

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Napier City Proposed District Plan
Hearing Stream 2 – Subdivision, General District
Wide Matters and Natural Environment Values

AND

IN THE MATTER of the submissions and further submissions by
Ravensdown Limited (Submitter No. 246)

STATEMENT OF EVIDENCE OF ANNA MARY WILKES

ON BEHALF OF RAVENSDOWN LIMITED

18 NOVEMBER 2024

SUMMARY

- A. Ravensdown Limited (**Ravensdown**) submitted on the earthworks (**EW**), light, signs, temporary activities (**TEMP**) and the coastal environment provisions of the Napier City Proposed District Plan (**PDP**) which are the subject of this hearing.
- B. As outlined by Ms Taylor in her evidence, with one exception, the majority of Ravensdown's submission points which are the subject of this hearing, have either been appropriately addressed through the recommendations of the s42A Reports, or Ravensdown now agrees, and accepts the reasons for the recommended rejection of Ravensdown's submission point.
- C. The exception, or outstanding matter, as discussed in my evidence, relates to the permitted earthworks volume limits in industrial zones. It is considered that these limits are overly restrictive, particularly for large site's such as the Napier Works. Accordingly, Ravensdown requests that the industrial zone volume limits contained in EW-R1 and EW-S1 are increased as outlined in Ms Taylor's evidence.
- D. Finally, although not specifically discussed with this evidence, I note that Ravensdown is comfortable with retaining the permitted area and timeframe restrictions contained in the notified version of TEMP-R1.

1. INTRODUCTION

- 1.1 My full name is Anna Mary Wilkes. I am employed by Ravensdown Limited (**Ravensdown**) as Chief Environment and Sustainability Officer.
- 1.2 My qualifications and experience were provided as part of my evidence for Hearing Stream 1 (17 October 2024) and is therefore not repeated within this evidence.
- 1.3 I am presenting evidence as a representative of Ravensdown, and not as an expert witness.

2. SCOPE OF EVIDENCE

- 2.1 My Hearing Stream 1 evidence provided contextual background to Ravensdown's interest in the Napier City Proposed District Plan (**PDP**). This included an overview on Ravensdown's general interest in regulatory processes, the significance of the Napier Works superphosphate manufacturing site and bulk fertiliser stores, and Ravensdown shareholders' farming interests. I do not propose to repeat this information at this hearing, or future hearings.
- 2.2 In **Section 3** of this evidence, I briefly traverse one matter arising from this PDP hearing, namely the permitted earthworks volume limits that apply to industrial zones.
- 2.3 Although not addressed with this evidence, I also acknowledge that Ms Taylor, in her evidence, while not seeking amendments to TEMP-R1 of the PDP, outlines the reasons that amendments were originally sought to this rule within Ravensdown's submission. In regard to this matter, I merely note that Ravensdown is comfortable with retaining the permitted area and timeframe restrictions contained in the notified version of TEMP-R1.

3. MATTERS ARISING FROM THE PDP – HEARING STREAM 2 – EW PROVISIONS

- 3.1 Ravensdown's landholding at the Napier Works, and thus its site, covers an area of 16.7ha. The landholding associated with the Severn Street store covers an area of 2.77ha.
- 3.2 Ravensdown regularly assesses the need to upgrade or redevelop their sites, with drivers for change including, but not limited to, efficiency considerations, health and safety improvements, regulatory compliance and environmental considerations. Many of the identified development works at sites, when they proceed to an actual project, result in earthworks becoming a component of the development works (i.e., at the smaller end of the scale this may entail trenching for service connections, foundation works for new buildings, and at the large end of the scale this may include hardstand areas or infrastructure (e.g., ponds) development).

3.3 While there have not been any recent development activities at the Severn Street Store, a number of development activities have taken place, and are scheduled to take place, at the Napier Works. These include¹:

- (a) Implementation of the site's Source Control Management Plan. Actions completed over the past year or so include installation of dust suppression curtains or physical barriers on doorways, implementation of preventative maintenance programmes and improvements to stormwater infrastructure.
- (b) Major upgrade, following the September 2022 fire at the site and Cyclone Gabrielle, to the manufacturing scrubber and acid plant converter.
- (c) Development and commissioning of a new temporary stormwater pond system following Cyclone Gabrielle prior to the restart of manufacturing. This temporary stormwater system was subject to a Napier City Council (**Council**) land use consent (RM230067), with the land use consent required for the earthworks activities (including the disturbance of contaminated land). The volume and area of earthworks authorised by this land use consent was 7,560m³ and 3,300m².
- (d) Establishment of new laboratory facilities for the site. The laboratory is used for soil sample preparation and site process, quality and environment testing. This project did not entail significant earthworks and thus did not trigger the need to seek a land use consent under the operative district plan.
- (e) During the 2024 winter shutdown period, three big projects were completed. While significant earthworks were not associated with these projects, these projects included: the completion of fire recovery work at the site; replacement of the acid plant converter tower; and, replacement of the manufacturing scrubber system.
- (f) An upcoming project is an upgrade to the Napier Work's stormwater and process water management systems. This is an outcome of the site's recent regional resource consent renewals. The site already holds a land use consent (RM210207 – expires in 2032) from Council for this project, with the consent authorising the earthworks associated with the project (including disturbance of contaminated land) and wetland restoration. The volume and area of earthworks authorised by this land use consent was 7,100m³ and 7,000m².
- (g) Future potential projects at the site, still under consideration, include rebuilding of the office administration block and reconfiguring of the sulphur store. It is likely that earthworks will be associated with these projects.

3.4 As a large site, the volume and area of earthworks associated with large scale site development works, within a large site, can easily exceed the permitted volume limits currently proposed in the PDP. It was for the above reasons that Ravensdown sought changes, within its submission, to the notified permitted earthworks volume limits contained in EW-R1 and EW-S1 of the PDP. The amendment sought was an increase from 100m³ to 2,500m³ per hectare per site for any 12-month period for earthworks

¹ As outlined in the 'Ravensdown Integrated Report 2024' which covers the financial year which ended on May 2024. The report is available here - <https://www.ravensdown.co.nz/media/6548/ravensdown-integrated-report-2024-web.pdf>

associated with building activities in industrial zones (EW-R1A.2), and an increase from 50m³ to 2,500m³ per site for any 12-month period for all other earthworks in industrial zones (EW-S1). As outlined above, the requested volume limits reflect the scale of earthworks associated with development activities at the Napier Works, which is a large site where large scale development activities have occurred recently, and are likely to occur in the future.

- 3.5 Following Ms Taylor’s review of the s42 Report’s recommendations (as she discusses in her planning evidence) and our subsequent discussions with Ms Taylor, Ravensdown still considers that increased permitted volume limits for earthworks within industrial zones is appropriate, as an increased limit reflects the large scale of development, and thus earthworks, that are likely to be associated with larger sites such as the Napier Works and also the Severn Street Store. However, for the reasons outlined by Ms Taylor, it is considered that a reduced volume, from that requested in Ravensdown’s submission, is more appropriate, provided that the limit also applies on ‘per hectare per site’ basis (i.e., this will provide for the range of landholdings that are present within the City’s industrially zoned land).

4. CONCLUSION

- 4.1 With one exception, the majority of Ravensdown’s submission points which are the subject of this hearing, have either been appropriately addressed through the recommendations of the s42A Reports, or Ravensdown now agrees, and accepts the reasons for the recommended rejection of Ravensdown’s submission point.
- 4.2 In relation to the outstanding matter that is the subject of this hearing, namely the permitted earthworks volume limits in industrial zones, as outlined above and in Ms Taylor’s evidence, these limits are overly restrictive, particularly for large site’s such as the Napier Works. Ravensdown requests that the industrial zone volume limits contained in EW-R1 and EW-S1 are increased as outlined in Ms Taylor’s evidence.



Anna Wilkes

18 November 2024