:** Review of Information Provided in RFI

Good afternoon Darryn

Thank you for your response to the request for further information for the proposed landfill activity.

As per our discussion, we have reviewed the information and respond as follows:

- In the provision of additional plans, which includes information for the container pick up / drop off area etc, we are conscious that as resource consent is required for the landfill activity as a whole this will include all ancillary facilities such as buildings etc. It is therefore recommended you consider whether the proposal represents all facilities and buildings that you will seek to establish as part of the activity, such as whether separate staff facilities including ablution blocks will be sought. **We have no plans to require any further buildings than shown please be advised.**
- In assessing your response to how the activity will operate in conjunction with the quarry it is considered there is a risk that landfill material received may exceed quarry material exported from the site. While it is

acknowledged that a 'buffer' is available due to the quarry excavations which have already occurred it would be appreciated if you can provide further comment on how this potential issue would be managed. As discussed the landfill operation is entirely dependent on attaining space from exhausted quarry operations and will therefore be controlled by this. As per the plans please note the landfill operation must be self contained in a liner system for leachate control and waste can never be placed outside this liner area. And there is a buffer zone of exhausted quarry land between quarry operations and landfill operations.

- Several of the questions in the request for further information overlap with matters that Environment Canterbury staff are also considering. While we are comfortable for Environment Canterbury staff to lead consideration of these issues we naturally need to ensure they are adequately addressed before being able to confirm that they have also been satisfied for our purposes. It is therefore suggested that those matters currently being addressed by Environment Canterbury, particularly including items 14, 15 and 21 of your response, still need to be resolved to satisfy the request for further information but at the same time we are not currently asking you to provide further clarification of these issues, instead we are simply requiring clarification from Environment Canterbury that the information is adequate. We understand this as first discussed with WDC and agree WDC will take the lead from an approval by Ecan in these areas.
- In your response to the question regarding fire risk you refer to the provision of water tanks and hydrants. Could you please provide a plan identifying the location of the tanks and hydrants and in doing so please consider the position and visibility of the tanks. As discussed the tanks / hydrants are moving items and will be repositioned as the quarrying / landfill cells are completed. Therefore a plan of these positions is only indicative at best for the initial development and is considered to be part of detailed design post RC Application approval. There is narrative in the AEE currently re the tanks / fire control to satisfy the RC Application process we consider. We can add narrative if you require that "The fire water storage tanks will be of green in colour to blend into the natural environment as well as set into the hillside. The tanks will be positioned in a set for purpose excavated trench so as they cannot be viewed as an object on the ridge line", please advise if you would like these narratives added?
- Information has been provided regarding stormwater control. This includes the identification of a stormwater pond at the container terminal. Could you please confirm what calculations were undertaken to determine the size of the pond area and in doing so please also confirm that similar calculations were undertaken by a suitably qualified person for the other pond areas. As discussed the final sizing of the sediment ponds forms part of the detailed design post RC application approval and as shown is as required for the RC application process. Indicative calculations for the RC application process have been completed by an engineer to allow us to indicate areas required for sediment ponds, FYI. Please be advised that in our RFI replies to Ecan / T+T we advise that we will be having all development plans peer reviewed prior to any physical development and these plans will be forwarded to Ecan and WDC also as required. T+T please be advised are also looking at these areas you discuss above and are satisfied with our RFI replies.

On the basis of the above points, I advise that while most matters have been addressed, the further information request has not yet been satisfied and the application remains on hold. Please confirm once you have read our above response and excluding items that Ecan are controlling being 14, 15 and 21. That WDC is satisfied with all of our RFI replies and no further RFI requests required?

With regards to the question of roads we confirm that the information you have provided in response to the request for further information is adequate to satisfy the request. That said, we would like to encourage continued discussions around the formation of Woodstock and Trig Roads including where any necessary improvements may be required such as the surfacing of the roads. It is suggested that further investigations and discussions could be undertaken, including discussions with the Council Roading Manager by the applicant, and a more detailed arrangement could be provided for roading. This will enable the potential roading effects of the proposal to be more accurately addressed including potential effects on surrounding landowners. We are very keen to improve the roading close to our area and supply products free of charge to do so as previously discussed with the WDC roading staff. We will work ongoingly with WDC in this area.

In addition to the above, consideration has been given to the question of potentially affected parties. While it is not possible to confirm this exactly until a full notification assessment has been undertaken, on the basis of information provided to date it is considered likely that all properties which adjoin or gain access from Trig Road will be considered to be potentially affected together with those properties in close proximity to the landfill area. A map is attached which identifies relevant properties. I reiterate that this is only an initial indication and a final formal assessment is yet to be undertaken. I also note that it is considered that local iwi and Fire Emergency New Zealand could also be considered to be potentially affected. **Please can you advise of when you will complete your full notification assessment so I can then move to approach any property owners or others for their consideration of approval / or not and commence the notification process? Please at some stage could you email me the notification forms the adjoining properties / others would need to fill out/ sign.**

If you have any queries or wish to discuss the above please feel free to get in contact. **Thanks for the above and please if expedience in reply could be attained as Martin leaves in a week for America.**

Kind regards  
Stewart Fletcher



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