

17 March 2025

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Dear Janette/Tim


**Southern Screenworks Ltd – Proposed Aylesbury Quarry extension RC245428 & RC245429–
Draft conditions for discussion – Without prejudice**

- 1 Thank you for your contributions at the pre-hearing meeting for the above application, which was held on 11 March 2025.
- 2 As discussed at that meeting, Southern Screenworks has now prepared draft proposed conditions and landscape plans (**attached**) for your review. We are providing these draft documents on a without prejudice basis for discussion at this stage, while we:
 - (a) continue to work with submitters to address their concerns; and
 - (b) seek approval from Selwyn District Council (SDC) for additional planting on Res 1035, which is owned by SDC and leased by Screenworks.
- 3 As discussed with submitters at the pre-hearing meeting, the draft landscape mitigation plans show:
 - (a) a 150m setback from 23 Bealey Road for extraction;
 - (b) a 200m setback from 137 and 153 Bealey Road for extraction (300m on Saturdays); and
 - (c) restriction on processing in Stages 3 and 4.
- 4 These plans are being discussed with Bealey Road submitters this week and may require amendment prior to any hearing, or decision being made.
- 5 We are currently preparing a draft Quarry Site Rehabilitation Plan, which we intend to share with you soon. We will keep you updated in that regard.

- 6 We would be happy to discuss these draft conditions with you. Please do not hesitate to contact myself or Kevin Bligh if you wish.

Ngā mihi

Anderson Lloyd



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Draft Conditions of Consent – Without Prejudice

RCXXXXXX Land Use Consent Conditions

General Accordance

1. The proposal shall proceed in general accordance with the information submitted with the application dated 6 June 2024 prepared by Bligh Planning and Engagement Limited, further information submitted on 15 August 2024, and the attached stamped Approved Plan(s) entitled:

- Staging Plan [TBC]
- Landscape Mitigation Plans [TBC]
- To list

Lapse

2. If this consent is not given effect to before xx, it shall lapse in accordance with section 125 of the Resource Management Act 1991 (the Act) unless the Selwyn District Council (SDC) has granted an extension pursuant to section 125(1A)(b) of the Act.

Supervision and Notification

3. Before exercising this resource consent the consent holder shall appoint a representative(s) who will be SDC's main contact person(s) for this consent and advise SDC of that person's name and contact details.

Advice Note: Should any persons change during the term of this resource consent, the consent holder shall inform the Team Leader – Compliance Environmental Services, Selwyn District Council (SDC Manager) and shall also give written notice to the SDC Manager of the new person's name and how they can be contacted as soon as practicable.

4. At least 10 working days before starting physical works authorised by this consent, the consent holder shall conduct a pre-construction site meeting with the SDC Manager. The following shall be covered at the meeting:
 - a) Scheduling and staging of the works, including the proposed start date;
 - b) Responsibilities of all relevant parties;
 - c) Contact details for all relevant parties;
 - d) Expectations regarding communication between all relevant parties;
 - e) Site inspections; and
 - f) Confirmation that all relevant parties have copies of the contents of these consent documents and all associated management plans.

Quarry Site Rehabilitation Plan

5. The consent holder shall submit a Quarry Site Rehabilitation Plan (QSRP) to the SDC Manager for certification within 6 months of the commencement of this resource consent.
6. The QSRP shall include, but need not be limited to, the following:
 - a) Details of the staging of progressive rehabilitation.

- b) Re-spreading and contouring of overburden and stored (stockpile or bund) or imported topsoil materials within the base of the quarry floor.
- c) Stabilisation of quarry faces.
- d) Grassing of completed and restored extraction areas to create a free draining and stable landform suitable for pastoral farming.
- e) Weed control.
- f) Details for monitoring and maintenance of rehabilitated areas.
- g) Retention of trees around the periphery of the rehabilitated quarry.

Advice note: *Should rehabilitation involve any planting (other than grassing), the use of indigenous species is encouraged. Indigenous species should be appropriate to the local environment, and where possible from locally sourced seed supplies.*

- 7. Subject to conditions 8 and 10, rehabilitation works shall not commence until the consent holder has received written certification from the SDC Manager that the QSRP complies with the relevant Condition(s).
- 8. If the consent holder has not received a response from the SDC Manager within 20 working days of submitting the QSRP under Condition 5, the QSRP is deemed to be certified.
- 9. If the SDC Manager's response is that they are not able to certify the QSRP they must provide the consent holder with reasons and recommendations for changes to the QSRP in writing. The consent holder shall consider any reasons and recommendations of the SDC Manager and resubmit an amended QSRP for certification.
- 10. If the consent holder has not received a response from the SDC Manager within five working days of resubmitting the QSRP under Condition 10 above, the QSRP is deemed to be certified.
- 11. The QSRP may be updated by the consent holder and the updated QSRP shall be submitted to the SDC Manager for certification. The certification process for any updates to the QSRP shall follow the process outlined in conditions 7 to 10.

Planting

- 12. All planting shall be undertaken in accordance with the Landscape Mitigation Plans referenced in Condition 1.
- 13. All specified planting not already undertaken at the date of consent being granted shall be implemented within the first full planting season (1st April – 30th September) following granting of consent.
- 14. All plants shall be at least 750-1000 mm high at time of planting.
- 15. All planting shall be maintained for the duration of consent and any dead, diseased, stolen, vandalised or dying vegetation shall be replaced with the same species within the following planting season.

Advice note: *Maintenance may include weeding, spraying, staking, watering, fertilising, trimming, release of plants, pest removal and replacement.*

16. All planting shall be watered throughout the establishment period and after that during prolonged dry periods as and when required to ensure plants continue to establish.
17. Once fully established, boundary hedging (perimeter shelterbelts) shall be maintained along all of the site boundaries at a height of 4 metres, except in the north-eastern corner of the site, where the shelterbelt shall be maintained at a height of 2.5 metres as shown on the Landscape Mitigation Plans referenced in Condition 12.

Bunds

18. Prior to aggregate extraction commencing, the site bunding along the northern site boundary of Stage 1 and Stage 2, as shown on the Landscape Mitigation Plans referenced in Condition 1, shall be constructed and shall comprise 2 to 3 metre high temporary grass bunds from topsoil and overburden.
19. Prior to works entering Stage 3, site bunding in the south-west corner of the site shall be established and shall comprise 2 to 3 metre high grass bunds from topsoil and overburden, as shown on the Landscape Mitigation Plans referenced in Condition 1.
20. As soon as practicable following construction of the bunds, the bunds are to be sown with grass or hydro seeded.
21. The bunds shall be watered when required to suppress potential dust, until a grass cover has been established. An 80 percent grass cover is to be maintained on earth bunds at all times during quarrying operations.

Site Operations

Hours of Operation

22. The quarry shall only operate between the hours of 0700 to 1800 hours Monday to Friday and 0700 to 1300 hours Saturdays (staff may arrive earlier and depart later). No work shall occur on Sundays or statutory holidays.
23. No crushing shall occur on Saturdays, Sundays or statutory holidays.
24. The departure of up to two transporters from the site shall be allowed between 0600 and 0700 hours Monday to Friday, excluding statutory holidays.

Noise

25. Noise from quarrying activities (other than construction noise) shall not exceed the following levels when measured in accordance with NZS6801:2008 Acoustics – Measurement of environmental sound:

Daytime (0700 – 2200 hours) 55 dB LAeq

Night-time (2200 – 0700 hours) 45 dB LAeq / 70 dB LAFmax

These noise limits shall be assessed in accordance with NZS6801:2008 Acoustics – Measurement of environmental sound, and apply at the notional boundary of any dwelling on a site other than the application site, except for 158 Bealey Road.

Advice note: *Notional boundary means a line 20 metres from any side of a residential unit or other building used for a noise sensitive activity, or the legal boundary where this is closer to such a building.*

Advice Note: Quarrying activities is defined in the POSDP and under the national planning standards, and means

“the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry”.

26. Construction activities including topsoil stripping, installation of services and amenities, bund formation, bund deconstruction, and haul route formation, shall be conducted in accordance with NZS6803:1999 Acoustics – Construction Noise, and shall comply with the “typical duration” noise limits contained within Table 2 of that Standard, and shall be limited to daytime period of that Standard (0730 – 1800 hours).

Traffic Movements

27. All movements to and from the quarry site shall use the existing formed and sealed heavy vehicle access onto Bealey Road.
28. Heavy vehicle movements shall not exceed a maximum volume of 120 movements per day.
29. Heavy vehicle movements shall not exceed more than 80 movements per operating day, as an average, over any rolling three-month period.

Advice note: An operating day includes any day Monday to Saturday that the quarry is allowed to operate.

Extraction, Stockpiling and Processing

30. The rate of aggregate extraction from the site shall not exceed 100 tonnes per hour.
31. Aggregate processing plant (crushing and/or screening plant) may only be operated when it is located at least eight metres below the ground level that was existing at the time of consent being granted.
32. For the avoidance of doubt, no explosives or blasting shall be used as part of the quarry activity.
33. There shall be no more than 6 hectares of active working quarry area open at any one time. For the purposes of this condition, the active working quarry area shall consist of the following:
- a) Working extraction faces and adjacent operational areas.
 - b) Active areas of rehabilitation.
 - c) Stockpiling and load out areas.
 - d) Areas where aggregate processing takes place.
 - e) Unsealed quarry haul roads.

It shall not include:

- f) Any sealed, bunded or planted areas.
- g) The sealed site access road to the quarry.
- h) Areas where rehabilitation has been completed.

- i) Any site buildings.
- 34. No aggregate processing will occur within Stages 3 or 4 or within 50 m of a site boundary.
- 35. No aggregate extraction will occur within 150 m of the notional boundary of the principal residential unit at 23 Bealey Road and 200 m of the notional boundary of the principal residential unit at 137 and 153 Bealey Road as they exist at the time of granting this consent, unless written approval has been obtained from the owners and occupiers of the respective dwelling.
- 36. No aggregate extraction shall occur within 300 m of the dwellings at 137 Bealey Road and 153 Bealey Road on Saturdays.
- 37. All stockpiled material shall be stored on the working quarry floor and shall not exceed a height of 8 m.

Community Liaison

- 38. Before any works start within the Stage 1 area, the Site Manager's contact details shall be provided to the New Zealand Transport Agency (NZTA) and the owners and occupiers of the neighbouring properties listed below.
 - a) 23 Bealey Road
 - b) 35 Bealey Road
 - c) 137 Bealey Road
 - d) 153 Bealey Road
 - e) 1062 Railway Road
- 39. The contact details shall be kept up to date, and any updated details shall be provided to the parties listed in Condition 38 within two weeks of any change taking place.

Complaints Register

- 40. The consent holder shall maintain a Complaints Register. The Complaints Register shall include details of when a complaint was received, the steps taken by the consent holder to investigate the complaint, and any steps taken to address the issue(s) raised. The complaints register shall be made available to the SDC Manager and NZTA on request.

Accidental Discovery Protocol

- 41. Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps must be taken:
 - a) All work in the vicinity of the discovery must cease and the SDC Manager advised;
 - b) Immediate steps must be taken to secure the site to ensure the archaeological material is not further disturbed;
 - c) The consent holder must notify the Kaitiaki Rūnanga and the Area Archaeologist Heritage New Zealand *Pouhere Taonga* (in the case of kōiwi (human remains) the New Zealand Police must also be notified).

Advice Note: *The Kaitiaki Rūnanga and HNZPT will jointly appoint a qualified archaeologist to confirm the nature of the accidentally discovered material.*
 - d) If the material is confirmed as being archaeological, the consent holder must ensure that an

archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from HNZPT before work resumes (as per the Heritage New Zealand Pouhere Taonga Act 2014).

- e) The consent holder must consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.
- f) If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.
- g) Works in the site area must not recommence until authorised by the Kaitiaki Rūnanga, the Heritage New Zealand *Pouhere Taonga* (and the NZ Police in the case of kōiwi) to ensure that all statutory and cultural requirements have been met.
- h) The consent holder must notify SDC prior to the recommencement of work, and copies of all relevant authorisations must be provided to the SDC Manager.

Advice Notes: *It is expected that all parties will work towards work recommencing in the shortest possible time frame while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 if necessary. Appropriate management may include recording or removal of archaeological material.*

Although bound to uphold the requirements of the Protected Objects Act 1975, the consent holder recognises the relationship between Ngāi Tahu whānui, including its Kaitiaki Rūnanga, and any taonga (Māori artefacts) that may be discovered.

Review Condition

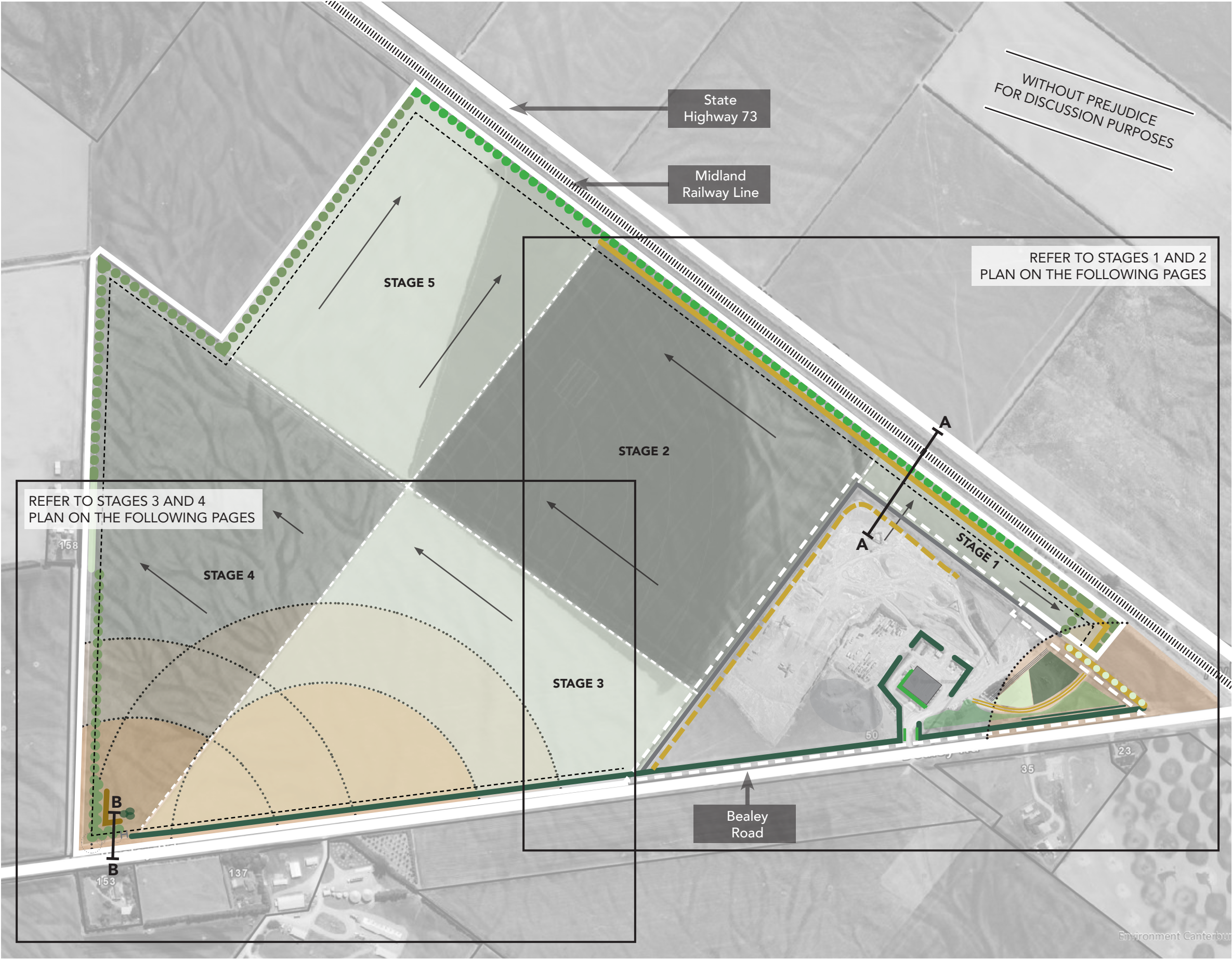
- 42. Pursuant to section 128 of the Act the consent authority may, at any time review the conditions on this consent to deal with any adverse effect on the environment which may arise from the exercise of this consent.

Attachments

1. RCXXXXXX Land Use Approved Plans:

- xxx

SITE WIDE LANDSCAPE MITIGATION PLAN



KEY:

- Stages 1- 5 of quarrying (delineated by dashed line)
- Existing Southern Screenworks offices/workshop
- Roads
- Midland Railway Line
- Existing quarry area
- Proposed Southern Screenworks expansion
- Direction of quarrying activity
- Indicative 10m boundary setback (no quarrying area)
- Indicative property setbacks

PLANTING (TO BE REMOVED)

- Existing hedge (to be progressively removed in line with Stages 1 and 2)

PLANTING (TO BE RETAINED)

- Existing Leyland cypress hedge (to be maintained at 4m high)
- Existing amenity planting (to be retained)
- Existing Leyland cypress hedge (shared with neighbours)
- Existing tree Lucerne and bund (to be retained at 4m high)

PLANTING (TO BE ADDED)

- Proposed Leyland cypress (to be maintained at 4m high)
- Proposed double row Leyland cypress (maintained at 4m high)
- Proposed Leyland cypress (to be maintained at 2.5m high)
- Proposed native shrubs, trees and grass

BUNDING

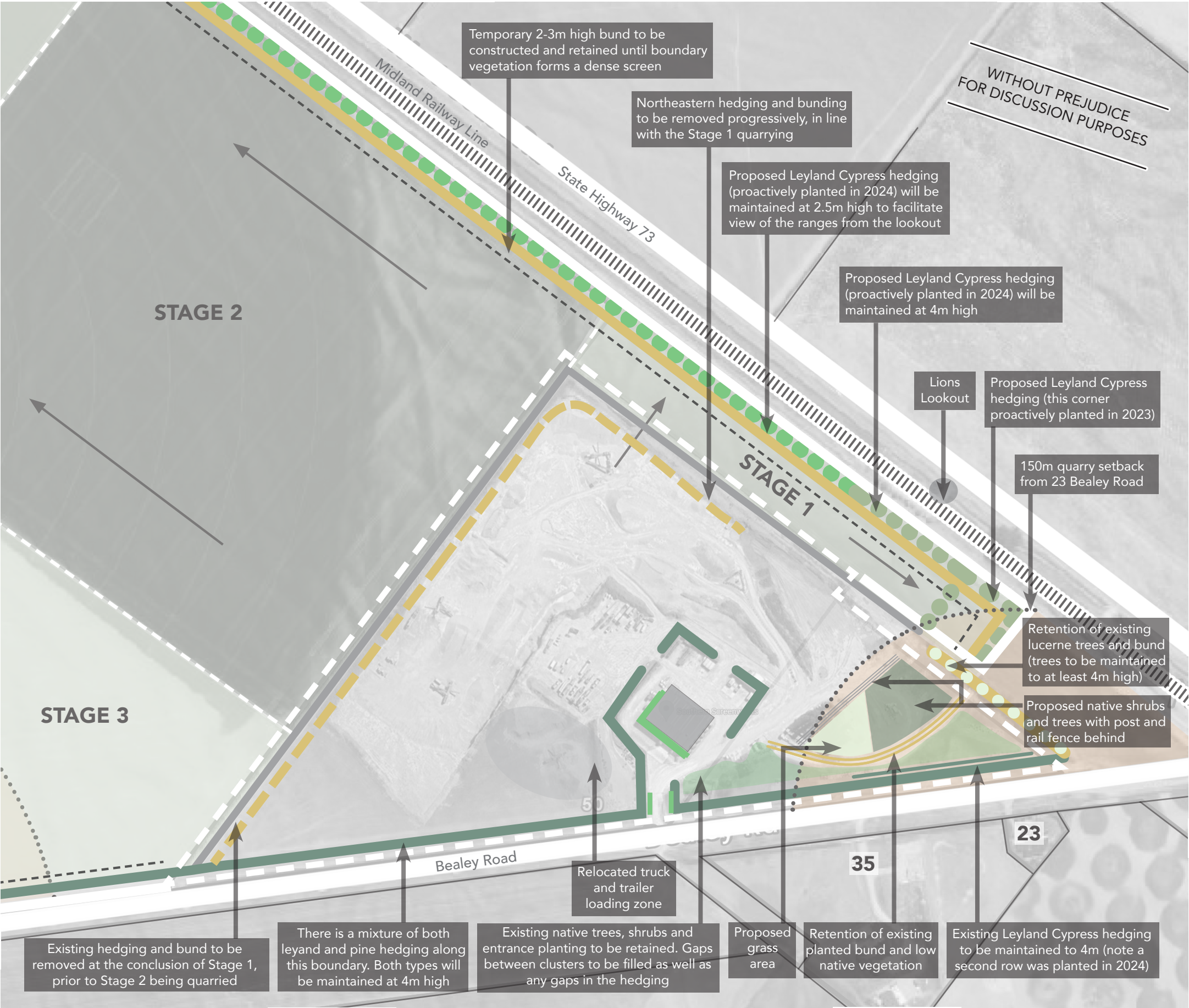
- Existing bunds (to be progressively removed)
- Existing planted bunds (to be retained)
- Proposed temporary 2-3m high grass bunds
- Proposed 3m high grass bund (established prior to Stage 3)



SCALE: 1: 5,000@ A3

0 50 100 200 300 400 500M

LANDSCAPE MITIGATION PLAN - STAGES 1.0 AND 2.0 (ZOOMED IN)



KEY:

- Stages 1- 3 of quarrying (delineated by dashed line in between stages)
- Existing Southern Screenworks offices/ workshop
- Roads
- Midland Railway Line
- Existing quarry area
- Proposed Southern Screenworks expansion
- Direction of quarrying activity
- Indicative 10m boundary setback (no quarrying area)
- Indicative property setback

PLANTING (TO BE REMOVED)

- Existing hedge (to be progressively removed in line with Stages 1 and 2)

PLANTING (TO BE RETAINED)

- Existing Leyland cypress hedge (to be maintained at 4m high)
- Existing amenity planting (to be retained)
- Existing tree Lucerne and bund (to be retained at 4m high)

PLANTING (TO BE ADDED)

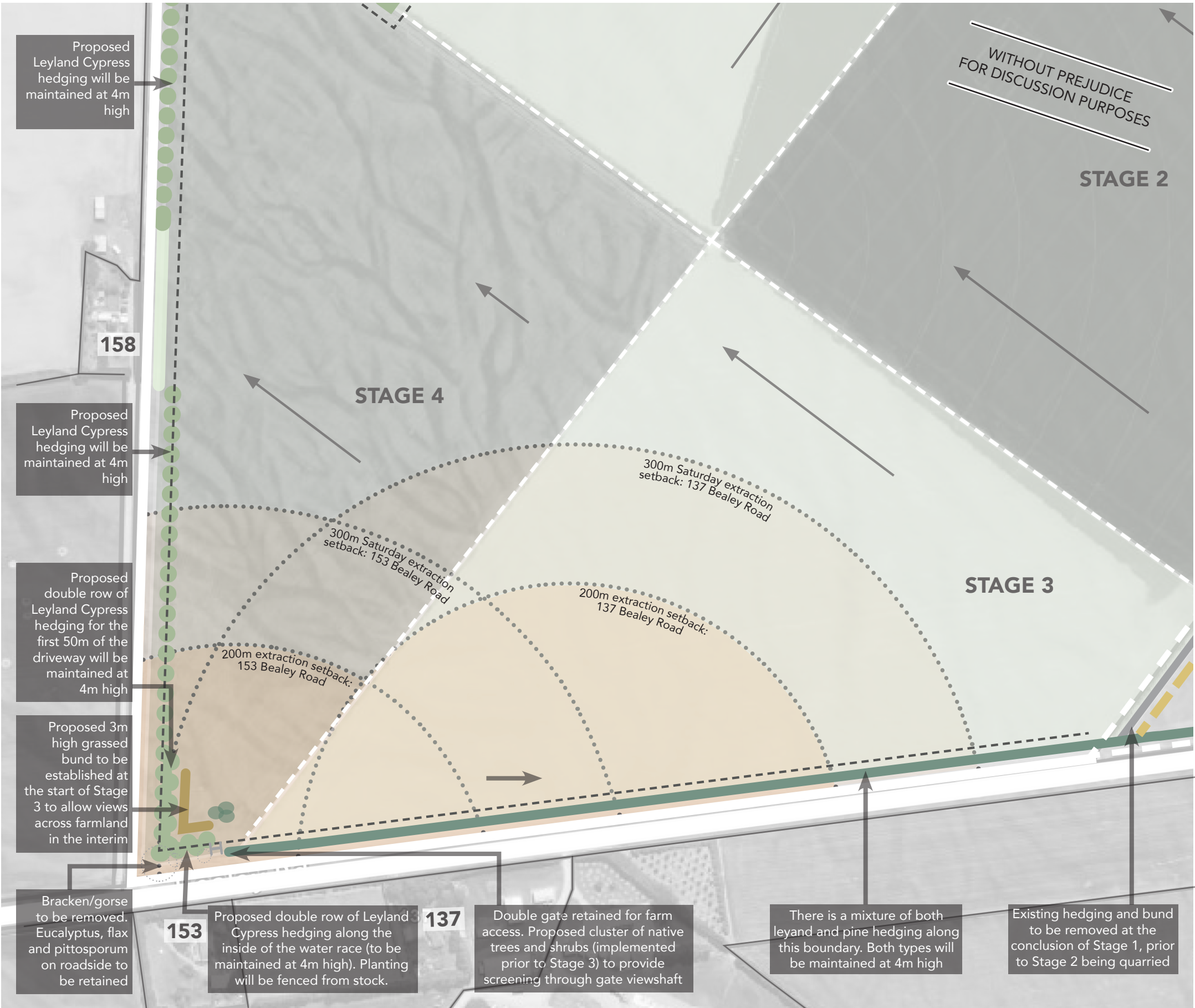
- Proposed Leyland cypress (to be maintained at 4m high)
- Proposed Leyland cypress (to be maintained at 2.5m high)
- Proposed native trees and shrubs
- Proposed grass area
- Proposed post and rail fencing (behind new planted and grassed area)

BUNDING

- Existing bunds (to be progressively removed)
- Existing planted bunds (to be retained)
- Proposed temporary 2-3m high grass bunds



LANDSCAPE MITIGATION PLAN - STAGES 3.0 AND 4.0 (ZOOMED IN)



KEY:

- Stages 2- 4 of quarrying (delineated by dashed line in between stages)
- Roads
- Existing quarry area
- Proposed Southern Screenworks expansion
- Direction of quarrying activity
- Indicative 10m boundary setback (no quarrying area)
- Indicative property setbacks

PLANTING (TO BE REMOVED)

- Existing hedge (to be progressively removed in line with Stages 1 and 2)

PLANTING (TO BE RETAINED)

- Existing Leyland cypress hedge (to be maintained at 4m high)
- Existing Leyland cypress hedge (shared with neighbours)
- Existing amenity planting (to be retained)

PLANTING (TO BE ADDED)

- Proposed Leyland cypress (to be maintained at 4m high)
- Proposed double row Leyland cypress (to be maintained at 4m high)

BUNDING

- Existing bunds (to be progressively removed)
- Proposed 3m high grass bund (established prior to Stage 3)

