

Bell Block Land Holdings Limited
and AJ Cowley Limited
Combined Monitoring Programme
Annual Report
2012-2013

Technical Report 2013-23

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Executive summary

Bell Block Land Holdings Limited & AJ Cowley Limited operates a cleanfill located on the closed quarry site on Manutahi Rd, Bell Block. The site is in the Waiongana catchment and was previously quarried by Winstone Aggregates but operations ceased at the site in 2003. The large site is now being backfilled with cleanfill material. This report for the period July 2012-June 2013 describes the monitoring programme implemented by the Taranaki Regional Council to assess each consent holder's environmental performance during the period under review, and the results and environmental effects of their activities.

Bell Block Land Holdings & AJ Cowley Limited hold one resource consent, which includes a total of eight conditions setting out the requirements that the consent holders must satisfy regarding the discharge of cleanfill onto and into land.

The Council's monitoring programme for the period under review included two inspections focusing on dust/odour control, waste acceptance, site management and reinstatement and one water sample.

During this monitoring period, AJ Cowley Limited's and Bell Block Land Holdings showed a good environmental performance and compliance with the resource consent relating to the cleanfill activities at the site. The cleanfill tipface continues to be in contact with the water in the lake which is a breach of consent conditions, however water sampling showed that the effects are minor since the cleanfill operation was scaled back.

During the monitoring year Council received no complaints about the site and no incidents were logged.

This report includes recommendations for the 2013-2014 year.

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1. Introduction

1.1 Compliance monitoring programme reports and the Resource Management Act 1991

1.1.1 Introduction

This report is the Annual Report for the period July 2012-June 2013 by the Taranaki Regional Council on the monitoring programme associated with resource consents held by Bell Block Land Holdings Limited & AJ Cowley Limited. The Companies operate a cleanfill situated on Manutahi Road, Bell Block, in the Waiongana catchment.

One of the intents of the Resource Management Act (1991) is that environmental management should be integrated across all media, so that a consent holder's use of water, air, and land should be considered from a single comprehensive environmental perspective. Accordingly, the Taranaki Regional Council generally implements integrated environmental monitoring programmes and reports the results of the programmes jointly. This report discusses the environmental effects of the Bell Block Land Holdings Limited & AJ Cowley Limited, and AJ Cowley Limited use of water, land, and air, and is the 7th combined monitoring report by the Taranaki Regional Council for the site.

1.1.2 Structure of this report

Section 1 of this report is a background section. It sets out general information about compliance monitoring under the Resource Management Act and the Council's obligations and general approach to monitoring sites through annual programmes, the resource consents held by Bell Block Land Holdings Limited & AJ Cowley Limited in the Waiongana catchment, the nature of the monitoring programme in place for the period under review, and a description of the activities and operations conducted in the Bell Block Land Holdings Limited's site.

Section 2 presents the results of monitoring during the period under review, including scientific and technical data.

Section 3 discusses the results, their interpretation, and their significance for the environment.

Section 4 presents recommendations to be implemented in the 2013-2014 monitoring year.

A glossary of common abbreviations and scientific terms, and a bibliography, are presented at the end of the report.

1.1.3 The Resource Management Act (1991) and monitoring

The Resource Management Act primarily addresses environmental 'effects' which are defined as positive or adverse, temporary or permanent, past, present or future, or cumulative. Effects may arise in relation to:

- (a) the neighbourhood or the wider community around a discharger, and may include cultural and socio-economic effects;

- (b) physical effects on the locality, including landscape, amenity and visual effects
- (c) ecosystems, including effects on plants, animals, or habitats, whether aquatic or terrestrial;
- (d) natural and physical resources having special significance (eg, recreational, cultural, or aesthetic);
- (e) risks to the neighbourhood or environment.

In drafting and reviewing conditions on discharge permits, and in implementing monitoring programmes, the Taranaki Regional Council is recognising the comprehensive meaning of 'effects' inasmuch as is appropriate for each discharge source. Monitoring programmes are not only based on existing permit conditions, but also on the obligations of the Resource Management Act to assess the effects of the exercise of consents. In accordance with section 35 of the Resource Management Act 1991, the Council undertakes compliance monitoring for consents and rules in regional plans; and maintains an overview of performance of resource users against regional plans and consents. Compliance monitoring, including impact monitoring, also enables the Council to continuously assess its own performance in resource management as well as that of resource users particularly consent holders. It further enables the Council to continually re-evaluate its approach and that of consent holders to resource management, and, ultimately, through the refinement of methods, to move closer to achieving sustainable development of the region's resources.

1.1.4 Evaluation of environmental performance

Besides discussing the various details of the performance and extent of compliance by Bell Block Land Holdings Limited & AJ Cowley Limited the Waiongana catchment during the period under review, this report also assigns an overall rating. The categories used by the Council, and their interpretation, are as follows:

- a **high** level of environmental performance and compliance indicates that essentially there were no adverse environmental effects to be concerned about, and no, or trivial (such as data supplied after a deadline) non-compliance with conditions.
- a **good** level of environmental performance and compliance indicates that adverse environmental effects of activities during the year were negligible or minor at most, items of concern were resolved positively, co-operatively, and quickly, the Council did not record any verified unauthorised incidents involving significant environmental impacts and was not obliged to issue any abatement notices, there were perhaps some items noted on inspection notices for attention but these items were not urgent nor critical, and follow-up inspections showed they have been dealt with.
- **improvement desirable** indicates that the Council may have been obliged to record a verified unauthorised incident involving significant environmental impacts against the company, and/or abatement notices and/or non compliances may have been issued; there were adverse environmental effects arising from activities and intervention by Council staff was required, and there were matters that required urgent intervention, took some time to resolve, or remained unresolved at end of the period under review.
- **poor performance** indicates that the Council may have been obliged to record a verified unauthorised incident involving significant environmental impacts, or, there were adverse environmental effects arising from activities and there were grounds for prosecution or an infringement notice.

1.2 Process description

Several companies have operated on the site in the past, carrying out different activities. A more comprehensive overview of the site's history is presented in the Taranaki Regional Council, Technical Report 2004-82 (Taranaki Regional Council, 2004).

Currently the site on Manutahi Road, Bell Block is a closed quarry, which is currently being backfilled with cleanfill material. The consent to cleanfill is held by Bell Block Land Holdings Limited & AJ Cowley Limited.

Cleanfilling operations continue but have been scaled back and the site has undergone extensive reinstatement and remediation.

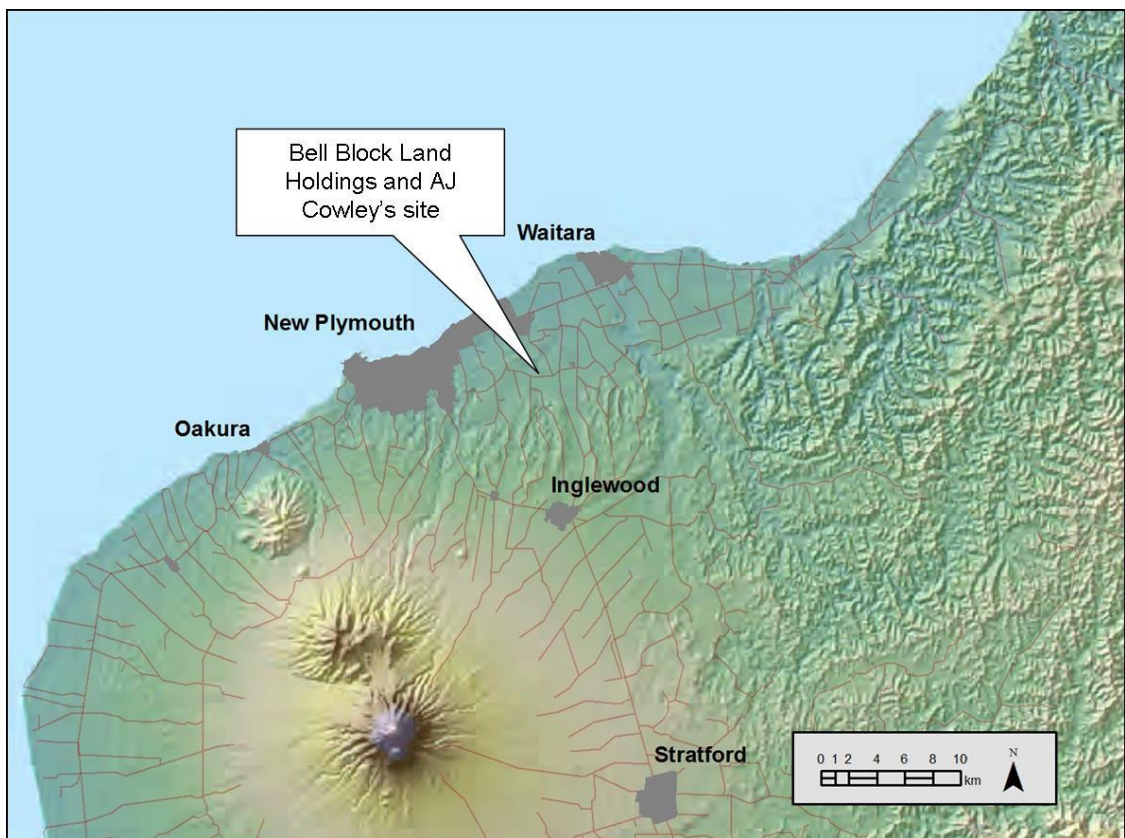


Figure 1 Regional map showing the location of cleanfill/composting site

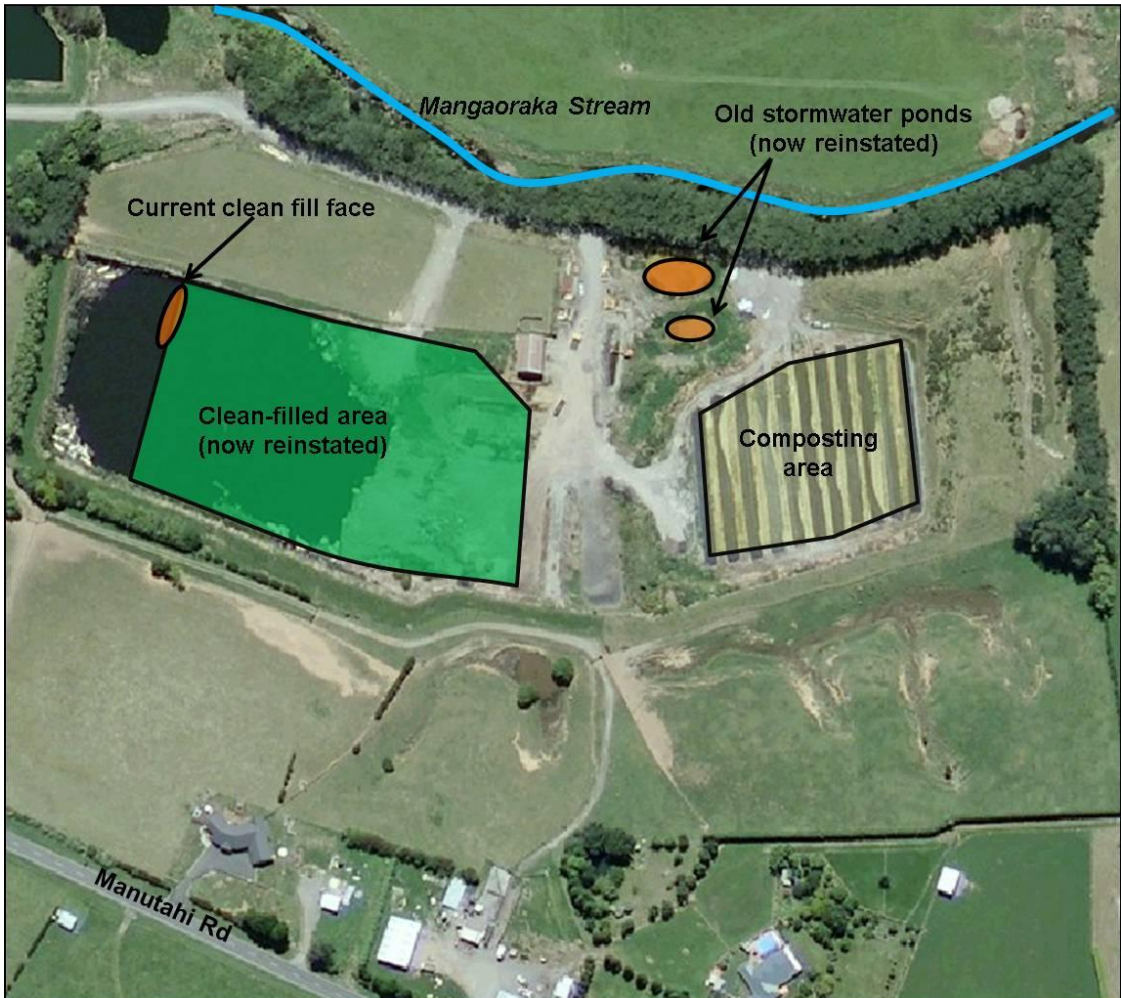


Figure 2 Aerial view of the Manutahi Rd compost and cleanfill site

1.3 Resource consent

1.3.1 Discharges of wastes to land

Sections 15(1)(b) and (d) of the Resource Management Act stipulate that no person may discharge any contaminant onto land if it may then enter water, or from any industrial or trade premises onto land under any circumstances, unless the activity is expressly allowed for by a resource consent, a rule in a regional plan, or by national regulations.

Bell Block Land Holdings Limited and AJ Cowley Limited hold discharge permit **5606-1** to cover the discharge of cleanfill material onto and into land for quarry reinstatement purposes. This permit was issued by the Taranaki Regional Council on 14 March 2000 under Section 87(e) of the Resource Management Act. It was reviewed on 21 November 2002. It is due to expire on 1 June 2014.

This consent was also transferred to Rockvale Deer Stud and AJ Cowley in June 2004 and reviewed in June 2008. However as a result of a procedural anomaly in processing the transfer of the consent, the transfer and the review were deemed invalid and the original consent issued to Bell Block Holdings Limited and AJ Cowley remains in force.

The consent has eight special conditions.

Special condition 1 requires the consent to be exercised in accordance with the information provided with the consent application and limits the discharge of cleanfill to the site.

Special conditions 2 and 3 specify the types of materials that can and cannot be discharged to the cleanfill, while special condition 4 requires approval from the Council to discharge any materials not specified in conditions 2 or 3.

Special condition 5 prohibits any contamination from the discharge entering surface water, while special condition 6 requires the consent holder to adopt the best practical option to prevent or minimise adverse environmental effects from the discharge.

Special condition 7 refers to site reinstatement, while special condition 8 is a review provision.

The permit is attached to this report in Appendix I.

1.4 Monitoring programme

1.4.1 Introduction

Section 35 of the Resource Management Act sets out an obligation for the Taranaki Regional Council to gather information, monitor, and conduct research on the exercise of resource consents, and the effects arising, within the Taranaki region.

The Taranaki Regional Council may therefore make and record measurements of physical and chemical parameters, take samples for analysis, carry out surveys and inspections, conduct investigations, and seek information from consent holders.

The monitoring programme for the Manutahi Road site consisted of two primary components.

1.4.2 Programme liaison and management

There is generally a significant investment of time and resources by the Taranaki Regional Council in ongoing liaison with resource consent holders over consent conditions and their interpretation and application, in discussion over monitoring requirements, preparation for any reviews, renewals, or new consents, advice on the Council's environmental management strategies and the content of regional plans, and consultation on associated matters.

1.4.3 Site inspections

The Manutahi Road, Bell Block site was visited on two occasions during the monitoring period. Air inspections focused on plant processes with associated actual and potential emission sources and characteristics, including potential odour, dust, noxious or offensive emissions. With regard to the discharge of contaminants onto and into land inspections focused on the nature of materials discharged to the site and any potential effects on surface water quality.

The Taranaki Regional Council undertook qualitative monitoring of air emissions from the site for dust and odours at the time of each inspection.

1.4.4 Receiving environment sampling

One sample of the lake adjacent the cleanfill was taken and analysed for ammoniacal nitrogen, turbidity, conductivity, suspended solids and pH.

2. Results

2.1 Inspections

During the monitoring period Council staff conducted two inspections that focused on the materials being accepted, dust and odour control, and site management.

Below is a summary of the notes made during the inspections.

6 November 2012

The weather was fine with moderate south-easterlies. There was still a small amount of compost onsite to be screened. This would be done when the weather permitted. The re-instated areas looked excellent. The lake was looking good and a sample was taken for analysis. Only a small amount of concrete, clay and dirt were present at the cleanfill. The site was tidy and no issues were noted.

17 December 2012

The weather was overcast with no wind. The cleanfill face looked good and a small amount of dirt and concrete had been recently dumped. The re-instated areas were tidy with good grass growth on the re-sown areas. The lake looked clean and tidy. Compost was being screened at the time of inspection. There were only two small piles remaining. Runoff from the compost area was being sprayed onto land at the time of inspection. The site was tidy and no issues were noted.



Photo 1 Reinstated compost stormwater pond



Photo 2 Reinstated cleanfill adjacent the quarry lake

2.2 Results of water quality monitoring

One sample was taken from the lake adjacent the cleanfill and the results of analyses are given in Table 1.

Table 1 Results of analysis from site RTP001013 (lake adjacent cleanfill) 6 November 2012 (and summary of previous analyses)

Parameter	Unit	Result	Min	Max	Median	N
Ammoniacal nitrogen	g/m ³	0.083	0.077	2.98	0.802	3
Biochemical oxygen demand	g/m ³	4.3	4	78	10	3
pH	pH	8.0	6.6	8	6.4	4
Suspended solids	g/m ³	4	4	39	24	4
Temperature	Deg C	17.4	15.3	23	19.8	4
Turbidity	NTU	2.6	2.6	25	12	3
Un-ionised ammonia.	g/m ³	0.00317	0.00068	0.03962	0.00340	4

The results from this period show that the lake water quality appears to be improving since the cleanfill operation was scaled back. The cleanfill used to accept up to 5% greenwaste (as allowed by consent condition) and this was most likely contributing to the levels BOD and ammonia found in the lake water near the tip face. However now that composting operations have stopped at the site, the cleanfill no longer accepts any organic matter and this is likely to have contributed to the apparent improvement to water quality.

2.3 Investigations, interventions, and incidents

The monitoring programme for the year was based on what was considered to be an appropriate level of monitoring, review of data, and liaison with the consent holder. During the year matters may arise which require additional activity by the Council eg provision of advice and information, or investigation of potential or actual causes of non-compliance or failure to maintain good practices. A pro-active approach that in the first instance avoids issues occurring is favoured.

The Taranaki Regional Council operates and maintains a register of all complaints or reported and discovered excursions from acceptable limits and practices, including non-compliance with consents, which may damage the environment. The Unauthorised Incident Register (UIR) includes events where the company concerned has itself notified the Council. The register contains details of any investigation and corrective action taken.

Complaints may be alleged to be associated with a particular site. If there is potentially an issue of legal liability, the Council must be able to prove by investigation that the identified company is indeed the source of the incident (or that the allegation cannot be proven).

In the 2012-2013 period, it was not necessary for the Council to undertake any significant additional investigations and interventions, or record incidents, in relation to AJ Cowley Ltd and Bell Block Land Holdings resource consent conditions or provisions in Regional Plans relating to the Company's activities during the monitoring period.

3. Discussion

3.1 Discussion of site performance

The reinstatement of the site has been successful overall it has been well managed and well cared for. The clean fill tipface continues to remain in contact with the lake water and this is a breach of consent conditions. However water sampling indicates that the lake water quality is improving. There were no complaints received by Council in regards to the Manutahi Rd site.

3.2 Environmental effects of exercise of consents

The lake water quality appears to be improving since the cleanfill operations were scaled back. Direct discharges to the Mangaoraka Stream no longer occur and no issues in regards to dust or odour were noted during the inspections.

On the basis of the information collected during the period under review, the site is not having a significant adverse effect on the environment.

3.3 Evaluation of performance

A tabular summary of the AJ Cowley Limited and Bell Block Land Holdings compliance record for the period under review is set out in Table 2.

Table 2 Summary of performance for consent 5606-1 to discharge cleanfill material onto and into land for quarry reinstatement purposes

Condition requirement	Means of monitoring during period under review	Compliance achieved?
1. Comply with information submitted in support of application	Site specific monitoring programme – programme management and inspections	Yes
2. Only discharge cleanfill and/or inert materials	Site specific monitoring programme – inspections	Yes
3. No discharge of materials detailed in this consent condition	Site specific monitoring programme – inspections	Yes
4. If the acceptability of a substance is uncertain, obtain approval from the Council	Site specific monitoring programme – programme management and inspections	Yes
5. Discharge to land shall not result in contamination of surface water	Site specific monitoring programme – water quality sampling	No-cleanfill still in contact with lake water
6. The consent holder shall adopt the best practicable option when exercising the consent	Site specific monitoring programme – programme management	Yes
7. Upon completion the discharge site shall be stabilised and grassed	Site specific monitoring programme – programme management	Yes
8. Optional review provision	No review option in 2014	N/A
Overall assessment of consent compliance and environmental performance in respect of this consent		Good

N/A = not applicable

During the monitoring period Bell Block Land Holdings Limited & AJ Cowley Ltd demonstrated a good level of compliance and environmental performance in regards to the cleanfill operation. Whilst there was a minor breach of a consent condition the consent holder has undertaken a significant amount of reinstatement and enhancement works at the site.

3.4 Recommendations from the 2011-2012 Annual Report

In the 2011-2012 Annual Report, it was recommended:

That for 2012-2013, the monitoring of discharges at Bell Block Holdings and AJ Cowley's site continues at the same level as in the 2011-2012 period with the addition of an annual lake sample to be taken and analysed.

This recommendation was carried out in full.

3.5 Alterations to monitoring programmes for 2013-2014

In designing and implementing the monitoring programmes for air/water discharges in the region, the Taranaki Regional Council has taken into account the extent of information made available by previous authorities, its relevance under the Resource Management Act, the obligations of the Act in terms of monitoring emissions/discharges and effects, and subsequently reporting to the regional community, the scope of assessments required at the time of renewal of permits, and the need to maintain a sound understanding of industrial processes within Taranaki emitting to the atmosphere/discharging to the environment.

It is proposed that for 2013-2014, the monitoring of discharges at Bell Block Holdings and AJ Cowley's site continue at the same level as in the 2012-2013 period.

A recommendation to this effect is attached to this report.

4. Recommendation

THAT for 2013-2014, the monitoring of discharges at Bell Block Holdings and AJ Cowley's site continues at the same level as in the 2012-2013 period.

Glossary of common terms and abbreviations

The following abbreviations and terms are used within this report:

Al*	aluminum
As*	arsenic
Biomonitoring	assessing the health of the environment using aquatic organisms
BOD	biochemical oxygen demand. A measure of the presence of degradable organic matter, taking into account the biological conversion of ammonia to nitrate
BODF	biochemical oxygen demand of a filtered sample
bund	a wall around a tank to contain its contents in the case of a leak
CBOD	carbonaceous biochemical oxygen demand. A measure of the presence of degradable organic matter, excluding the biological conversion of ammonia to nitrate
cfu	colony forming units. A measure of the concentration of bacteria
COD	chemical oxygen demand. A measure of the oxygen required to oxidise all matter in a sample by chemical reaction.
Condy	Conductivity, an indication of the level of dissolved salts in a sample, usually measured at 20°C and expressed in mS/m
Cu*	copper
DO	dissolved oxygen
DRP	dissolved reactive phosphorus
<i>E.coli</i>	<i>Escherichia coli</i> , an indicator of the possible presence of faecal material and pathological micro-organisms. Usually expressed as the number of colonies per 100 ml
Ent	Enterococci, an indicator of the possible presence of faecal material and pathological micro-organisms. Usually expressed as the number of colonies per 100 ml
F	Fluoride
FC	Faecal coliforms, an indicator of the possible presence of faecal material and pathological micro-organisms. Usually expressed as the number of colonies per 100 ml
fresh g/m ³	elevated flow in a stream, such as after heavy rainfall grammes per cubic metre, and equivalent to milligrammes per litre (mg/L). In water, this is also equivalent to parts per million (ppm), but the same does not apply to gaseous mixtures
incident	an event that is alleged or is found to have occurred that may have actual or potential environmental consequences or may involve non-compliance with a consent or rule in a regional plan. Registration of an incident by the Council does not automatically mean such an outcome had actually occurred
intervention	action/s taken by Council to instruct or direct actions be taken to avoid or reduce the likelihood of an incident occurring
investigation	action taken by Council to establish what were the circumstances/events surrounding an incident including any allegations of an incident
l/s	litres per second
MCI	macroinvertebrate community index; a numerical indication of the state of biological life in a stream that takes into account the sensitivity of the

	taxa present to organic pollution in stony habitats
mS/m	millisiemens per metre
mixing zone	the zone below a discharge point where the discharge is not fully mixed with the receiving environment. For a stream, conventionally taken as a length equivalent to 7 times the width of the stream at the discharge point
NH ₄	ammoniacal nitrogen, normally expressed in terms of the mass of nitrogen (N)
NH ₃	unionised ammonia nitrogen, normally expressed in terms of the mass of nitrogen (N)
NO ₃	nitrate, normally expressed in terms of the mass of nitrogen (N)
NTU	Nephelometric Turbidity Unit, a measure of the turbidity of water
O&G	oil and grease, defined as anything that will dissolve into a particular organic solvent (e.g. hexane). May include both animal material (fats) and mineral matter (hydrocarbons)
Pb*	lead
pH	a numerical system for measuring acidity in solutions, with 7 as neutral. Numbers lower than 7 are increasingly acidic and higher than 7 are increasingly alkaline. The scale is logarithmic i.e. a change of 1 represents a ten-fold change in strength. For example, a pH of 4 is ten times more acidic than a pH of 5.
Physicochemical	measurement of both physical properties(e.g. temperature, clarity, density) and chemical determinants (e.g. metals and nutrients) to characterise the state of an environment
PM ₁₀	relatively fine airborne particles (less than 10 micrometre diameter)
RFWP	Regional Freshwater Plan for Taranaki
resource consent	refer Section 87 of the RMA. Resource consents include land use consents (refer Sections 9 and 13 of the RMA), coastal permits (Sections 12, 14 and 15), water permits (Section 14) and discharge permits (Section 15)
RMA	Resource Management Act 1991 and subsequent amendments
SS	suspended solids,
Temp	temperature, measured in °C
Turb	turbidity, expressed in NTU
UI	Unauthorised Incident
UIR	Unauthorised Incident Register – contains a list of events recorded by the Council on the basis that they may have the potential or actual environmental consequences that may represent a breach of a consent or provision in a Regional Plan
Zn*	zinc

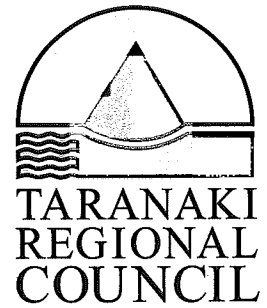
*an abbreviation for a metal or other analyte may be followed by the letter 'As', to denote the amount of metal recoverable in acidic conditions. This is taken as indicating the total amount of metal that might be solubilised under extreme environmental conditions. The abbreviation may alternatively be followed by the letter 'D', denoting the amount of the metal present in dissolved form rather than in particulate or solid form. For further information on analytical methods, contact the Council's laboratory

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Appendix I

**Resource consents held by
Bell Block Land Holdings and
AJ Cowley Limited**



Discharge Permit
Pursuant to the Resource Management Act 1991
a resource consent is hereby granted by the
Taranaki Regional Council

CHIEF EXECUTIVE
PRIVATE BAG 713
47 CLOTEN ROAD
STRATFORD
NEW ZEALAND
PHONE 06-765 7127
FAX 06-765 5097

Please quote our file number
on all correspondence

Name of
Consent Holder: Bell Block Land Holdings Limited and A J Cowley Limited
P O Box 230
NEW PLYMOUTH



Review Completed
Date: 21 November 2002 [Granted: 14 March 2000]

Conditions of Consent

Consent Granted: To discharge cleanfill onto and into land in the vicinity of an unnamed tributary of the Mangaoraka Stream in the Waiongana catchment for quarry reinstatement purposes at or about GR: Q19:107-375

Expiry Date: 1 June 2014

Review Date(s): June 2002, June 2008

Site Location: Manutahi Road, Bell Block

Legal Description: Pt Secs 4 & 7 Tarurutangi Dist Blk VI Paritutu SD

Catchment: Waiongana

Tributary: Mangaoraka

*For General, Standard and Special conditions
pertaining to this consent please see reverse side of this document*

www.trc.govt.nz

Consent 5606-1

General conditions

- a) On receipt of a requirement from the Chief Executive, Taranaki Regional Council (hereinafter the Chief Executive), the consent holder shall, within the time specified in the requirement, supply the information required relating to the exercise of this consent.
- b) Unless it is otherwise specified in the conditions of this consent, compliance with any monitoring requirement imposed by this consent must be at the consent holder's own expense.
- c) The consent holder shall pay to the Council all required administrative charges fixed by the Council pursuant to section 36 in relation to:
 - i) the administration, monitoring and supervision of this consent; and
 - ii) charges authorised by regulations.



Special conditions

1. The exercise of this consent shall be carried out in accordance with the information submitted in support of the application and be limited to two sites. Discharges to other areas at the site shall only occur after written approval is obtained from the Consents Manager, Taranaki Regional Council.
2. The contaminants to be discharged shall be limited to cleanfill and/or inert materials. For the purposes of this condition, "clean fill and inert materials" are defined as materials consisting of any concrete, cement or cement wastes, bricks, mortar, tiles (clay, ceramic or concrete), non-tanalised timber, porcelain, glass, gravels, boulders, shingles, fibreglass, plastics, sand, soils and clays, and/or tree stumps and roots, whether singly or in combination or mixture, or any other material that when placed onto and into land will not render that land or any vegetation grown on that land toxic to vegetation or animals consuming vegetation.
3. The discharge of the following contaminants shall not occur: food wastes, paper and cardboard, grass clippings, garden wastes containing more than 5% green vegetation by weight, textiles, steel, galvanised metals, construction materials containing paint or fillers or sealers or their containers, oils or greases or any liquids or sludges or their containers, any industrial process by-products other than as permitted under condition 2, any poisons or solvents or their containers, batteries, general domestic refuse not otherwise described, or any wastes with the potential to render land or any vegetation grown on the land toxic to vegetation or to animals consuming such vegetation.
4. If the consent holder is uncertain as to the acceptability or not of a certain material the consent holder shall obtain written approval from the Consents Manager, Taranaki Regional Council, prior to its discharge.
5. The discharge to land shall not result in any contaminant entering surface water.
6. Notwithstanding any conditions within this consent, the consent holder shall at all times adopt the best practicable option or options [as defined in section 2 of the Resource Management Act 1991] to prevent or minimise any actual or potential effect on the environment arising from any discharge at the site.
7. Upon completion of the works associated with the exercise of this consent, the discharge site covered by this consent shall be stabilised and revegetated to the satisfaction of the Chief Executive, Taranaki Regional Council.

Consent 5606-1

8. In accordance with section 128 and section 129 of the Resource Management Act 1991, the Taranaki Regional Council may serve notice of its intention to review, amend, delete or add to the conditions of this resource consent by giving notice of review during the month of June 2008, for the purpose of ensuring that the conditions are adequate to deal with any adverse effects on the environment arising from the exercise of this resource consent, which were either not foreseen at the time the application was considered or which it was not appropriate to deal with at the time.

Signed at Stratford on 21 November 2002

For and on behalf of
Taranaki Regional Council



Director-Resource Management

