

12 March 2018

Summerset Villages (Lower Hutt) Limited
P O Box 5187
WELLINGTON 6145

Tim Johnstone
Environmental Consents
5706926
tim.johnstone@huttcity.govt.nz
Our reference: RM170268

Dear Summerset Villages (Lower Hutt) Limited,

**Approval of land use resource consent application at 32 A Hathaway Avenue
BOULCOTT 5010 (RM170268)**

I am pleased to advise that, acting under delegated authority from Hutt City Council, I have granted a resource consent for the proposal at the above property (LOT 1 DP 477960) without requiring public or limited notification.

1. The decision is subject to the following conditions:

1. That the proposal is carried out substantially in accordance with the information and approved plans all referenced as RM170268 submitted with the application and held on file at the council, as set out below:
 - a. The Assessment of Environmental Effects (AEE) Report prepared by Urban Perspectives Ltd
 - b. Appendix 1 – earthworks plans, specifically plans Finished Surface Plan Sheet 1 of 2 C3207650-CA-100 Rev C, Stage 1 Bulk Earthworks Cut Fill Plan C3207650-CA-105 Rev B and Stage 1 Bulk Earthworks Site Cross Sections C3207650-CA-106 Rev B, all dated 16.2.18 and prepared by Beca, Stage 1 Bulk Earthworks Finished Surface Plan 3207650-CA-104 Rev A dated 9.08.17 by Beca.
 - c. Appendix 2 – Stage 1 Bulk Earthworks Construction Management Plan dated 6 September 2017, prepared by Beca
 - d. Appendix B to Appendix 2 – Detailed Site Investigation Report – Boulcott Farm Heritage Golf Club, 33 Military Road, Lower Hutt, dated 10 August 2017, prepared by Beca
 - e. Appendix 3 – Summerset Retirement Village Development Stages 1 & 2 Boulcott, Hutt City, Wellington Archaeological Assessment Report dated August 2017 prepared by Victoria Grouden
 - f. Appendix 4 – Cultural Impact Report Summerset – Boulcott Retirement Village Motutawa – Maraenuku dated September 2017, prepared by Raukura Consultants on behalf of the Port Nicholson Block Settlement Trust and the Wellington Tenths Trust

- g. Appendix 5 – Summerset Boulcott – Stage 1 Bulk Earthworks Stormwater Report dated 4 September 2017, prepared by Beca
- h. Appendix B to Appendix 5 – development stormwater plans, Drainage and Water Plan Sheet 1 of 2 C2017650-CA-200 Rev B and Drainage and Water Plan Sheet 1 of 2 C2017650-CA-201 Rev B both dated 28.06.17 and prepared by Beca
- i. Appendix C to Appendix 5 – Flood Maps
- j. The letter titled “Resource Consent RM170628 – Request for Further Information” from Alistair Aburn of Urban Perspectives Ltd, dated 20 November 2017 and its appendices.
- k. The letter titled “Resource Consent RM170628 – Request for Further Information – 32A Hathaway Ave. Boulcott” from Philip Robins of Beca, dated 19 January 2018 and its attachments.

Note: This condition addresses an essential administrative matter.

Prior to earthworks commencing

2. That the consent holder advises the council (enforcement@huttcity.govt.nz or (04) 560 1044) at least two working days before any work starts on site; and that the consent holder also supplies the name, phone number and address of the main contractor and, if applicable, the same details for the earthworks company.

Important notes:

- a. When given notice of a start date, a compliance officer will suggest an on-site meeting to run through a checklist of things to make sure the project runs as smoothly as possible. This service is included in the resource consent application fee. Using it could avoid difficulties later on. Please note that additional monitoring visits will be charged at \$150 per hour.

Note: This condition addresses an essential administrative matter.

3. That the consent holder ensures the earthworks activity complies with the provisions of NZS 6803:1999 Acoustics - Construction noise and that notwithstanding this standard, machinery operating hours, including machinery start-up times, are limited to between 7am and 6pm Monday to Saturday, with no work on Sundays or public holidays except for remedial or preventive work as required.

Note: this condition is intended to mitigate adverse noise and general amenity arising from the approved construction works.

4. Prior to commencement of works on the site, the consent holder shall submit a Construction Management Plan (CMP) prepared by a suitably qualified person to the Council for certification by the Team Leader Resource Consents, which shall be in general accordance with the CSMP approved under condition 5. Works shall be

undertaken in accordance with the CMP. Where any amendments are necessary to the CMP because of matters arising from the CSMP during implementation, then any amendments to the CMP shall be provided for the certification of the Team Leader Resource Consents. The CMP shall cover, but not be limited to, the following matters:

- a. Contact (mobile) telephone number(s) for the on-site manager where contact could be made 24 hours a day / 7 days a week
- b. Details for appropriate local signage/ information of the proposed work including the location of a large (greater than 1m²) noticeboard on the site that clearly identifies the name, telephone number and address for service of the site manager, including cell-phone and after-hours contact details;
- c. A communication and complaints procedure for adjoining property owners and occupiers, passers-by and the like;
- d. Hours of operation;
- e. Traffic management including specific details relating to truck capacity, truck waiting areas and truck arrival/departure times;
- f. Details of site access for contractor's vehicles not involved in transporting fill material;
- g. Measures to control dust, silt and sediment and to minimise the associated nuisance effects of earthworks;
- h. Identify what sediment and erosion control measures will be installed onsite to ensure that dust is prevented from blowing beyond site boundaries and sediment prevented from entering any waterway. Sediment and erosion control shall be undertaken in accordance with Greater Wellington Regional Council's erosion and sediment control guidelines issued in September 2002 and reprinted in June 2006;
- i. Details of how stormwater and surface water run-off will be controlled during site works to ensure they do not affect adjoining properties;
- j. Location and design details of temporary and permanent retaining and cut batters;
- k. Methods by which noise associated with the work will comply in all respects with the controls set out in NZS6803:1999, and how all persons undertaking day-to-day activity management will adopt the best practicable option at all times to ensure emission of noise from the site does not exceed a reasonable level in accordance with s16 of the Resource Management Act 1991.

Note: *the consent holder should consult with Council's Environmental Health Team to discuss the construction method and ways to minimise any noise and vibration disturbance to the surrounding properties. Furthermore, the consent holder should identify a liaison person available to take feedback/complaints to the public as well as the process for informing neighbouring properties of upcoming construction works.*

Note: this condition is intended to mitigate adverse noise, dust and traffic and associated adverse general amenity effects arising from the approved construction works. It is also intended to ensure ongoing stability of the site and protect surrounding sites from overland flow and surface runoff during development.

5. Prior to commencement of works on the site, the consent holder shall submit a Contaminated Soils Management Plan (CSMP) prepared by a suitably qualified and experienced practitioner to the Council for certification by the Team Leader Resource Consents. This CSMP shall be consistent with the CSMP submitted with the application, prepared by Beca and dated 10 August 2017 and shall take into account the findings from the additional sampling and analysis required under condition 6. Soil in the vicinity of DSI test pit TP2 shall be added to the soils requiring management within the CSMP.

Note: this condition is intended to ensure that works on the site carried out in accordance with the construction soils management plan and any adverse effects on the health and safety of people on the site and adjacent sites are avoided, remedied or mitigated.

6. That prior to the commencement of any earthworks on the site, the consent holder shall undertake additional sampling of topsoils and analysis for pesticide residues. Samples shall be collected no deeper than 0.15m below ground level at historic green locations. The analytical suite shall include arsenic, organochlorine pesticides, organophosphate pesticides and acid herbicides. The sampling, analysis and reporting shall be directed to a suitably qualified and experienced practitioner for certification. A copy of that certification shall be provided to X at Council at the same time that the CSMP is submitted in accordance with Condition 5.

Note: this condition is intended to ensure that works on the site carried out in accordance with the construction soils management plan and any adverse effects on the health and safety of people on the site and adjacent sites are avoided, remedied or mitigated.

7. At least one month before earthworks commence, the consent holder shall inform Te Rūnanga o Toa Rangatira the date earthworks will commence and offer Te Rūnanga o Toa Rangatira the opportunity to monitor the earthworks. A copy of correspondence outlining the opportunity to Te Rūnanga o Toa Rangatira shall be submitted to the Team Leader Resource Consents.

Note: this condition was proffered by the applicant and will provide Te Rūnanga o Toa Rangatira with the opportunity to monitor works on site.

During earthworks

8. All earthworks shall be undertaken in accordance with the approved CMP and CSMP.

Note: this condition is intended to mitigate adverse noise, dust and traffic and associated adverse general amenity effects arising from the approved construction works. It is also intended to ensure ongoing stability of the site, and protect surrounding sites – particularly those downhill – from overland flow and surface runoff during development.

9. The consent holder shall ensure that all heavy vehicle access to the site is limited to the vehicle access point on Harcourt Weery Drive shown on the site plan contained in Appendix 4 of the s92 response titled “RM170268 – 32A Hathaway Avenue – S92 Request for Further Information” dated 20 November 2017, and that all access to the site from Harcourt Werry Drive is via the existing haul road across the Boulcott’s Farm Heritage Golf Course and the stop bank.

Note: this condition is required to ensure that heavy vehicles do not access the site through residential streets.

10. The consent holder shall ensure that all contractor’s vehicles not involved in transporting fill material shall be parked at 10 to 14 Hathaway Avenue.

Note: this condition is required to ensure the contractors do not park on the streets.

11. All waste materials and contaminated soil removed from the site shall be disposed of at a facility that is authorised to accept them.

Note: this condition is required to ensure the appropriate disposal of any contaminated soils.

12. The retaining wall structure to be constructed in proximity to the base of the four macrocapra trees along the south-eastern boundary shall be hand excavated or excavated under the guidance of a qualified arborist. There shall be no storage of materials or building products or vehicles within 10m of the base of the trees.

Note: this condition is required to ensure the health and stability of the trees.

13. The consent holder shall compact all earthwork fill areas in accordance with the Code of Practice for Earth Fill for Residential Development (NZS4431:1989) and meet the code’s obligations on final documentation and certification, which state the suitability of earthworks for residential development.

Note: the condition is intended to ensure the ongoing site stability and mitigate natural hazard risk for the site and surrounding area.

14. The consent holder shall undertake all earthworks in such a way that no sediment leaves the site or enters streams or the stormwater system; and that the consent holder installs and maintains sediment control measures in compliance with Greater Wellington regional council’s erosion and sediment control guidelines issued in September 2002 and reprinted in June 2006.

Note: this condition is intended to mitigate dust and sedimentation arising from the proposed earthworks.

15. The consent holder shall ensure all earthworks are carried out in a way that prevents dust blowing beyond site boundaries. Control measures may include use of a water cart, limiting the vehicle speed to 10 kilometres an hour, applying water to exposed or excessively dry surfaces, or applying a coating of geotextile, grass, mulch or the like.

Note: this condition is intended to mitigate dust and sedimentation arising from the proposed earthworks.

16. There shall be no deposition of earth, mud, dirt or debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Note: *If site conditions require, the following methods may be adopted to prevent or address discharges should they occur:*

- *Provision of a stabilised entry and exit points for vehicles; and*
- *Provision of wheel wash facilities.*

Note: this condition is required to limit sedimentation and dust issues for the surrounding area, as well as contamination of the stormwater network.

17. If any archaeological site(s) are uncovered during physical works, the consent holder shall require the contractor to adopt the following protocol:

- a. Work shall cease immediately at that place;
- b. The consent holder shall advise the Project Archaeologist, representatives of the Port Nicholson and Wellington Tenth's Trusts and Te Rūnanga o Toa Rangatira, and Heritage New Zealand Pouhere Taonga
- c. Materials discovered will be removed by the iwi responsible for the tikanga appropriate to their removal and preservation, or re-internment
- d. Works affecting the archaeological site shall not resume until Heritage New Zealand Pouhere Taonga, the Police (if koiwi or skeletal remains are involved) and iwi representatives have each given the appropriate approval for work to continue; and
- e. The contractor shall allow the iwi representative(s) and the archaeologist(s) access to the site to carry out the responsibilities of this protocol.

Where an archaeological authority from Heritage New Zealand Pouhere Taonga applies, and it conflicts with this accidental discovery protocol, the archaeological authority shall take precedence.

Note: *The consent holder is advised that under the Heritage New Zealand Pouhere Taonga Act (2014) an archaeological site is defined as a place associated with pre-*

1990 human activity where there may be evidence relating to the history of New Zealand. For pre-contact Maori site this evidence may be in the form of bones, shells, charcoal, stones etc. In later site of European origin artefacts such as bottle glass, crockery etc., may be found, or evidence of old fountains, wells, drains or similar structures. Burials/koiwi tangata may be found from any historic period.

Note: this condition was proffered by the applicant and is considered to mitigate adverse cultural or archaeological effects.

After earthworks are complete

18. Within one month following the completion of earthworks, all exposed areas of earthworks within the site shall be re-grassed or hydro-seeded to result in uniform grass cover across the site.

Note: this condition is intended to mitigate dust and sedimentation arising from the proposed earthworks, and to limit adverse visual amenity effects due to scarring and exposed earth.

19. No later than two months following the completion of soil removal from the site, the consent holder shall provide the Council with a site validation report, in accordance with the CSMP.

Note: this condition is intended to ensure that any contaminated soils have been removed in accordance with the approved CSMP.

2. The council has granted consent for the following reasons:

1. There are no persons that the Council considers to be adversely affected by the proposal.
2. The proposal is consistent with the policies and objectives of the city's District Plan.
3. The proposal is consistent with the purposes and principles of Part II of the Resource Management Act 1991.
4. The council has given due regard to the New Zealand Coastal Policy Statement, any national, regional or proposed regional policy statement and any other regulations in reaching its decision. The council considers there are no other relevant matters that need to be dealt with.
5. The applicant has offered and adopted a suite of consent conditions that will ensure that any potential adverse effects will be less than minor.

3. Notes:

- In accordance with section 357 of the Resource Management Act 1991, the consent holder is able to object to the conditions of the consent. The consent holder must submit reasons in writing to the council within 15 working days of the date of this decision. A fee of \$900 is payable when lodging an objection.
- The consent lapses, in accordance with section 125 of the Resource Management Act 1991, if the proposal is not given effect to within five years, that is, by 12 March 2023.
- The consent applies to the application as approved by the council. The consent holder should notify the council if there are changes to any part of the plans. The council may require that the consent holder submits a new resource consent application.
- The proposal has been assessed against the requirements of the city's District Plan. Bylaws may apply to the proposal that may require separate approval from the council before starting any site works. See www.huttcity.govt.nz for a full list of bylaws.
- The property has, or is likely to have, been occupied prior to 1900. Any disturbance of land or damage or destruction of any building or structure associated with human activity prior to 1900, may require an archaeological authority from Heritage New Zealand under the Heritage New Zealand Pouhere Taonga Act 2014. Please contact Heritage New Zealand for further information.
- The proposal has not been checked for compliance with the Building Act 2004. No associated building work should start without first getting a building consent.
- The consent is not a licence to create adverse effects such as unwarranted dust, noise, disruption and so on. It does not change the legal duty to avoid, remedy or minimise such effects. The council may enforce the provisions of the Resource Management Act 1991 if the consent holder fails to meet this obligation.
- Failure to comply with an abatement notice may result in the council imposing an infringement fine or initiating prosecution.
- The consent holder will need to address the seismic stability of fill at the time of any application for development of the site, and in particular, the building foundations. The building foundations will need to be designed so that they do not impact on the seepage regime and stability of the stopbank in floods.

Section 104 assessment:

Section 104 requires, when considering a resource consent application, that the council must, subject to Part II, have regard to:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (b) *any relevant provisions of -*
 - (i) *a national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

Section 104C, which relates to determining restricted discretionary activities, states:

- (1) *When considering an application for a resource consent for a restricted discretionary activity, a consent authority must consider only those matters over which—*
 - (a) *a discretion is restricted in national environmental standards or other regulations;*
 - (b) *it has restricted the exercise of its discretion in its plan or proposed plan.*
- (2) *The consent authority may grant or refuse the application.*
- (3) *However, if it grants the application, the consent authority may impose conditions under section 108 only for those matters over which—*
 - (a) *a discretion is restricted in national environmental standards or other regulations;*
 - (b) *it has restricted the exercise of its discretion in its plan or proposed plan.*

Under Rule 14I2.2(a), earthworks which fail to comply with any of the permitted activity conditions in 14.I2.1) are a restricted discretionary activity. Under 14I2.2.1, the matters over which the Council has restricted its discretion are:

- (i) *Amenity Values:*

The extent to which any earthworks proposal will affect adversely the visual amenity values of the area, and the extent to which the earthworks will result in unnecessary scarring and be visually prominent.

The extent to which replanting or rehabilitation works are included as part of the proposal to mitigate adverse effects. Earthworks should not result in the permanent exposure of excavated areas.
- (ii) *Existing Natural Features and Topography:*

The extent to which the proposed earthworks reflect natural landforms, and be sympathetic to the natural topography.
- (iii) *Historical or Cultural Significance:*

The extent to which the proposed earthworks will affect adversely land and features which have historical and cultural significance.

(iv) *Natural Hazards:*

Consideration should be given to those areas prone to erosion, landslip and flooding. Excavation should not increase the vulnerability of people or their property to such natural hazards. In the Primary and Secondary River Corridors of the Hutt River, consideration should be given to the effects on the flood protection structures.

Under the NES, the relevant matters of discretion are:

- (a) *the adequacy of the detailed site investigation, including—*
 - (i) *site sampling;*
 - (ii) *laboratory analysis;*
 - (iii) *risk assessment;*
- (b) *the suitability of the piece of land for the proposed activity, given the amount and kind of soil contamination;*
- (c) *the approach to the remediation or ongoing management of the piece of land, including—*
 - (i) *the remediation or management methods to address the risk posed by the contaminants to human health;*
 - (ii) *the timing of the remediation;*
 - (iii) *the standard of the remediation on completion;*
 - (iv) *the mitigation methods to address the risk posed by the contaminants to human health;*
 - (v) *the mitigation measures for the piece of land, including the frequency and location of monitoring of specified contaminants;*
- (d) *the adequacy of the site management plan or the site validation report or both, as applicable;*
- (e) *the transport, disposal, and tracking of soil and other materials taken away in the course of the activity;*
- (f) *the requirement for and conditions of a financial bond;*
- (g) *the timing and nature of the review of the conditions in the resource consent;*
- (h) *the duration of the resource consent.*

I will deal with these matters below.

Actual and potential environmental effects

In accordance with section 104(2), when forming an opinion on section 104(1)(a), the council may disregard the adverse environmental effect of an activity if the District Plan or a regional plan, policy statement or national environmental standard permits an activity with that effect. I have already identified the permitted baseline for the proposal and its relevance in my s95 report, and I have taken these factors into account in determining the application.

I have also undertaken an evaluation of the potential adverse effects in my s95 report, where based on:

1. the expert advice obtained from:

1. Council's Environmental Health Officer, Mr Dean Bentley
 2. Council's Traffic Asset Manager, Mr Damon Simmons
 3. Council's Consultant Contaminated Land Specialist, Dr Dave Bull
 4. Wellington Water's Modelling Manager, Mr Ben Fountain
 5. Council's Consultant Geotechnical Engineer, Mr Campbell Keepa, and
2. The cultural impact assessment from Raukura Consultants, and
 3. The comments from Te Rūnanga o Toa Rangatira, and
 4. The archaeological report of Ms Victoria Grouden, and
 5. The advice of Mr Kiddle of Heritage New Zealand Pouhere Taonga

I concluded that any adverse effects would be less than minor and that there would be no persons adversely affected by the proposal.

I note that the applicant has both offered and adopted conditions of consent that will ensure that any effects will be less than minor. I recommend that these offered and adopted conditions be imposed on this consent. Mr Kiddle has also recommended an amended to the wording of the archaeological condition offered by the applicant to provide clarification of the relationship with an authority under the Heritage New Zealand Pouhere Taonga Act 2014.

I also consider that the proposal will have the positive effect of providing for the future development of what is now an unused land resource.

Objectives and policies of the District Plan

The District Plan objectives and policies most relevant to the application are:

Natural Character:

14I1.1 Objective

To ensure that earthworks are designed to maintain the natural features that contribute to the City's landscape.

Policy

- 1. To ensure that earthworks are designed to be sympathetic to the natural topography.*
- 2. To protect significant escarpments, steep hillside areas, and the coastal area by ensuring that earthworks are designed to retain the existing topography, protect natural features, and prevent erosion and slips.*

Amenity, cultural and heritage values:

14I1.2 Objective

To ensure earthworks do not affect adversely the visual amenity values, cultural values or historical significance of an area, natural feature or site.

Policy

- 1. To protect the visual amenity values of land which provides a visual backdrop to the City.*
- 2. That rehabilitation measures be undertaken to mitigate adverse effects of earthworks upon the visual amenity values.*
- 3. To protect any sites with historical significance from inappropriate earthworks.*
- 4. To recognise the importance of cultural and spiritual values to the mana whenua associated with any cultural material that may be disinterred through earthworks and to ensure that these values are protected from inappropriate earthworks.*

I consider that the proposal is consistent with these objectives and policies for the following reasons:

- The site is already modified as a result of the construction of the two stopbanks and its use as part of the golf course.
- The site is low-lying and not readily visible
- The site will be fully rehabilitated after works are completed
- Once completed, the site will be regressed and will not result in any adverse visual change.
- Heritage New Zealand Pouhere Taonga and the three iwi who have been engaged have not raised any cultural or heritage issues that cannot be managed through consent conditions and the requirement for an archaeological authority.
- Council's experts are satisfied that the works will not result in any erosion or slips, or any increased risk from natural hazard events.

Other relevant provisions

In line with section 104(1)(b), I confirm that Council has given regard to the relevant national environmental standards, other regulations, national policy statements, New Zealand coastal policy statement or regional policy statement or proposed regional policy statement that will affect this application.

104(c) Any other matters

The only other relevant matter is that there are two relevant archaeological sites identified on the New Zealand Archaeological Association's Register. These are R27/515, Boulcott's Farm and R27/516, Fry's Farm. The Fry's Farm cottage was located in an adjacent lot on Boulcott Street with the farm itself extending over onto the site. The Boulcott's Farm site is in the eastern portion of the site and is not in the area subject to this application. Neither of these archaeological sites are identified in the District Plan. The applicant will need to obtain the necessary archaeological authorities to undertake any work in proximity to the Fry's Farm cottage site. The applicant has offered a condition in this regard, which I recommend be imposed with the amendments recommended by Mr Kiddle of Heritage New Zealand Pouhere Taonga.

Part II matters

I consider the proposal meets Part II matters of the Resource Management Act 1991 for the reasons outlined above. I consider the proposal to be consistent with section 5 as it will provide for the use, development and protection of the land in a way that does not adversely affect the wellbeing and health and safety of adjacent residents, section 7(c) *“The maintenance and enhancement of amenity values”* and section 7(f) *“The maintenance and enhancement of the quality of the environment”*. The Cultural Impact Assessment prepared by Raukura Consultants on behalf of the Port Nicholson Block Settlement Trust and the Wellington Tenths Trust and the comments provided by Te Rūnanga o Toa Rangatira confirm that the proposal is consistent with sections 6(e) *“The relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu and other taonga”*, 7(a) *“Kaitiakitanga”* and 8 *“Treaty of Waitangi”*. Heritage New Zealand Pouhere Taonga has not raised any concern in respect to s6(f) *“The protection of historic heritage from inappropriate subdivision, use, and development”*. Council’s geotechnical and flooding experts are also satisfied that s6(h) is satisfied in terms of *“the management of significant risks from natural hazards”*.

In line with section 108, I have applied conditions to the consent to avoid, remedy and mitigate potential adverse effects that the proposal may have on the environment.

Conclusion:

I consider any relevant environmental effects arising from the proposal to be no more than minor. I also consider the proposal to be in line with the relevant objectives and policies of the District Plan, and to be consistent with the regulations, standards, policy statements, plans and other matters discussed above.

I therefore grant land use consent under section 104B of the Resource Management Act 1991.



Gina Sweetman

Consultant Planner

Peer reviewer (with delegated authority):

A handwritten signature in black ink, appearing to read "J. A. Johnstone". The signature is written in a cursive style with a long horizontal stroke extending to the right.

Tim Johnstone

Team Leader Resource Consents

Application lodged: 09 Oct 2017

Application approved: 12 March 2018

No of working days taken to process the application: 15