

File ref: FTC000023

9 July 2021

Stuart Penfold

Via email: [spenfold@bbo.co.nz](mailto:spenfold@bbo.co.nz)

Private Bag 63002  
Wellington 6140, New Zealand

Level 10, Grant Thornton House  
215 Lambton Quay  
Wellington 6011, New Zealand

[epa.govt.nz](http://epa.govt.nz)  
+64 4 916 2426

Tēnā koe

### **Request for a report to be commissioned from Ambury Properties Limited in relation to Ohinewai Foam Factory under COVID-19 Recovery (Fast-track Consenting) Act 2020**

The Ohinewai Foam Factory Expert Consenting Panel (the Panel) has directed the Environmental Protection Authority (EPA) to commission a report from you under clause 25 of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Ohinewai Foam Factory Consent Application.

***This request replaces the request for further information made on 5 July 2021, which has now expired.***

#### **Commissioning a report**

As directed by the Panel, the EPA requests a report (or reports) that address the following matters:

1. What are the alternatives to this land acquisition?
  - a) If the necessary land cannot be acquired from Lumsden Family Trust, can the rail siding be located entirely on the applicant's land?
  - b) If yes, what does this mean for the design of the foam factory proposal (by way of example only – location of buildings and internal roading, effect on the swale on Balemi Road)?
  - c) If no, what assessment has been undertaken of the volume of ongoing heavy truck movements on the roading network and the impact of heavy trucks on that roading network, including the Ohinewai Interchange and Tahuna Road?
  - d) Is there any possibility of the rail siding being located on KiwiRail land? Has the applicant discussed this possibility with KiwiRail? If so, what was the result of that discussion?
2. A description of an alternative location for the rail siding, if there is one, including an updated assessment of environmental effects, as required, and any concept drawings of the alternative.
3. The noise impact of the radius of the rail siding proposal? Is its tight curve likely to cause squealing on train tracks? Has the radius been confirmed with KiwiRail?
4. The reason the applicant says the sign cannot be placed on the northern side of Building 2?
5. What is the visual effect of the signage on nearby residents?

6. Please confirm that no Crown lands will be acquired or transferred to APL as part of this application. Please diagram the point at which the proposed rail siding intercepts KiwiRail's designation.

In accordance with clause 25 of Schedule 6 of the Act Ambury Properties Limited must

- a) Provide electronic copies of the information or report requested; or
- b) Advise the EPA, with reasons that you decline to provide the information or report requested.

Please provide the further information to the EPA no later than **23 July 2021**.

If any of the information becomes available before 23 July 2021, the Panel would appreciate it being made available to the EPA as soon as possible.

Please note, the information will be provided to the panel, the application and every person who provided comments on the application/notice of requirement. The information will also be made available on the EPA website.

If you have any questions or further queries please don't hesitate to contact Alex Erceg on [alexander.erceg@epa.govt.nz](mailto:alexander.erceg@epa.govt.nz) or 027 293 6728.

Nāku noā, na



Sandra Balcombe  
**Manager Land and Oceans Applications**