

## Joe Franklin

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**From:** Luke Faithfull  
**Sent:** Friday, 6 December 2024 3:09 pm  
**To:** Tracey Bowers  
**Cc:** Lincoln; allan  
**Subject:** RE: RM24-0537 - ecology, engineering effects.

Kia ora Tracey

Please see the responses to the further matters set out below:

1. This was a question asked in the WBOPDC s92, and the response, informed by BlueGreen, was:

*As determined by the Ecology Assessment (provided as Appendix D to the District Application), the risk of encounter of valued indigenous dune fauna is low and related in the main to the large woody items on site.*

*The Project Ecologist confirmed that the process to ensure minimal species disturbance is recommended to be to remove these woody habitat items from the construction footprint in advance of the works and relay them in the retained areas with an ecologist on hand to recover taxa found beneath the item. This could include skink and beetle larvae as well as Katipo. Katipo are most likely to be transferred with the wood. There are no spinifex/ katipo plant habitat features being removed or disturbed and the risk to katipo after woody debris transfer is considered to be 'minimal to unmeasurable'.*

*Noting the recommendation from the Project Ecologist, GIPS accepts a condition requiring a suitably qualified ecologist to be present during the pre-commencement vegetation clearance (and woody material removal) to ensure, that in the event they are located, lizards are suitably managed (moved to the non-impacted areas of the wider dune environment).*

2. The structure design, rock sizing and methodology of placing each rock all work together to minimise any risk of significant depressions or 'sink holes' forming post-construction. Additionally, the covering of the exposed wall with 0.5m of sand from the excavations and recontouring of the dunes following the excavation works will further ensure that any settlement of sand into the spacings between the rock will minimise the likelihood of 'sink holes'. The Project Engineer provided the following comment:

*Any depressions in the sand surface due to sand "arching" between rocks causing unfilled voids in the wall are likely to be localised and relatively small. The provision of 500mm sand cover will address the issue with localised voids quickly being infilled to form depressions. The wall will be completed sequentially and some of the wall will have a number of weeks completed and will be trafficked by excavators numerous times before planting.*

*A monitoring visit could be undertaken prior to planting. Following completion of the works and planting any settlement that does occur will be minimal and further contribute to naturalised dune contours. Over time, natural dune processes will move sand around the dune environment tending to smooth contours. In an accretionary phase any depressions fill*

*and an erosion event will completely level contours within the eroded profile. The contours will progressively change naturally over time.*

Therefore, the Applicant accepts the inclusion of a condition as follows: *Prior to the replanting of the reinstatement area, the Consent Holder shall undertake a visual inspection of the reinstated dune area within the reinstatement area to monitor any significant wind erosion and/or sink holes that may have appeared due to the settlement on sand between the voids of the rock revetment. Where a depression greater than 0.5m in depth is found, the Consent Holder shall move sand from the surrounding area, using raking (or a similar method), to contour the depression with the surrounding dune height prior to any planting occurring.*

3. As GIPS is not the Glen Isla dune area landowner, providing any exclusion to the area following the completion of construction is outside of the ability of GIPS as the Consent Holder. It is noted that the Glen Isla dune is not a commonly used recreation area and those who primarily use the area are the Glen Isla residents who traverse the dune area to access the beach. As part of the proposal, GIPS propose to retain the existing access points as shown below. Additionally, it is noted that the existing access to the beach from Glen Isla Place along the true right bank of Three Mile Creek will be retained through the works period as well as the access along the true left bank of Three Mile Creek from the Seaforth Rd carpark, noting that there will be temporary closures of this access when rock deliveries occur. These access ways further mean that public do not typically use the Glen Isla dune area for access to the beach, therefore, any risk of damage from the public will be minimised.

Notwithstanding, as part of the Remediation Replanting Plan, there is a requirement to maintain planting within the 'reinstatement area' to a point of 60% coverage or for a 2 yr period. It is considered that this provision for monitoring and management is sufficient to deal with any unexpected impacts on the planting activity within the reinstatement area.



Lastly, happy with the use of s37 to resolve these matters.

Nga mihi

Luke

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**From:** Luke Faithfull  
**Sent:** Thursday, 5 December 2024 12:05 pm  
**To:** Tracey Bowers <Tracey.Bowers@boprc.govt.nz>  
**Cc:** Lincoln <Lincoln@newcrest.co.nz>  
**Subject:** RE: RM24-0537 - ecology, engineering effects.

Kia ora Tracey

I will confirm responses to the below with the client and come back to you.

Nga mihi

Luke

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**From:** Tracey Bowers <[Tracey.Bowers@boprc.govt.nz](mailto:Tracey.Bowers@boprc.govt.nz)>  
**Sent:** Wednesday, 4 December 2024 5:22 pm

**To:** Luke Faithfull <[luke.faithfull@mitchelldaysh.co.nz](mailto:luke.faithfull@mitchelldaysh.co.nz)>

**Cc:** Lincoln <[Lincoln@newcrest.co.nz](mailto:Lincoln@newcrest.co.nz)>

**Subject:** RM24-0537 - ecology, engineering effects.

Good afternoon Luke

On further discussion with the ecologist and engineer in response to the s.92 there are a couple of items that I need some further information on to understand effects, these may be addressed by suitable consent conditions?

1. Regarding invertebrates specifically Katipo in the sand dune, Katipo have a threat status of at risk declining with loss and modification of dune habitat a key driver of decline over time. Although Katipo were not found in the survey by Blue Green, they could still be present in low numbers at the site. Conditions could require a katipo survey at the same time as the lizard survey is carried out by the Ecologist?
2. As the disturbed sand within the modified dune area settles between the voids of the rock revetment there is a risk of localised sink holes forming, and rocks potentially becoming uncovered due to the settlement of sand. Will the applicant redistribute sand to fill in any sink holes that may appear once the loose sand settles in between the gaps in the rock structure? A suggested condition of consent "visual inspection of the rehabilitated dune to monitor any significant wind erosion and/or sink holes that may have appeared due to the settlement on sand between the voids of the rock revetment". I don't think the monitoring needs to be too onerous or long-term (say at 1, 3 and 6 months after completion), but just long enough to ensure the sand within the disturbed areas has fully settled and the planting has become established.
3. Public may cause damage to the exposed dunes and freshly planted vegetation immediately following construction and planting works. Can you propose a method to mitigate effects to the area during this vulnerable period prior to it becoming fully established with plants and stable.

Can we please place the application on time extension under s.37, while we work to resolve these couple of issues?

Kind regards

**Tracey Bowers**

Senior Consents Planner

**Bay of Plenty Regional Council Toi Moana**

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