

**From:** [kimsanders@xtra.co.nz](mailto:kimsanders@xtra.co.nz)  
**To:** [David Mountfort](#)  
**Cc:** "[Vern Marais](#)"  
**Subject:** RE: Earthworks  
**Date:** Thursday, 7 December 2023 12:20:24 PM  
**Attachments:** [image001.png](#)

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Hi David, sorry for not replying earlier. I wanted to reply today so I could consider it thoroughly. However, upon second reading of your email, given you are concerned about what to do after the 12 months (IF some work is not complete) it is quite simple really. You are exactly right when you say some watering/dust control and some grassing. I would approach it as follows:

1. *During construction the ESCP shall be in place and the subject of erosion and sediment control (including dust) shall be discussed at all management or toolbox meetings.*
2. *If any exterior areas which are not finished within 12 months of the earthworks commencing, the most appropriate of the following three options shall be adopted:*
  - a. *If carpark and landscape areas are not complete, watering by sprinkler or watercart shall be carried out to control all dust in accordance to the ESCP;*
  - b. *The balance land areas (west of the carparks) shall be completed to level, seeded and watered so as to create a strike of grass. Note, unless the builder is using these areas for a compound, there should be no reason why this area cannot be completed and sown.*
  - c. *If any stockpiles are still present (awaiting to be used in the final landscaping), they shall be watered and if necessary a layer of hydroseed (or similar product) shall be applied on the stockpile to create grass and stabilise the stockpiles from the risk of excessive dust.*
3. *Note, a combination of the above three options is acceptable where appropriate.*

I trust this helps. Please let me know if you require anything further.

Kim

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**From:** David Mountfort <david@mountfortplanning.co.nz>  
**Sent:** Tuesday, December 5, 2023 1:26 PM  
**To:** kimsanders@xtra.co.nz  
**Subject:** FW: Earthworks

Hi Kim, see the email chain below.

Rule EW-REQ4 Rehabilitation and reinstatement of the district plan review provides that

*No more than twelve months after the [earthworks](#) commenced and on completion of the [earthworks](#), the area of [land](#) disturbed as a result of [earthworks](#) activities is to be built upon, sealed with hardstand material, landscaped, or recontoured and replanted. This requirement does not apply to [earthworks](#) associated with offal pits.*

Vern tells me that although he's confident the earthworks may be completed within 12 months, he's not so sure that the building, carparks and accessways and final reinstatement all will be completed by then. That means we have to include this in the resource consent application, and I believe that the Council will then require some dust control measures to be in place. From previous experience, this would likely be either grassing any exposed areas down, or watering them. Is that correct, or are there other methods that could be used?

David Mountfort

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**From:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>  
**Sent:** Tuesday, December 5, 2023 11:22 AM  
**To:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Subject:** Re: Earthworks

Yes that's fine thank you david

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**From:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Sent:** Tuesday, December 5, 2023 11:20:37 AM  
**To:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>  
**Subject:** RE: Earthworks

In that case I think I should note that as a matter requiring consent to give us the ability to manage it that way on an informal basis. That would be a great deal easier than having to apply formally for a variation to the consent. May I approach Kim to see what dust control measures might be required if any areas are not finished within 12 months? This could be could be grassing it down or watering. A condition of consent to manage dust would probably be appropriate.

David

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**From:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>  
**Sent:** Tuesday, December 5, 2023 11:11 AM  
**To:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Subject:** Re: Earthworks

Hi David,

The intention would be to have that all done in 12 months and I think that is possible. I do believe that if for some reason we have delays out of our control we can approach the council for an extension.



Vern Marais - Director  
027 938 4625  
[vern@macon.net.nz](mailto:vern@macon.net.nz)  
[macon.net.nz](http://macon.net.nz)

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**From:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Date:** Tuesday, 5 December 2023 at 11:01 AM  
**To:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>

**Subject:** RE: Earthworks

Hi vern,

I wasn't very clear with my question.

The rule is

*no more than twelve months after the earthworks commenced and on completion of the earthworks, the area of land disturbed as a result of earthworks activities is to be built upon, sealed with hardstand material, landscaped, or recontoured and replanted. This requirement does not apply to earthworks associated with offal pits.*

So it isn't just earthworks complete. The area of earthworks needs to be built on, sealed or landscaped within 12 months as well. Will that be the case within 12 months?

David

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**From:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>  
**Sent:** Tuesday, December 5, 2023 10:00 AM  
**To:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Cc:** [kimsanders@xtra.co.nz](mailto:kimsanders@xtra.co.nz)  
**Subject:** Re: Earthworks

Hi David.

Yes earthworks will be complete within 12 months

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**From:** David Mountfort <[david@mountfortplanning.co.nz](mailto:david@mountfortplanning.co.nz)>  
**Sent:** Tuesday, December 5, 2023 9:43:48 AM  
**To:** Vern Marais <[vern@macon.net.nz](mailto:vern@macon.net.nz)>  
**Cc:** [kimsanders@xtra.co.nz](mailto:kimsanders@xtra.co.nz) <[kimsanders@xtra.co.nz](mailto:kimsanders@xtra.co.nz)>  
**Subject:** Earthworks

Morning,

Are we able to state that earthworks will be completed within 12 months? Otherwise it triggers a resource consent. This is not a problem, it would just have to be added to the list of matters already requiring consent and the effects assessed.

Regards,

David Mountfort