

APPENDIX C

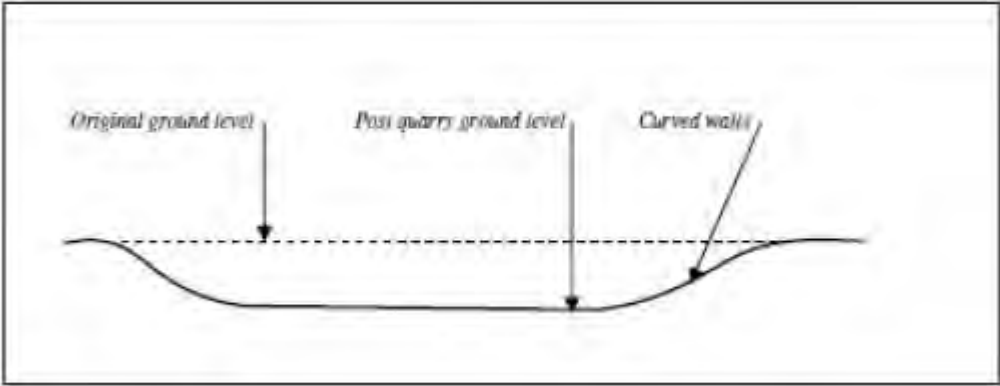
Change of Conditions Proposed

Proposed Change of Condition - SDC Consent 115008 (as amended by 125013)

Additions are shown in underline red and deletions in ~~strikethrough red~~

Condition	Rationale for proposed change
<p>General</p> <p>1. That the proposed activities shall proceed generally in accordance with the information submitted in the application including:</p> <ul style="list-style-type: none"> ■ The Acoustic Engineering Services Letter dated 11 May 2011. ■ The building plans prepared by Bond Frew Ltd (Floor Plan, No. S2.2, Revision 1 & Elevation Plans, Drawing No S3.1, Revision 1, both now marked SDC125013. ■ The <u>landscape and visual assessment and landscape plans prepared by Earthwork the Glasson Huxtable Landscape Mitigation Plans Pages 18 and 19, prepared May 2024, reference 2402 Southern Screenworks Limited Aylesbury Site.</u> except as specifically amended by the following conditions. <p>1(a). Further to the proposed landscaping shown in Appendix 1 (referred to above) evergreen trees shall be planted at a height of 2.5m – 3m between the front of the proposed building and Bealey Road and shall be generally located around the access way.</p> <p><u>1(b) This consent relates to Res 1038 and Lot 1 DP354364.</u></p>	<p>The conditions have been amended as an additional noise report has now been prepared and noise limits inserted into condition 8, and updated landscape mitigation plans have been prepared.</p> <p>1(b) is proposed as clarification this consent does not apply to the expansion site.</p>
<p>2. That a vehicle crossing to service the quarry shall be formed in accordance with Appendix 10, Diagram E10.D of the Partially Operative District Plan (Rural Volume) (attached as Appendix G). The vehicle crossing shall be sealed to match the existing road surface for the full width of the crossing and for the first ten metres (as measured from 'toe edge of the existing formed carriageway towards the property).</p>	
<p>3. That PW50 Truck Warning signs be placed on Bealey Road at the consent holders expense. The location of these signs shall be arranged and approved by a Council Transportation Asset Engineer.</p>	

Condition	Rationale for proposed change
<p><i>Landscape</i></p> <p>4. That all planting shall be in accordance with the <u>Glasson Huxtable Landscape Mitigation Plans Assessment and Appendix 4—Development Proposal Plan and Appendix 6—Sections and Elevations as prepared by May 2024 reference 2402 Southern Screenworks Limited Aylesbury Site by Glasson Huxtable Limited</u>, with the exception of any alterations made by the following conditions.</p> <p>4.1 All planting shall be implemented prior to the commencement of quarrying by 30 September 2024.</p> <p>4.2 That the perimeter shelter belt planting shall be at least 750 mm – 1 metre high at time of planting shall be maintained at a height of 4 metres, with the exception of the northern corner of the site where the perimeter shelter belt planting shall be maintained at a height of 3 metres for a distance of 75 metres back from the northern corner in order to provide for some distant views towards the south west of the Southern Alps.</p> <p>4.3 That all proposed building screening trees as identified on the key on Appendix 4 – Development Proposal Plan as prepared by Earthwork Landscape Architects, shall be a minimum height of 2 metres prior to the commencement of quarrying. For clarification, this height limit does not apply to the proposed native planting areas.</p> <p>4.4 That all perimeter shelter belt and specimen planting shall be irrigated throughout the establishment period.</p> <p>4.5 That any dead, diseased or dying vegetation required for mitigation purposes shall be replanted within the following planting season.</p> <p>4.6 That the colour of the proposed building shall be a recessive natural colour such as Resene</p> <p style="padding-left: 40px;">a) Lignite BR34-021-058</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 40px;">b) Karaka G31-010-106</p> <p style="padding-left: 40px;">or</p> <p style="padding-left: 40px;">c) New Denim Blue B39-012-250</p> <p style="padding-left: 40px;">Or an equivalent with reflectivity less than 36%.</p>	<p>Amendments are proposed to align these conditions with the updated landscaping mitigation to integrate the existing site with the quarry expansion area.</p> <p>The amendment to 4.1 is to align with the end of the 2026 planting season and confirms Screenworks commitment to planting within 2 years of consent being granted.</p> <p>These amendments also reflect changes to bunding (4.9) and a minor correction that the water tanks are on the eastern side of the building (4.11)</p>

Condition	Rationale for proposed change
<p data-bbox="432 263 1637 323">4.7 That the application site shall be progressively rehabilitated at the conclusion of the quarrying activity so that</p> <p data-bbox="528 352 1637 413">The head wall batters are naturalistically shaped as shown in the diagrammatic cross section below.</p> <div data-bbox="376 442 1373 829">  <p>The diagram is a cross-sectional profile of a quarry. A horizontal dashed line represents the 'Original ground level'. A solid line represents the 'Post quarry ground level', which is lower in the center and rises to meet the original level on either side. The rising slopes are labeled 'Curved walls'. Arrows point from the text labels to their respective features in the diagram.</p> </div> <p data-bbox="528 869 1339 930"><i>Diagram: showing profile of re-shaped quarry walls following closure.</i> The entire site is fully re-vegetated, which may include pasture.</p> <p data-bbox="432 965 1610 995">4.8 As each stage is completed the affected area shall be re-vegetated with (at least) pasture grass.</p> <p data-bbox="432 1031 1637 1260">4.9 That an earth bund be constructed and hydroseeded around the periphery of the quarry as shown on the <u>Glasson Huxtable Landscape Mitigation Plans Pages 18 and 19, prepared May 2024, reference 2402 Southern Screenworks Limited Aylesbury Site</u> the periphery of the quarry pit in accordance with the landscape plan submitted with the application prior to the commencement of any quarrying activity. <u>This includes the requirement to establish a temporary bund on Res 4005 prior to quarrying occurring within this lot. This bund shall be in place until planting on Res 4005 reaches a height of 2.5 m.</u></p> <p data-bbox="432 1295 1637 1356">4.10 That the vegetation cover on the earth bund and non-quarried areas of the site shall be maintained to reduce any soil exposure.</p>	

Condition	Rationale for proposed change						
4.11 In the event that water storage tanks are established on the site, these shall be a recessive natural colour to match the building and shall be located adjacent to the eastern western side of the building as shown on the Landscape Plans prepared by Earthwork Landscape Architects (Appendix F – Development Proposal dated 1 August 2011 – Revision 3).							
Hours of operation							
5. The quarry operation shall occur only between 0730 0700 – 1800 hours Monday to Friday and 08700 – 1300 on Saturday (staff may arrive earlier and depart later). The quarry shall not operate during Sundays or statutory holidays.	Amendment proposed to condition 5 to reflect the 7.00 am start time. This is consistent with the day-time noise limits in the POSDP.						
6. <u>The departure of up to two transporters from the site shall be allowed between 0600 and 0700 Monday to Friday, excluding public holidays.</u>	In terms of new condition 6, this provides the departure of up to two transporters between the hours of 6 am to 7 am on weekdays.						
Noise							
6. The crusher plant shall not be operated more than 4 times per year for a maximum duration of 3 weeks at each time. 7. Crushing shall be limited to the following hours/days of operation: <ul style="list-style-type: none">■ 07030 – 1800 Monday – Friday■ No crushing shall occur on Saturdays, Sundays, or any statutory holidays. 8. The activities carried out pursuant to this consent shall comply with the District Plan noise limits for the outer plains rural zone at all times following noise limits, at the notional boundary of any dwelling existing as <u>at insert date of these changes to conditions being granted:</u> <table><tr><th><u>Time (any day)</u></th><th><u>Limit dB LAeq (15 min)</u></th><th><u>Limit dB LAfmax</u></th></tr><tr><td><u>0700 - 1900</u></td><td><u>55 dB</u></td><td><u>N/A</u></td></tr></table>	<u>Time (any day)</u>	<u>Limit dB LAeq (15 min)</u>	<u>Limit dB LAfmax</u>	<u>0700 - 1900</u>	<u>55 dB</u>	<u>N/A</u>	In terms of the deletion of what was Condition 6, Screenworks proposes to remove the limit on processing occurring only on 4 occasions per year) as it severely limits the range of products that can be produced throughout the year creating unnecessary production and traffic peaks. Effects of this activity are more appropriately controlled through compliance with noise levels and dust management measures. The amendments proposed to Conditions and 7 and 8 reflects that while starting at 7.00 am rather than
<u>Time (any day)</u>	<u>Limit dB LAeq (15 min)</u>	<u>Limit dB LAfmax</u>					
<u>0700 - 1900</u>	<u>55 dB</u>	<u>N/A</u>					

Condition				Rationale for proposed change
	<u>1900 - 2200</u>	<u>50 dB</u>	<u>N/A</u>	the present 7.30 am start time, the activity will comply with the permitted activity standards from the POSDP which are beyond the point of challenge.
	<u>2200 - 0700</u>	<u>45 dB</u>	<u>75 dB</u>	
Dust				
9. No explosives or blasting shall be used as part of the quarry activity.				
10. All stockpiled material shall be stored on the pit working excavation area such that it does not extend above the height of the 3-metre earth bunds.				Bunds around the site are not always 3 m high.
11. That the consent holder shall ensure on a continuing basis that dust is not generated from consolidated/stockpiled material by keeping the surface of the material damp or by using another appropriate method of dust suppression.				
<u>Birds</u>				
12. The consent hold shall undertake monthly monitoring and reporting of bird populations within the site to the Selwyn District Council for the first 5 years of operation.				
13. Prior to the commencement of quarrying, the consent holder shall provide to Council's Planning Manager documentation confirming that a water supply to or within the site has been legally established. This documentation shall demonstrate that the water supply is sufficient to cater for all required activities on site, particularly the mitigation of dust and irrigation of landscape planting.				
Traffic				
14. The consent holder shall keep a logbook to be submitted upon request to the Council detailing the numbers of heavy vehicle movements to and form the site.				
Quarry Management Plan				

Condition	Rationale for proposed change
<p>15. The consent holder shall submit an Operation Management Plan to the Selwyn District Council prior to the commencement of quarrying activity. The Operation Management Plan must include:</p> <p>a) Construction drawings and procedures, methods and measures to be applied to address, as a minimum, the following:</p> <ul style="list-style-type: none"> (i) Dust control from the on-site activities and from vehicles travelling to and from the site. (ii) Formation of earth bunds and stability of all earthworks and quarry faces. (iii) Speed restrictions of vehicles within the site. (iv) Security of loads on vehicles travelling to and from the site. (v) Vehicles associated with the site avoiding unsealed roads where practicable. (vi) The active maintenance and irrigation of landscaping throughout the site e.g. reticulated time system or similar. (vii) The measures to ensure that the internal road network, parking and manoeuvring areas are maintained in a compact manner to avoid potholes which could increase noise and vibration. 	
Review of Conditions	
<p>16. That 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.</p>	
Notes to the consent holder	
<p>The following information is included as information to the applicant and is a condition of approval.</p> <ul style="list-style-type: none"> a) The consent holder must ensure that all required consents from Environment Canterbury are obtained prior to commencing operations on-site. b) There may be development contributions required for this activity. These will be canvassed at building consent stage and required prior to uplift of building. 	

CRC111384 - To extract up to 30000 cubic metres of gravel per year

Number	Condition	Rationale for proposed change
1	<p>Activities shall be only</p> <ul style="list-style-type: none"> a. The excavation of material; b. The deposition of material; and c. The rehabilitation of the site; <p>at the site located on Bealey Road, Aylesbury on the property with the legal description Lot 1 DP 354364, at or about map reference NZMS 260 M35:5033-4170 as shown on Plan CRC111384A which forms part of this consent.</p>	
2	<p>The excavation and deposition shall not occur within 10 metres of any <u>external</u> property boundary.</p>	<p>The addition of the word external reflects that the land within the quarry and expansion areas has different ownerships (i.e. internal boundaries exist) at which a non-compliance should not be registered.</p>
3	<p>The amount of aggregate excavated from the site shall not exceed 30 000 cubic metres in any period of twelve consecutive months.</p>	<p>This is a land use consent relating to the potential for effects to arise on groundwater. These effects do not relate to the volume of material taken in any one year. If applied for today, the extraction component would be a permitted activity under the LWRP.</p>
4	<p>The works authorised by this consent shall not occur at the following times:</p>	<p>Conditions will need to be renumbered from here on.</p>

Number	Condition	Rationale for proposed change
	<ul style="list-style-type: none"> a. Outside the hours of 7am to 6pm on Monday to Friday inclusive; b. Outside the hours of 8am to 1pm on Saturdays; c. On Sundays or public holidays. 	
5	<ul style="list-style-type: none"> a. The site shall be surrounded by fencing and lockable gates to prevent as far as is practicable the unauthorised deposition of material. b. Any entrance to the site shall be securely locked when the site is unattended for a period of tie greater than one hour. 	
6	Excavations shall only be carried out in the area labelled "Excavation Area" shown in Plan CRC111384B which forms part of this consent.	Amendment proposed to reflect the site has now increased. If applied for today, the extraction component would be a permitted activity under the LWRP.
7	<ul style="list-style-type: none"> a. Bunds shall be established around the excavation site using topsoil excavated from the site. b. The bunds shall be at least two metres high. c. The bunds shall be vegetated. d. All soil from the site that is not used for the construction of the bunds shall be stockpiled for use in the rehabilitation of the site in accordance with condition (14). 	Amendment proposed as bunds will only be in some locations owing to the need to integrate the existing site with the expansion. Bunding is also not tied to effects controlled by this consent.

Number	Condition	Rationale for proposed change
8	The maximum depth of excavation shall be ten metres below the natural ground level.	
9	Material shall not be excavated from any areas of standing water within the pit.	
10	<ul style="list-style-type: none"> a. Prior to and during excavation of the pit, gravel may be stockpiled on the natural ground surface. Stockpiles on the natural ground surface shall be no higher than two metres above natural ground level. b. Once a pit has been established such that gravel may be stockpiled within in, all stockpiles of gravel shall be located within the excavated pit. c. The height of the stockpiles located within the excavated pit shall not exceed the height of the top of the bunds surrounding the pit. 	
11	<ul style="list-style-type: none"> a. In the event of any disturbance of Kōiwi Tangata (human bones) or taonga (treasured artefacts), the consent holder shall immediately: <ul style="list-style-type: none"> i. cease earthmoving operations in the affected area; and ii. mark off the affected area until earthmoving operations recommence; and iii. advise the Canterbury Regional Council of the disturbance; and 	

Number	Condition	Rationale for proposed change
	<p data-bbox="405 233 1630 320">iv. advise the Upoko Runanga of Taumutu, or their representative (contact information can be obtained from the Canterbury Regional Council, and the New Zealand Historic Places Trust, of the disturbance.</p> <p data-bbox="405 384 1144 408">b. Earthmoving operations shall not recommence until either:</p> <p data-bbox="439 504 1630 624">i. the consent holder provides a certificate in writing to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, signed by Upoko Runanga of Taumutu, or their representative(s), stating that appropriate action has been undertaken in relation to the discovered culturally sensitive material; or</p> <p data-bbox="439 687 1630 935">ii. after five working days after advising Taumutu Runanga, a certificate signed by an archaeologist is provided to the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager, that states that in the archaeologist's professional opinion appropriate action has been undertaken in relation to the discovered culturally sensitive material. That certificate shall detail the action that has been undertaken by the consent holder. A copy of the archaeologist's qualifications shall also be provided with any such certificate. For the purposes of this consent an archaeologist is a person with a post graduate degree in archaeology, and who is a member of the New Zealand Archaeological Association.</p>	
12	<p data-bbox="405 1015 1155 1038">a. Spill kits shall be kept on site in an accessible location and:</p> <p data-bbox="405 1102 1630 1158">b. The consent holder shall take all practicable measures to avoid spills of fuel or any other hazardous substances within the site.</p> <p data-bbox="405 1222 1630 1310">c. In the event of a spill of fuel or any other hazardous substance, the consent holder shall clean up the spill as soon as practicable, inspect and clean the spill area and take measures to prevent a recurrence.</p>	

Number	Condition	Rationale for proposed change
	<p>d. The consent holder shall inform the Canterbury Regional Council, Attention: RMA Compliance and Enforcement Manager within 24 hours of a spill event and shall provide the following information:</p> <ul style="list-style-type: none"> i. The date, time, location and estimated volume of the spill; ii. The cause of the spill; iii. The type of hazardous substance(s) spilled; iv. Clean up procedures undertaken; v. Details of the steps taken to control and remediate the effects of the spill on the receiving environment; vi. An assessment of any potential effects of the spill; and vii. Measures to be undertaken to prevent a recurrence. 	
13	<p>Material deposited within the excavated area shall be only:</p> <ul style="list-style-type: none"> a. Material excavated from the site; and b. Clean fill material, as defined in Chapter 4 of the Natural Resources Regional Plan dated 23 October 2010. The definition is attached to this consent as Attachment 1. 	

Number	Condition	Rationale for proposed change
14	<p>Prior to the deposition of material, the consent holder shall submit a Deposition and Rehabilitation Management Plan. The plan shall be:</p> <ul style="list-style-type: none"> a. Prepared in accordance with the document “A Guide to the Management of Cleanfills”, Ministry for the Environment, January 2002; b. Submitted to the Canterbury Regional Council Attention: Compliance and Enforcement Manager no later than 15 working days prior to the deposition commencing. 	
15	<p>Material shall not be deposited into groundwater or standing water.</p>	
16	<p>The site shall be progressively rehabilitated and re-sown in pasture.</p> <ul style="list-style-type: none"> a. The rehabilitation of each part of the site shall be completed as soon as is practicable after the completion of excavation at that part of the site. b. Within one month of the completion of the rehabilitation, the consent holder shall notify the Canterbury Regional Council, Attention: Compliance and Enforcement Manager, of its completion. 	
17	<p>The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or 	

Number	Condition	Rationale for proposed change
	b. requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.	
18	The lapsing date for the purposes of Section 125 of the Resource Management Act (1991) shall be 30 June 2016.	

CRC111434 – To discharge contaminants to air from gravel extraction activities

Number	Condition	
1	<p>a. The discharges shall be only fugitive dust from</p> <p>i. the extraction, crushing, screening, stockpiling, transporting of gravel;</p> <p>ii. the deposition of cleanfill material; and</p> <p>iii. unconsolidated surfaces.</p> <p>b. The discharges shall occur only at a gravel pit operation on a site on Bealey Road, Aylesbury, with the legal description Lot 1 DP 354364, at or about map reference NZMS 260 M35:5033-4170 as shown on Plan CRC111434A which forms part of this consent.</p>	
2	<p>The quarrying activities shall be only:</p> <p>a. Overburden stripping and storage;</p> <p>b. Bund formation and maintenance;</p> <p>c. Extraction and transportation of aggregate; and</p> <p>d. Site rehabilitation.</p>	

Number	Condition	
3	The discharges shall not result in suspended or deposited particulate matter that is offensive or objectionable beyond the boundary of the property on which the consent is exercised.	
4	The extraction of gravel shall not occur within 10 metres of any property boundary.	
5	The maximum amount of material stored on site shall be 10,000 <u>25,000</u> cubic metres.	<p>This amendment is proposed to reflect the need for a wider range of aggregate to be stockpiled on the site.</p> <p>The volume is still very low in the context of a quarry operation, and it is not proposed to store more than 1000 tonnes of aggregate material less than 3.5 mm in size as required by Rule 7.36 of the CARP. If the stockpiling was applied for on its own, it would be a permitted activity under Rule 7.36.</p>
6	<p>Crushing of aggregate shall occur:</p> <p>a. No more than four times per year and for no more than three weeks per occasion; and</p> <p>b. Only between the hours of 7am to 6pm Mondays to Fridays, excluding public holidays.</p>	<p>In terms of the deletion of Condition 6(a), Screenworks proposes to remove the limit on processing occurring only on 4 occasions per year) as it severely limits the range of products that can be produced throughout the year creating unnecessary production and traffic peaks.</p> <p>Effects of this activity are more appropriately controlled through compliance with noise levels and dust management measures.</p>
7	<p>The consent holder shall undertake all practicable measures to prevent the discharge of dust. Such measures shall include but not be limited to:</p> <p>a. Minimising exposed areas;</p>	

Number	Condition	
	<ul style="list-style-type: none"> b. Carrying out crushing operations on the floor or the pit; c. Avoiding extraction, crushing and material handling when conditions are dry and windy; d. Applying water or dust suppressants to internal roads, stockpiles and other unsealed areas as required; e. Sealing internal roads that have high usage; f. Limiting vehicle speeds on site to not more than 15 kilometres per hour; and g. Grassing stockpiles as soon as practicable. 	
8	<p>Bunds and vegetation shall be established <u>in accordance with the Glasson Huxtable Landscape Mitigation Plans Pages 18 and 19, prepared May 2024, reference 2402 Southern Screenworks Limited Aylesbury Site.</u></p> <p>and maintained around the site as follows:</p> <p>a. A topsoil bund shall be constructed and maintained on three sides around the excavation area as shown on Plan CRC111434B which forms part of this consent.</p> <p>i. The bunds shall be at least two metres high; and</p>	

Number	Condition	
	<p>ii. The bunds shall be vegetated.</p> <p>b. Prior to any discharge arising, vegetation in the form of trees and shrubs shall be established around the perimeter of the site.</p> <p>i. The vegetation shall be planted and maintained so that it reaches a height of at least four metres within four years of the commencement of the consent.</p> <p>ii. The vegetation shall be maintained in a healthy and uniform state and replanted if damage or die-off results in patchy screening.</p>	
9	<p>a. Prior to and during excavation of the pit, gravel may be stockpiled on the natural ground surface. Stockpiles on the natural ground surface shall be no higher than two metres above natural ground level.</p> <p>b. Once a pit has been established such that gravel may be stockpiled within in, all stockpiles of gravel shall be located within the excavated pit.</p> <p>c. The height of the stockpiles located within the excavated pit shall not exceed the height of the top of the bunds surrounding the pit.</p>	
10	<p>A record of all complaints relating to contaminants shall be maintained, and shall include:</p> <p>a. the effect observed by the complainant;</p>	

Number	Condition	
	<ul style="list-style-type: none"> b. the location where the contaminants were detected by the complainant; c. the date and time when the contaminants were detected; d. a description of the wind speed and wind direction when the contaminants were detected by the complainant; e. the most likely cause of the contaminants detected; and f. any corrective action undertaken by the consent holder to avoid, remedy, or mitigate the effects of the contaminants detected by the complainant. <p>This record shall be provided to the Canterbury Regional Council Attention: RMA Compliance and Enforcement Manager on request.</p>	
11	<p>The Canterbury Regional Council may, once per year, on any of the last five working days of May or November, serve notice of its intention to review the conditions of this consent for the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage; or b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment. 	
12	<p>The lapsing date for the purposes of Section 125 of the Resource Management Act (1991) shall be 30 June 2016.</p>	