

Before the Hearing Commissioners  
Appointed by Canterbury Regional Council and Selwyn District Council

Under The Resource Management Act 1991

In the matter of an application by Southern Screenworks Limited for land use consents and discharge permits associated with the extension of, and changes to, existing quarry operations at 50 Bealey Road, Kirwee

### Statement of Evidence of Naomi Louise Crawford

**31<sup>st</sup> March 2025**

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**anderson  
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## Qualifications and experience

- 1 My full name is Naomi Louise Crawford.
- 2 I hold the qualification of a Bachelor of Design in Landscape Architecture with Honours from Victoria University of Wellington. I am also a registered member of *Studio Pito Ora*, *New Zealand Institute of Landscape Architects (NZILA)* and a member of *Te Kahui Ture Taiao, Resource Management Law Association (RMLA)*.
- 3 I am a Director at Glasson Huxtable Landscape Architects in Christchurch, having held this position since September 2023. Previously I was a Senior Landscape Architect within the same company.
- 4 I have practiced as a Landscape Architect for approximately 14 years. For the past eight years, I have also taught in the Landscape Architecture degree programmes at Lincoln University. Previously, I have worked within small landscape firms, a large multi-disciplinary consultancy and in the public sector.
- 5 My experience spans across the full spectrum of Landscape Architecture and Landscape Planning. I am regularly called upon as a landscape and visual expert for complex projects involving multi-disciplinary approaches across Aotearoa.
- 6 For quarrying and extractive land use activity, my experience includes Frew's and Whiterock Quarries (Canterbury), Nine Mile and Brownlee Mineral Sands (Buller), Wakamarina Mine (Marlborough), Barrytown Mine(s) (Grey), Mananui Mineral Sands (Westland), and Kakaramaea and Ngāruawāhia Sand Extractions (Waikato).

## My role

- 7 I have been involved with Southern Screenworks Limited (**Screenworks**) since May 2022. Previously, I produced a landscape and visual assessment for an application for a quarry extension and managed fill submitted by Screenworks to Selwyn District Council (**SDC**) (and now withdrawn).
- 8 My role in relation to this application by Screenworks for extension of their existing quarry activity at 50 Bealey Road, Kirwee (**Application** and **Application Site**), has been to provide advice in relation to landscape and visual effects. This has included:
  - (a) Visiting the site and surrounding area alongside Ms. Sarah Bonnington, at least five times.<sup>1</sup>

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<sup>1</sup> Additional site visits have assisted with understanding the surrounding context in further detail, providing the opportunity for further photographs to be taken, and exploring the feasibility potential mitigation strategies.

- (b) Providing ongoing advice to Screenworks by attending meetings, suggesting mitigation measures, drafting conditions, and preparing supporting graphics.
- (c) Overseeing and reviewing the Landscape and Visual Assessment (**LVA**) (revised 17 July 2024) prepared by my colleague Ms. Erina Metcalf as part of the Assessment of Environment Effects (**AEE**).
- (d) Overseeing and reviewing the landscape response to the SDC Section 92 request for further information (**RFI**) (Landscape Response Memo, 23 July 2024).
- (e) Providing landscape and visual expertise on behalf of the Applicant at a pre-hearing meeting held with submitters and representatives from the relevant Councils (11 March 2025).

9 In preparing this statement of evidence I have considered the following documents:

- (a) The AEE accompanying the Application (June 2024).
- (b) The SDC RFI (10 July 2024).
- (c) The Landscape Peer Review by Mr. Jeremy Head (22 August 2024).
- (d) The Section 42A report issued by SDC (received 24 March 2025).
- (e) The evidence of:
  - (i) Mr. Alan King (Screenworks Company and Operational Evidence).
  - (ii) Ms. Sarah Bonnington (Screenworks Environmental Evidence).
  - (iii) Mr. Kevin Bligh (Planning).
  - (iv) Mr. Victor Mthamo (Rehabilitation).
- (f) Submissions relevant to my area of expertise.
- (g) Planning provisions relevant to my area of expertise.
- (h) The concepts and principles outlined within Te Tangi a te Manu, Aotearoa New Zealand Landscape Assessment Guidelines (**TTatM**), Tuia Pito Ora, New Zealand Institute of Landscape Architects (July 2022).

## Code of Conduct for Expert Witnesses

- 10 While this is not a hearing before the Environment Court, I confirm that I have read the Code of Conduct for expert witnesses contained in the Environment Court of New Zealand Practice Note, 2023 and that I have complied with it when preparing my evidence. Other than when I state I am relying on the advice of another person, this evidence is within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

## Executive summary

- 11 My statement of evidence considers potential landscape and visual effects that could arise from the proposed quarry extension activity. Since the LVA was written, the section 42A report, Landscape Peer Review and submissions have been received, and a pre-hearing meeting was held, the application and proposed mitigation measures have been further developed in light of each of these.
- 12 Overall, I consider the effects arising from the quarry extension will be appropriate within the rural environment. I am of the opinion that the Application will result in:
- (a) Landscape effects that range from **very low** (less than minor) to **low to moderate** (minor), with the greatest effect arising from the irreversibility of the changes to the landform.
  - (b) Visual effects in the realm of adverse **very low** (less than minor) to **low to moderate** (minor) depending on the location and proximity of the viewer.
- 13 The Application is consistent with the policy framework relevant to landscape matters. In addition, the Site is located in an area where mineral extraction is anticipated, subject to appropriate management of effects.
- 14 Proposed mitigation and rehabilitation measures include limiting the area of quarrying at any one time, applying setbacks, constructing bunds, implementing additional planting areas and hedges, maintaining existing vegetation, and undertaking progressive rehabilitation as quarry areas are completed.
- 15 These measures will assist to preserve landscape values as well as minimise potential adverse effects on surrounding viewpoints. In some locations, the Applicant has also provided additional mitigation measures that are beyond what I consider to be necessary to mitigate the effects of the proposal.



## Scope of evidence

- 16 I have prepared evidence in relation to:
- (a) The key findings of the LVA and the accompanying Graphic Attachment. This includes the existing environment of the Application Site as it relates to landscape matters, with a specific focus on landscape and visual effects, and the effectiveness of proposed landscape mitigation measures.
  - (b) Matters raised within the Landscape Peer Review, SDC RFI and the SDC section 42A report.
  - (c) Matters raised by submitters, including matters raised or clarified at the pre-hearing meeting.
  - (d) The proposed conditions of consent.
- 17 My evidence also refers to **Annexure 1: Landscape Evidence Annexure** (March 2025), which includes supporting landscape plans and illustrations. Of note, a new Landscape Mitigation Plan has been produced since the AEE was lodged, in order to better illustrate the range of mitigation measures on the site. This plan demonstrates similar information to that which was included with the AEE, but with some additional information to show proposed amendments to planting and bunding following the pre-hearing meeting.

## Proposed activity

- 18 My assessment is based upon the description of the proposal set out in the evidence of Ms. Sarah Bonnington and Mr Bligh. Key landscape-related aspects of the proposal to expand the existing quarry include:
- (a) The extension of extraction and processing operations into approximately 66 hectares of adjoining rural land, to a maximum of ten metres depth.
  - (b) Extraction being proposed to be undertaken in five stages across the 66 hectares, with no more than six hectares of active working quarrying area being open at any one time.<sup>2</sup>
  - (c) Progressive rehabilitation of the extraction areas to return the land to pasture suitable for farming or similar landuse.

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<sup>2</sup> The active quarrying area includes: working extraction faces and adjacent operational areas, active areas of rehabilitation, stockpiling and load out areas, areas where aggregate processing takes place, unsealed quarry haul roads.

- (d) An anticipated quarry life expectancy of at least 40 years.
- (e) Landscape mitigation measures as discussed under paragraphs 56-57 of this evidence.

### **The existing environment**

- 19 To ensure that modifications can be integrated with acceptable effects, one must first understand the existing environment of the Aylesbury area. This includes interpreting the existing landscape character and values to understand the effects of the Application on those values.

#### Associative values

- 20 The well-known braided rivers of Canterbury spill out across the plains. These rivers were formed from quaternary moraine gravels transported from the Southern Alps many thousands of years ago. The site for this Application sits on alluvial gravels from the Waimakariri River making it well suited to extraction activity.

#### Physical values

- 21 The Canterbury Plains are characterised by stereotypical flat open spaces with long views and large skies framed by the Southern Alps. They contain a distinctive patchwork of buildings and rural activity. Straight roads cut across a mosaic of fields. Hedgerows, shelterbelts, or smaller clusters of vegetation offer protection from the wind.
- 22 Aylesbury (where the Application Site is located), is home to smaller rural lifestyle properties and larger agricultural blocks. Nearby is Aylesbury Creamery, a piggery, private residences, and a few Bed and Breakfasts. Parallel to the Site is the Midland Railway Line (**Railway**), State Highway 73 (**SH73**) and the Lions Lookout.
- 23 The Screenworks Site itself comprises of the existing quarry pit, being approximately five hectares in size and 8-10 metres deep. Several stockpiles are located within the pit floor, with 2-3 metre high bunds surrounding the pit. There is also a main building used as a reception, offices and a maintenance/repair workshop, along with parking, storage, and refuelling areas.
- 24 The quarry is framed by four metre tall dense hedges of Leyland Cypress (and a smaller amount of pine).<sup>3</sup> These trees screen and contain the quarry activity within. Amenity planting is also located near the Site entrance and main building.

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<sup>3</sup> The existing Leyland Cypress hedges are trimmed annually to maintain their shape and keep them to a height of four metres.

- 25 The proposed quarry extension area (located to the northeast/northwest) is flat, relatively open and currently used for farming purposes. Landcover is almost entirely modified pastoral grass and crops. Additional Leyland Cypress trees were planted along the northeastern boundary and part of the southern boundary in 2024.

#### Perceptual values

- 26 Views of the Southern Alps from the Aylesbury area, railway, SH73 and the Lions Lookout are memorable. The outwash fans and braided rivers of the Southern Plains are legible particularly from an aerial view. The wider context embodies a feeling of openness.
- 27 The Screenworks Site itself is clean, tidy and well organised. It is clear that the team pride themselves on appearance and are considerate of their neighbours. I have previously referred to the Screenworks Site as an exemplar of what it is possible to achieve when providing expertise to other quarry and mining operators.

#### **Statutory context**

- 28 When considering statutory provisions, my evidence focuses on the Resource Management Act 1991 (**RMA**), Canterbury Regional Policy Statement (**CRPS**) and Partially Operative Selwyn District Plan – Appeals Version (**POSDP**). Key direction on mineral extraction is located within the POSDP. In essence:
- (a) The Application Site is in the General Rural Zone (**GRUZ**) of the POSDP. The site and its immediate surrounds are not identified as having Outstanding Natural Features, being an Outstanding Natural Landscape or being within a Visual Amenity Landscape (NFL Schedule 1 and 2).
  - (b) Mineral extraction is an anticipated activity within the GRUZ subject to consideration of (amongst other things), managing the spatial extent and effects of mineral extraction activities to maintain the amenity values of sensitive activities and residential activities (GRUZ Policy 8). GRUZ Policy 9 directs that quarry sites are progressively rehabilitated.
  - (c) The proposed quarry extension is a **discretionary activity** in accordance with GRUZ Rule 21.3, as the extraction of material and processing will take place less than 200 metres and 500 metres respectively from the notional boundary of lawfully established residential activity/visitor accommodation.
- 29 While the application is a full discretionary activity, the matters of discretion applying to restricted discretionary mineral extraction activities provide some guidance as to appropriate considerations for this activity. With respect to landscape and visual effects, this includes consideration of effects on amenity

values and rural character during the establishment, operation, and rehabilitation of the site, the scale and intensity of the mineral extraction, including cumulative effects, and the preparation and implementation of a site rehabilitation plan. All of these matters have been considered in this evidence.

### **Assessment of effects**

- 30 This section of my evidence seeks to evaluate the effects of the quarry extension on landscape character and values, and the ability of the landscape to absorb change. A summary table outlining the anticipated level and nature of landscape effects is included under Figure 3.

#### Landform

- 31 With the exclusion of the existing quarry pit, the landform of the Application Site is largely flat and is in keeping with the surrounding landscape. Over the course of its life, the extension to the quarry pit will permanently alter the landform.
- 32 Although quarry extraction will occur progressively, the outcome (following rehabilitation) will be a permanent depression in the ground nearing 10 metres depth over much of the Site. A key difference between the existing quarry activity and the extension is that there is no cleanfill proposed. This means that progressive rehabilitation will occur quicker than under the current activity.
- 33 Adverse effects as a result of this change in landform are deemed to be **low to moderate** (minor) for the following reasons:
- (a) Within the site and immediately surrounding it, the change in topography will contrast with the relatively flat surroundings.
  - (b) The depression will recede into the landscape as it extends below natural ground level.
  - (c) On a broader scale, the stereotypical, flat open spaces and large skies of Aylesbury and the Canterbury Plains will be maintained.
  - (d) The existing landscape has been modified with dwellings, farming, irrigation, hedgerows and other structures. It can therefore absorb more change than a less modified landscape of higher value.
  - (e) Proposed mitigation measures including bunds and boundary hedges will assist in integrating the change in landform into the landscape.

### Landuse

- 34 Quarry activity is already an established part of the existing environment, with the quarry having been in operation since 2012.<sup>4</sup> Over many years, the remainder of the Application site will transition from farming to quarry activity. While the final end use of the Site has not been determined, it may simply revert back to farming again and is being rehabilitated for that purpose.
- 35 Adverse effects arising from this change in land use are anticipated to be **low** (less than minor to minor) for the following reasons:
- (a) The Application is an extension to an existing activity.
  - (b) No additional buildings, permanent structures or fixed lighting are proposed.
  - (c) The plains are recognised for their distinctive 'patchwork' of rural activity
  - (d) The POSDP recognises that quarries are common within the plains' rural environment and seeks to enable them within the GRUZ zone subject to consideration of their scale and effect on amenity values and rural character.
  - (e) Farming activity will continue within the Site until the land is quarried. Once quarry activity is complete, the site will be progressively rehabilitated to produce a stable landform sufficient to support farming activity once again.

### Landcover

- 36 The Application will result in **very low** (less than minor) adverse effects from the gradual loss of pastoral grass and internal hedging (where the quarry will 'push through') and the addition of perimeter vegetation and grassed bunds. Both the existing landcover and the proposed vegetation and temporary bunds are typical features of the local rural landscape. The addition of further perimeter vegetation will change the site from partially open to fully enclosed.
- 37 In their submission, Te Taumutu Rūnanga encourage the planting of appropriate, locally sourced, indigenous species as part of the rehabilitation of the site. Leyland Cypress hedges have been selected for the perimeter plantings as they are fast growing, robust and have a proven track record onsite. Natives would be much slower growing and possibly more susceptible to wind and drought.
- 38 Southern Screenworks have previously incorporated native plantings on the current Site, including around the entrance and existing buildings, and in the planting clusters opposite 23 Bealey Road. While the end use of the site has not

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<sup>4</sup> Whilst aggregate resource within the existing quarry will be exhausted this year, the associated cleanfill activity will continue.

been determined, Screenworks proposed an advice note in the conditions to encourage the use of indigenous species if any planting is undertaken as part of the rehabilitation of the site, although SDC has not proposed that this be included. Even in the absence of an advice note, Screenworks can still plant indigenous species if they wish.

#### Cumulative effects

- 39 Cumulative effects can arise either through the extension of an earlier consented development (as is the case with this Application) or in conjunction with other nearby activities.
- 40 While the existing quarry pit is five hectares, the proposal is that there will be no more than six hectares of active working quarry area open across the entire quarry site. Cumulative effects of the existing quarry plus the extension are therefore **negligible**.<sup>5</sup>

#### Visual amenity

- 41 The visibility of the proposed quarry extension from different viewpoints and the effect that the changes might have on the locality's landscape values has been assessed within the LVA and illustrated in the accompanying Graphic Supplement. The LVA has concluded that visual effects range from adverse **very low** (less than minor) to **low to moderate** (minor) depending on the location and proximity of the viewer. The following section of my evidence focuses on potential visual amenity effects on submitters, including specific matters raised by them.

##### *23 Bealey Road (Nunn)*

- 42 This property is located directly across the road from the existing quarry and approximately 125 metres from the proposed Stage 1 extraction area. It is visually enclosed with fencing and vegetation. Views through the driveway entrance look directly across Bealey Road towards the perimeter hedging bordering the Site.
- 43 In 2024 there was a 2<sup>nd</sup> row of Leyland Cypress planted along part of the Site boundary opposite 23 Bealey Road. Behind this, multiple clusters of native planting already exist as well as a 125 metre curved planted bund.
- 44 When considering the Application, the residents of this property will not be able to view the quarry extension due to existing onsite vegetation. As such, the adverse visual effect on these residents will be **very low** (less than minor).

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<sup>5</sup> For reference, the nearest other quarries are located 4.5-5.5 kilometres away.

- 45 Nevertheless, the submitter considers that the shelterbelts are temporary, take years to establish and can be removed by nature at any time. As mentioned previously, Leyland Cypress has been selected as they are fast-growing and are able to provide quick and reliable visual mitigation. The existing health and vigour of the Leyland Cypress hedging in and around the site is testament to their suitability within the landscape. Should any vegetation die or be damaged, it will be replaced within the next planting season.
- 46 Existing mitigation initiatives that will be retained by the Applicant include:
- (a) the existing Leyland Cypress hedging opposite the residents' property at 23 Bealey Road at four metres high.
  - (b) the existing curved planted bund and clusters of native vegetation within the southeastern corner of the Site.
- 47 In addition, the Applicant proposes to implement further mitigation measures (illustrated in **Annexure 1**) above and beyond what is required for landscape and visual mitigation. Together they will provide an increased buffer zone for these residents and include:
- (a) providing a 150-metre extraction setback from the notional boundary of 23 Bealey Road.<sup>6</sup>
  - (b) adding a further shrub planting area plus a grass area, separated from the quarry by a post and rail fence, on Res 1038.
- 48 I do not consider these additional measures to be strictly necessary to mitigate landscape and visual effects, (which are **very low** (less than minor) without this mitigation proposed), however I support the approach taken by Screenworks toward addressing its neighbours concerns.

*137 Bealey Road (Voice)*

- 49 The residents of this property and the associated piggery business are located directly across the road from the proposed Stage 3 extraction area and have the longest road frontage of all the submitters. Due to the dense hedging that is situated near both the piggery and the dwelling, views across Bealey Road are confined to two driveway openings and a single ten metre wide gap in vegetation.<sup>7</sup>
- 50 Any views of the quarry extension from these vantage points will be screened by the existing perimeter hedging (both Leyland Cypress and pine) along the Site boundary. In addition to this hedging being retained at four metres high,

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<sup>6</sup> Unless written approval is obtained from the residents of 23 Bealey Road.

<sup>7</sup> Elsewhere these residents have open views from some of their paddocks looking towards Bealey Road.

Screenworks has proposed a 200 metre extraction setback from the notional boundary of the residents dwelling as well as 300 metre extraction setback to apply on Saturdays, as illustrated in **Annexure 1**.<sup>8</sup> As such, I believe adverse visual effects on these residents will be **low** (less than minor to minor).

*153 Bealey Road (Coleman)*

- 51 This property is located directly across the road from the proposed Stage 3 and 4 extraction areas. Currently, dense hedging along the property boundary restricts outward views. The existing hedging along the edge of the Application Site stops short of 153 Bealey Road, permitting the residents views through their driveway across open farmland.
- 52 These submitters are concerned with their proximity to quarry activity (not just visually but also perceptually). They requested that a 'stop bank' be constructed and planted in natives to provide separation from the quarrying activity. They also sought continuation of the current hedging around the Site, requested that all new trees are irrigated, and preferred that alternative access is used to the farm (which is located off Bealey Rd on the boundary with Stage 4).
- 53 The Applicant proposes the following mitigation measures for these residents in response to those concerns:
- (a) Implementing a 200-metre extraction setback from the notional boundary of their dwelling as well as 300 metre extraction setback on Saturdays.<sup>9</sup>
  - (b) Removing the existing bracken and gorse along the roadside opposite their property and retaining the Eucalyptus, Flax and Pittosporum.
  - (c) Including a cluster of trees and shrubs or bunding (implemented prior to Stage 3) to provide screening through the gate viewshaft (as access to that part of the site needs to be retained).
  - (d) Extending the existing hedging along Bealey Road to include the area opposite 153 Bealey Road. New trees would be planted within the Application Site, inside both water races, and maintained at four metres high. A double row of trees (with a staggered arrangement) would be used from the double gate to the southwestern corner of the Site, returning along the first 50 metres of the driveway.

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<sup>8</sup> Unless written approval is obtained from the residents of 137 Bealey Road.

<sup>9</sup> Unless written approval is obtained from the residents of 153 Bealey Road.



- (e) Implementing a three-metre-high grassed bund in the south-western corner of the site prior to Stage 3.

- 54 Taking the above into account, Stages 1 and 2 will not be visible due to the existing roadside hedge. By the time the quarry works extend into the Stage 3 and 4 areas, the proposed boundary vegetation will have formed dense, continuous hedge, which will screen views of the quarry from the residents of 153 Bealey Road.
- 55 From my perspective, the addition of the grassed bund is not necessary (as the hedging will be sufficiently established by Stage 3 to provide screening of activity behind). However, I note that the Applicant is happy to provide this as an act of goodwill for their neighbours. As such, adverse visual effects on these residents are deemed to be **low** (less than minor to minor) without the additional bunding.

### Proposed Landscape Mitigation Measures

- 56 Proposed landscape mitigation measures assist to avoid, remedy, or mitigate the landscape and visual effects generated by the Application. The table below should be read alongside the revised Landscape Mitigation Plans provided in **Annexure 1**.

Figure 1: Proposed Landscape Mitigation Measures

Proposed Landscape Mitigation Measures	
<b>1. Planting to be removed</b>	
a)	The hedge around the existing quarry area will be progressively removed 'as necessary' during Stages 1 and 2 to allow for the quarry to be extended.
b)	The existing bracken and gorse on Bealey Road near the driveway to 158 Bealey Road will be removed to allow for mitigation planting to occur.
<b>2. Planting to be retained</b>	
a)	The existing Leyland Cypress and Pine hedging along Bealey Road will be maintained at 4m high. This includes the partial second row planted in 2024.
b)	The existing Leyland Cypress hedging surrounding the workshop building will be maintained at 4m high.
c)	The existing curved planted bund, clusters of trees and shrubs (in the southeastern corner), and the entrance planting will be maintained.
d)	The existing lucerne and planted bund in the southeastern corner will be maintained at 4m high.
e)	The Eucalyptus, Phormium and Pittosporum located near the driveway to 158 Bealey Road will be maintained.
<b>3. Planting to be added</b>	
<i>Note: The majority of planting associated with Stages 1 and 2 was planted in 2024. Growth rates are discussed under Paragraphs 59-66.</i>	
a)	Leyland Cypress will be planted around the perimeter of the quarry extension as per the Landscape Mitigation Plans. Once established, this hedging will be maintained at 4m high (with the exception of the area north-west of the Lions Lookout - see below).
b)	A portion of the Leyland Cypress along the SH73 boundary (northwest of the Lions Lookout, as indicated by the Landscape Mitigation Plans) will be maintained at 2.5m high to facilitate views of the alps from the lookout.
c)	An area of native shrubs and trees plus an area of grass will be implemented near the southeastern corner of the existing site. New post and rail fencing will divide this area from the quarry operations area.

d)	Leyland Cypress will be planted in double rows (with a staggered arrangement) at the southwestern corner of the quarry extension, adjacent to the driveway to the residence at 158 Bealey Road. The double rows will continue from the double gate until 50m inside the driveway. This mitigation will provide screening of quarry activity during Stages 3 and 4 to the residents of 153 Bealey Road. Planting will occur inside the water race and be maintained at 4m high.
e)	A cluster of trees and shrubs or bunding will be implemented 20m inside the double gate at the southwestern corner of the quarry extension. (The 20m is required to allow a tractor with a combined harvester room to manoeuvre the gate.)
<b>4. Planting parameters</b>	
a)	All new planting will be undertaken between 1st April and 30th September.
b)	Any missing, damaged, diseased, existing or proposed planting required as mitigation, will be replaced as soon as possible, within the next planting season. This will occur with the same or similar species capable of reaching the same height and providing the same level of screening.
<b>5. Bunding</b>	
a)	The bund around the existing quarry area will be progressively removed 'as necessary' during Stages 1 and 2 to allow for the quarry to be extended.
b)	The existing planted bunds as described under Points 2c and 2d of this table will be retained.
c)	Temporary 2-3m high grass bunds will be established along the outer edge of Stages 1 and 2 (behind the new planting) to provide screening until the Leyland Cypress hedging has 'knitted together' and formed a dense screen
d)	A temporary 3m high bund is to be established at the southwestern corner of the quarry extension, prior to Stage 3 beginning. (This means during Stages 1-2, existing views across the farmland from this location will remain). The proposed bund is in addition to the double row of Leyland Cypress planted in front.
e)	For dust mitigation purposes, the New Zealand Transport Agency seek that the temporary bunding along SH73 extends fully along the outer edge of both Stages 1 and 2 to allow sufficient time for the screening hedging to establish. This request has been actioned within the Landscape Mitigation Plans.
<b>6. Setbacks</b>	
a)	All quarry activity will occur a minimum of 10m from site boundaries.
b)	A 150m setback from 23 Bealey Road for extraction activity. This is shown on the Landscape Mitigation Plans.
c)	A 200m setback from 137 and 153 Bealey Road for extraction activity and 300m setback for extraction activity on Saturdays. This is shown on the Landscape Mitigation Plans.
<b>7. Rehabilitation</b>	
a)	A Quarry Site Rehabilitation Plan (QSRP) will be produced and illustrate: <ul style="list-style-type: none"> <li>i. Details for progressive rehabilitation.</li> <li>ii. Re-spreading and contouring of overburden and stored materials with the base of the quarry floor plus re-grassing.</li> <li>iii. The process to create a free draining and stable landform suitable for farming.</li> <li>iv. Details for monitoring and maintenance of rehabilitated areas.</li> </ul>
<b>8. Other</b>	
a)	All stockpiles situated within the quarry pit will be maintained to a maximum of 8m.
b)	To alleviate concerns with adverse amenity, the truck and trailer loading zone will be relocated (as per the Landscape Mitigation Plans).

57 The mitigation measures outlined above are captured in the conditions of consent, and where appropriate included on the Landscape Mitigation Plans.

## Effectiveness of proposed landscape mitigation measures

- 58 To ensure the landscape mitigation proposed will be effective, I have undertaken the following work:
- (a) Understanding the suitability of and growth rates for the Leyland Cypress in the local Aylesbury area to appreciate how long visual 'screening' may take.
  - (b) Considering alternative plant species or mixes (these were disregarded).
  - (c) Updating the Landscape Mitigation Plans as required and producing cross sections to test ideas.
  - (d) Understanding the feasibility and accessibility of the maintenance required.
  - (e) Developing conditions of consent regarding planting maintenance and replacement to ensure all new and existing planting thrives.

## Anticipated growth rates

- 59 As mentioned previously, Leyland Cypress have been selected to provide quick, dense hedging around the perimeter of the Application Site to screen the quarry activity from view.
- 60 Growth rates can be influenced by seasonal fluctuations, maintenance, precipitation, exposure, ground conditions, and the type of plant species used. Nevertheless, an approximate growth rate of one metre per year has been determined after observing the growth of the existing juvenile Leyland Cypress onsite for a number of years.
- 61 In Mr. Head's Landscape Peer Review, he sought advice from Southern Woods nursery in Rolleston who reportedly advised that Leyland Cypress trees have a 'very rapid' growth rate and will reach a height of 5-7 metres after five years. This data matches my observations in the local area.
- 62 To speed up the establishment of perimeter hedging for Stages 1-2, the Applicant planted Leyland Cypress (July 2024) along the northwestern boundary adjacent to the railway and SH73. When these trees were measured in March 2025, their average height was 1 metre. Based on the above, and given that these trees are irrigated, it is anticipated that they will provide adequate screening within four years.
- 63 In the meantime, temporary two to three metre high grass bunds will be constructed on the inside of the planting to provide interim screening of quarry activity whilst the trees establish (Refer to Cross Section A-A within **Annexure 1**).

- 64 Of note, an additional (partial) row of Leyland Cypress hedging has been planted behind the existing hedging along Bealey Road between the site entrance and the southwestern corner of the site. At a current height of between 0.75 to 1.1 metres in mid-February 2025, these will quickly plug any small gaps that currently exist in the perimeter hedging.
- 65 In a few selected locations, such as near the planted bund in the southeastern corner and inside the gate in the southwestern corner, planting mixes will be used for buffer or screening purposes. The anticipated growth rates for these areas have also been illustrated in the growth rates table presented below.

Figure 2: Anticipated Plant Growth Rates

Anticipated Plant Growth Rates				
Staging	Project Year	Leyland Cypress (Planted in July 2024)	Leyland Cypress (Planted at beginning of Stage 1)	Native Planting
Stage 1	1	1.0m (measured March 2025)	0.75-1.0m (at time of planting)	0.4-0.6m (at planting)
	2	2.0m	1.75-2.0m	0.8-1.2m
	3	3.0m	2.75-3.0m	1.2-1.8m
Stage 2	4	4.0m achieved	3.75-4.0m achieved	1.6-2.4m
	5	Maintained at 4m high	Maintained at 4m high	2.0-3.0m
	6-15	Maintained at 4m high	Maintained at 4m high	2.4-3.6m
Stage 3	15-25	Maintained at 4m high	Maintained at 4m high	2.8-4.2m+
Stage 4	25-25	Maintained at 4m high	Maintained at 4m high	
Stage 5	35-40+	Maintained at 4m high	Maintained at 4m high	

**Note:** It is assumed that by the time the trees are being maintained at 4.0 metres high they will be 'knitted together' into a hedge.

The number of years for each stage in the above table is an estimate used for illustration purposes. The actual time taken to quarry through each stage will vary as it is based on the size of the stage and the demand for resource. In addition, extraction is limited by the conditions of consent which determine extraction timeframes and the number of allowable truck movements (amongst other things).

- 66 A regular maintenance programme will occur for all new and existing planting within the Application Site. This will include weeding, spraying, staking, watering, fertilising, trimming, pest removal, and replacement of plants (where necessary). The aim is to have plants which are vigorous and thriving, thereby providing effective screening.

## Summary of landscape effects

67 Below is a summary of the level and nature of landscape effects between my findings and Mr. Head's. The ratings used by both parties reflect TTatM's standard 7-point scale (outlined in Appendix 1 of the LVA).

Figure 3: Summary of Landscape and Visual Effects Table

Type of Effects	GHLA: Nature and Level of Effects	Jeremy Head: Nature and Level of Effects	Status
<b>Landscape Effects</b>			
Changes to Landform	<i>Adverse Low to Moderate (Minor)</i>	<i>Adverse Low to Moderate (Minor)</i>	
Changes to Landuse	<b>Adverse Low (Less than Minor to Minor)</b>	<b>Adverse Low to Moderate (Minor)</b>	
Changes to Landcover	<b>Adverse Very Low (Less than Minor)</b>	<b>Adverse Low to Moderate (Minor)</b>	
<b>Visual Effects (Both Public and Private Viewpoints Considered)</b>			
Users of SH73	<i>Adverse Low (Less than Minor to Minor)</i>	<i>Adverse Low (Less than Minor to Minor)</i>	Submitter: NZTA
Users of Midland Railway	<i>Adverse Low (Less than Minor to Minor)</i>	<i>Adverse Low (Less than Minor to Minor)</i>	Submitter: KiwiRail
Users of Lions Lookout	<i>Adverse Low to Moderate (Minor)</i>	<i>Adverse Low to Moderate (Minor)</i>	
Users of Local Roads	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	
23 Bealey Road	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	Submitter (x2)
<del>35 Bealey Road</del>	<del><i>Adverse Very Low (Less than Minor)</i></del>	<del><i>Adverse Very Low (Less than Minor)</i></del>	<del>Written Approval</del>
137 Bealey Road	<i>Adverse Low (Less than Minor to Minor)</i>	<i>Adverse Low (Less than Minor to Minor)</i>	Submitter
153 Bealey Road	<i>Adverse Low (Less than Minor to Minor)</i>	<i>Adverse Low (Less than Minor to Minor)</i>	Submitter
<del>158 Bealey Road</del>	<del><i>Adverse Low to Moderate (Minor)</i></del>	<del><i>Adverse Low to Moderate (Minor)</i></del>	<del>Written Approval</del>
1394 and 1492 Highfield Road	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	
954 Aylesbury Road	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	
2202, 2204, 2214 SH73	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	
1046 Railway Road	<i>Adverse Low (Less than Minor)</i>	<i>Adverse Low (Less than Minor)</i>	
1056 and 1062 Railway Road	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	Submitter (for 1062)
<del>40 Station Road</del>	<del><i>Adverse Low (Less than Minor)</i></del>	<del><i>Adverse Low (Less than Minor)</i></del>	<del>Written Approval</del>
62 and 92 Station Road	<i>Adverse Very Low (Less than Minor)</i>	<i>Adverse Very Low (Less than Minor)</i>	
<p>Residences which have provided written approval for the Application are identified above. Submitters are also identified on the table. One submission was also received from Te Taumutu Runanga (which is not included within the table).</p> <p>Differences between the LVA and the Landscape Peer Review findings have been highlighted in <b>bold</b>. This illustrates that there are relatively few points of difference of opinion other than the effects of the project on landuse and landcover.</p>			

## Matters Raised in S42A Report and Landscape Peer Review

- 68 Generally, I consider views between myself and Mr. Head for SDC are well aligned. For the few occasions where Mr. Head and I differ, I have described these differences below and illustrated them in the table previously provided as Figure 3.

### Landuse and landcover

- 69 With respect to landscape effects, the LVA concludes that changes to landuse and landcover will result in **Low** (Less than Minor to Minor)<sup>10</sup> and **Very Low** (Less than Minor) effects on landscape values.
- 70 Mr Head considers that: *"...In my opinion, the Proposal's effects on land use and land cover - effects which are not confined to the visual realm will be slightly higher at 'Low-moderate' (minor) for both as quarrying activity will occur for several decades over a substantial area, at times occurring relatively close to several permanent parties. At any given point in time there will be a marked change to the pastureland cover at a part of the site. Following cessation of quarrying and site rehabilitation, the effects on land use and land cover in my opinion will be negligible (neither adverse nor positive, just different reflecting the altered topography of the site)." (Pages 3 and 4 of the updated Landscape Peer Review supplied with S42A Report).*
- 71 I suspect that the reasoning behind this rating is that effects arising from the Application extend into the perceptual and associative realms, based on the knowledge and understanding of the change occurring to the rural landscape. For example, even though a residence may not be visually connected to the quarry, they know and perceive the quarry activity is nearby.
- 72 While this is a relevant consideration, it is also balanced by the fact that there will be no more than six hectares of active working quarry area open at any one time (a similar size to the existing five hectares already quarried).
- 73 In addition, the remainder of the Application site will continue to be used for farming activities. As such, I continue to believe that changes to the landuse and landcover will result in **low** and **very low** adverse effects. I agree that the effects will markedly reduce following the cessation of the quarrying and completion of site rehabilitation.

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<sup>10</sup> For clarification, in instances where the LVA gives an effects rating of 'low' (less than minor to minor), reflecting the wording used in the TTatM, it is considered that these effects lean towards 'less than minor', rather than being 'minor'.

#### Existing lucerne covered bund

- 74 Mr Head raised the issue of whether the tree lucerne and bund that are required to be retained for mitigation purposes, are located on Council owned land, in which case he considers that they cannot be relied on for mitigation.
- 75 I have confirmed with Southern Screenworks that the bund is located on the paper road owned by SDC. Southern Screenworks have a licence to occupy the paper road for the purposes of that bund. The additional planting proposed by the residents of 23 Bealey Road (discussed under paragraph 47(b)) will also, strengthen the planting of this area by providing 'backup' should the lucerne bund ever be removed.

#### 158 Bealey Road

- 76 Comments made by Mr Head in relation to the existing hedge height and location on the boundary of 158 Bealey Road have been disregarded as the Applicant now owns this land and has given their written approval for the Application.

#### Conditions of consent

- 77 Mr Head suggested that the various recommendations stated or alluded to in the LVA and subsequent RFI response should be formalised as conditions of consent. This has now occurred and is referred to under paragraphs 80-81 of this evidence.

#### **Matters raised by submitters**

- 78 Eight submissions have been received from neighbouring residents<sup>11,12</sup> and stakeholders as part of the limited notification process. A plan outlining the location of the four residential addresses who have submitted in relation to the Application is included on Page 3 of **Annexure 1**. Landscape matters raised include:
- (a) Effects on rural amenity and outlook.
  - (b) Landscape mitigation, species and plant establishment.
- 79 The above matters have been responded to throughout my evidence.

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<sup>11</sup> Two submissions were from residents of 23 Bealey Road sent to both SDC and ECan.

<sup>12</sup> I have not discussed the submission received from 1062 Railway Road (Wiig) within my evidence as there are no landscape and visual matters raised.

## Proposed conditions

- 80 When reviewing the proposed conditions, I have considered what conditions may be necessary in order to support the landscape mitigation proposed. I have also sought to understand how these proposed conditions will actually work.
- 81 The proposed conditions relating to mitigation of landscape and visual effects are included in the Section 42A report. Aside from a new condition suggested by SDC, (Condition 12) which requires landscaping plans to be certified (and which conflicts with what is required in Condition 11 and is therefore not necessary),<sup>13</sup> it is my opinion that these conditions will support sufficient landscape mitigation for the Application and any landscape and visual effects will be sufficiently avoided, remedied or mitigated.

## Conclusion

- 82 Within this statement of evidence, I have considered the landscape and visual effects of the proposed extension of quarry activity at 50 Bealey Road, Aylesbury. Overall, I consider the effects arising from the quarry extension will be appropriate within the rural environment.
- 83 I am of the opinion that the Application will result in:
- (a) Landscape effects that range from **very low** (less than minor) to **low to moderate** (minor), with the greatest effect arising from the irreversibility of the changes to the landform.
  - (b) Visual effects in the realm of adverse **very low** (less than minor) to **low to moderate** (minor) depending on the location and proximity of the viewer.
- 84 The Application is consistent with the policy framework relevant to landscape matters. In addition, the Site is located in an area anticipated where mineral extraction can take place, subject to appropriate management of effects.
- 85 Proposed mitigation and rehabilitation measures will assist to preserve landscape values as well as minimise potential adverse effects on surrounding viewpoints. In some locations, the Applicant has also provided additional mitigation measures that are beyond what I consider to be necessary.

**Naomi Louise Crawford**

31 March 2025

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<sup>13</sup> My suggestion is that Condition 12 is deleted as it is not required.



# SOUTHERN SCREENWORKS LIMITED AYLESBURY



LANDSCAPE EVIDENCE ANNEXURE

28th March 2025



# Contents

1.0 LOCATION OF SUBMITTERS AND REPRESENTATIVE VIEWPOINTS	3
VIEWPOINT 1: 153 BEALEY ROAD VIEWING TOWARDS THE QUARRY EXTENSION AREA	4
VIEWPOINT 2: 137 BEALEY ROAD VIEWING TOWARDS THE QUARRY EXTENSION AREA (BEHIND HEDGE)	4
VIEWPOINT 3: 23 BEALEY ROAD VIEWING TOWARDS THE EXISTING QUARRY SITE	5
VIEWPOINT 4: 1062 RAILWAY ROAD	5
2.0 SITE WIDE LANDSCAPE MITIGATION PLAN	6
3.0 LANDSCAPE MITIGATION PLAN - STAGES 1.0 AND 2.0 (ZOOMED IN)	7
4.0 LANDSCAPE MITIGATION PLAN - STAGES 3.0 AND 4.0 (ZOOMED IN)	8
5.0 CROSS SECTION A-A: STAGES 1 AND 2 MITIGATION SH73	9
6.0 CROSS SECTION B-B: STAGE 4 QUARRYING BEALEY ROAD	10

# 1.0 LOCATION OF SUBMITTERS AND REPRESENTATIVE VIEWPOINTS



## KEY:

- Roads
- Midland Railway Line
- Existing Southern Screenworks quarry area
- Proposed Southern Screenworks extension area
- Location of submitter properties
- Location of representative viewpoints

Viewpoints shown on this page correspond with the panoramas shown on the following pages.

## VIEWPOINT GPS LOCATIONS

**Viewpoint 1:** 153 Bealey Road  
172°14'58.79"E 43°31'55.94"S

**Viewpoint 2:** 137 Bealey Road  
172°15'6.65"E 43°31'55.30"S

**Viewpoint 3:** 23 Bealey Road  
172°15'56.37"E 43°31'50.76"S

**Viewpoint 4:** 1062 Railway Road  
172°16'11.34"E 43°31'51.87"S



SCALE: 1: 25,000@ A3

0 200 400 600 800 1000 1500 2000M



VIEWPOINT 1: 153 BEALEY ROAD VIEWING TOWARDS THE QUARRY EXTENSION AREA



Photos to compile this panorama were taken on the 11th March 2025 using a OM System OM-5 camera with a 25mm lens (equivalent to a 50mm focal length). A1 size prints should be viewed at approx. 500mm distance from eye level. A3 size prints should be viewed at approx. 250mm.

VIEWPOINT 2: 137 BEALEY ROAD VIEWING TOWARDS THE QUARRY EXTENSION AREA (BEHIND HEDGE)



Photos to compile this panorama were taken on the 7th March 2024 using a OM System OM-5 camera with a 25mm lens (equivalent to a 50mm focal length). A1 size prints should be viewed at approx. 500mm distance from eye level. A3 size prints should be viewed at approx. 250mm.



VIEWPOINT 3: 23 BEALEY ROAD VIEWING TOWARDS THE EXISTING QUARRY SITE



Photos to compile this panorama were taken on the 7th March 2024 using a OM System OM-5 camera with a 25mm lens (equivalent to a 50mm focal length). A1 size prints should be viewed at approx. 500mm distance from eye level. A3 size prints should be viewed at approx. 250mm.

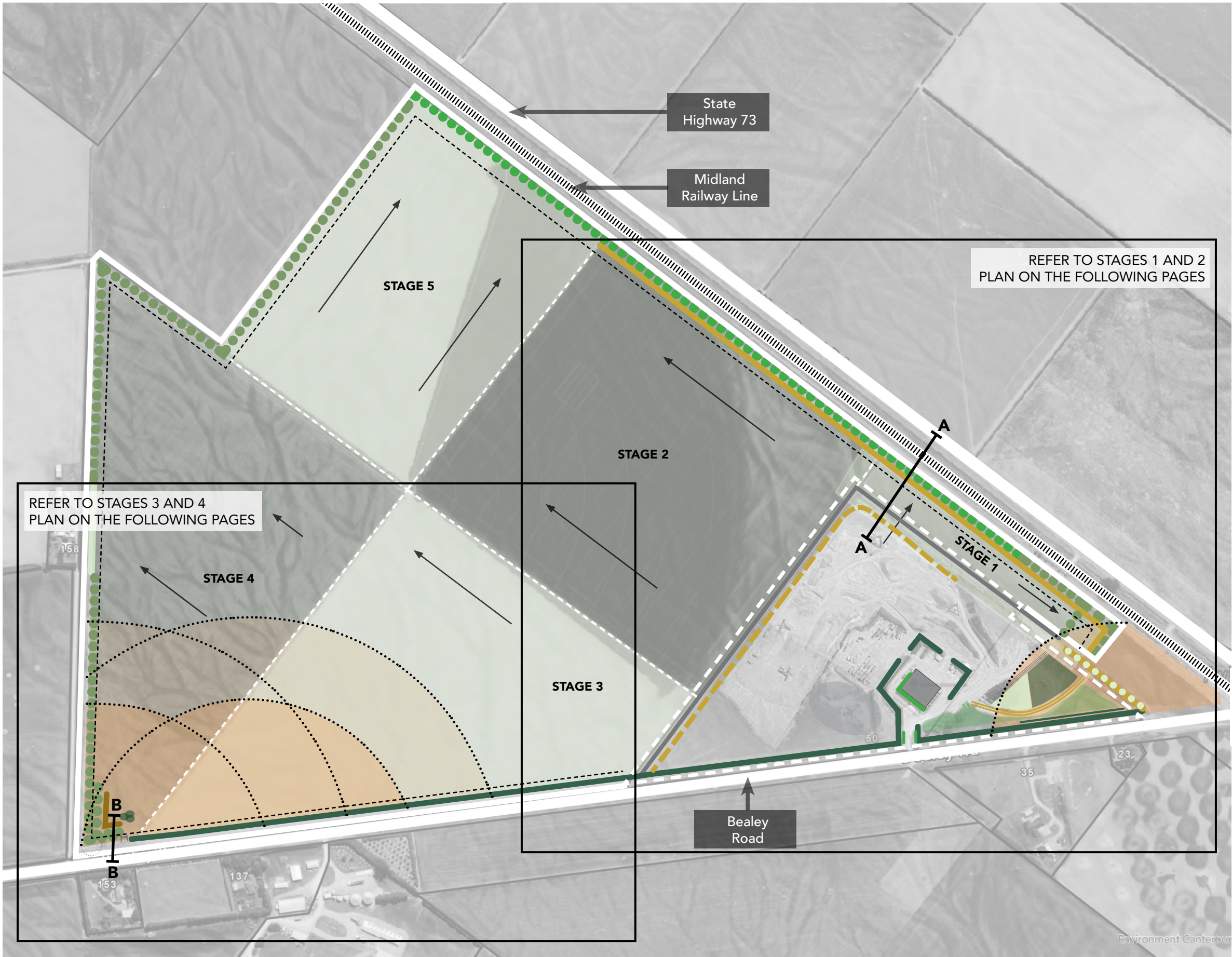
VIEWPOINT 4: 1062 RAILWAY ROAD



Photos to compile this panorama were taken on the 7th March 2024 using a OM System OM-5 camera with a 25mm lens (equivalent to a 50mm focal length). A1 size prints should be viewed at approx. 500mm distance from eye level. A3 size prints should be viewed at approx. 250mm.



# 2.0 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 extension
- 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 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)



3.0 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 extension
- 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)**

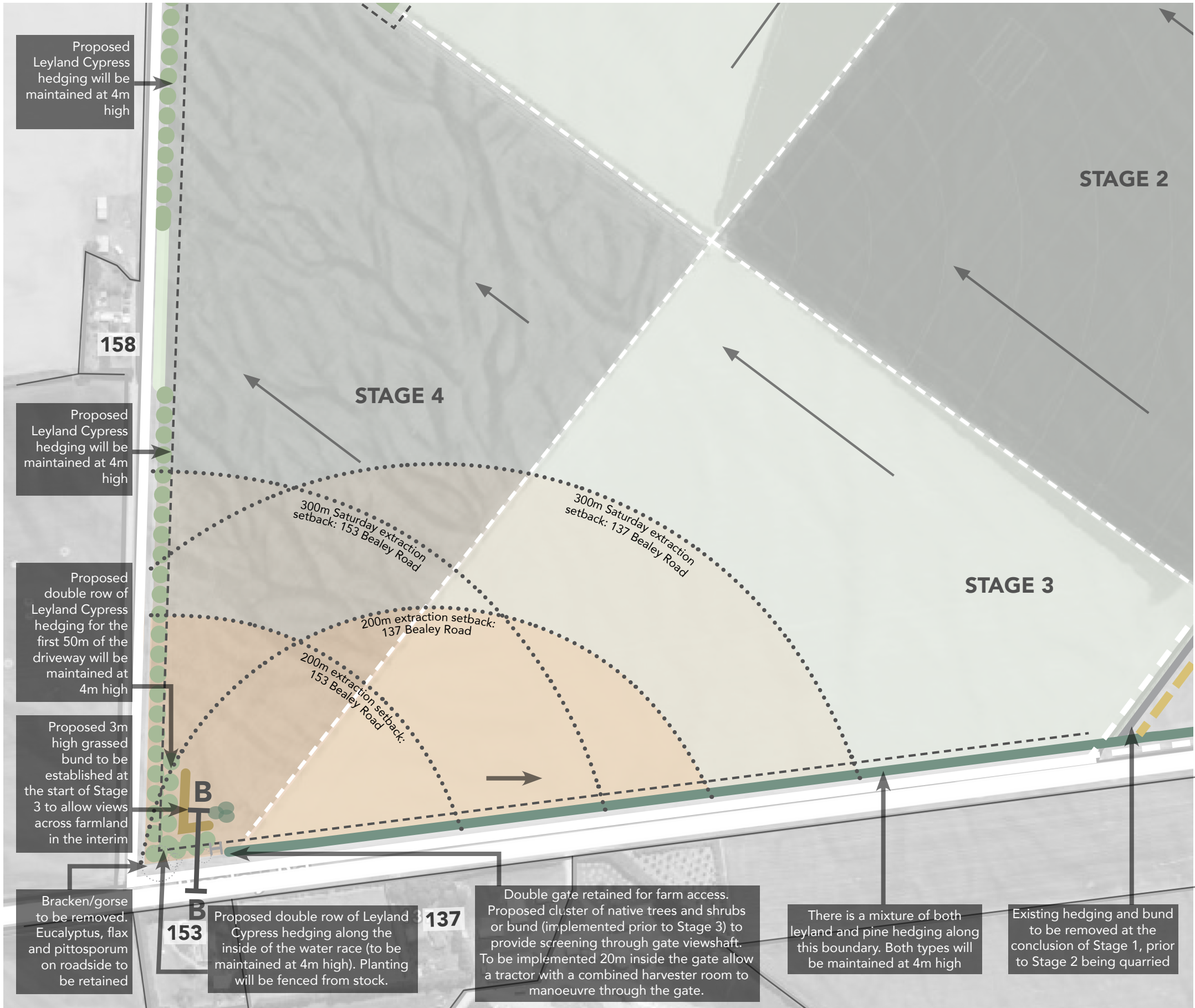
- Proposed Leyland cypress (to be maintained at 4m high)
- Proposed Leyland cypress (to be maintained at 2.5m high)
- Proposed native trees and shrubs
- Proposed grass area
- Proposed post and rail fencing (behind new planted and grassed area)

**BUNDING**

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



# 4.0 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 extension
- 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 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)

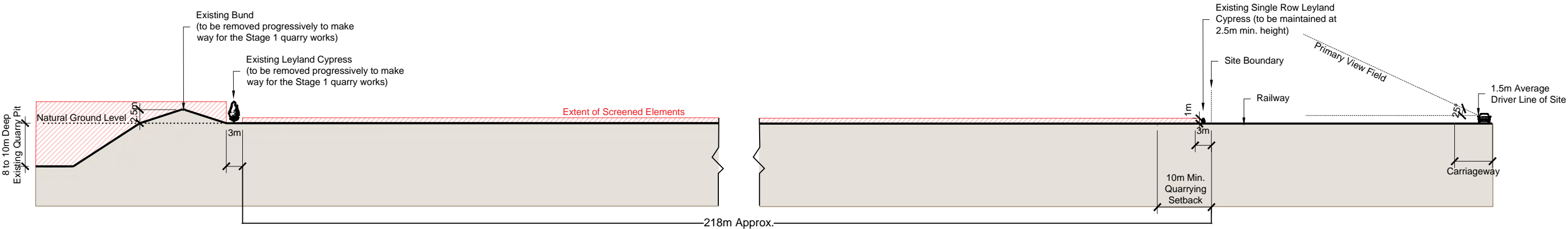
BUNDING

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



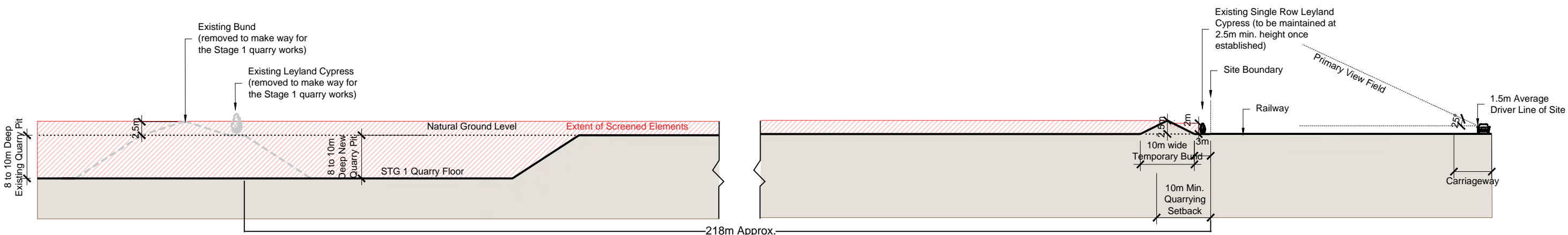


# 5.0 CROSS SECTION A-A: STAGES 1 AND 2 MITIGATION SH73



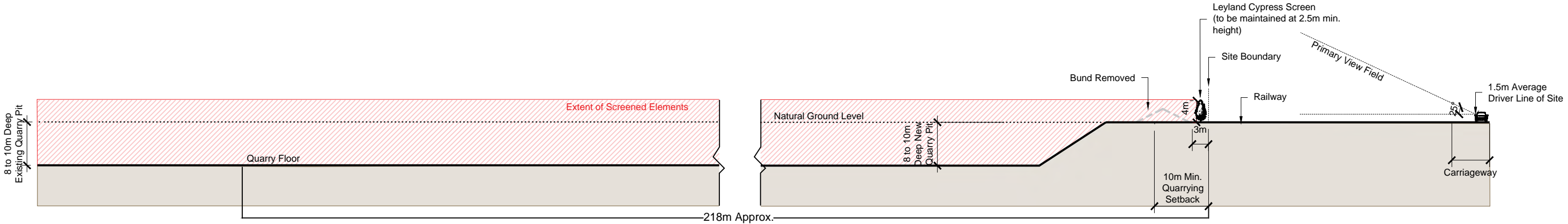
1 Section A-A: Existing Quarry Arrangement  
Scale: 1:750

- Existing status quo
- Stage 1 area is a paddock
- Juvenile hedging already planted



2 Section A-A: Stage 1 Quarrying  
Scale: 1:750

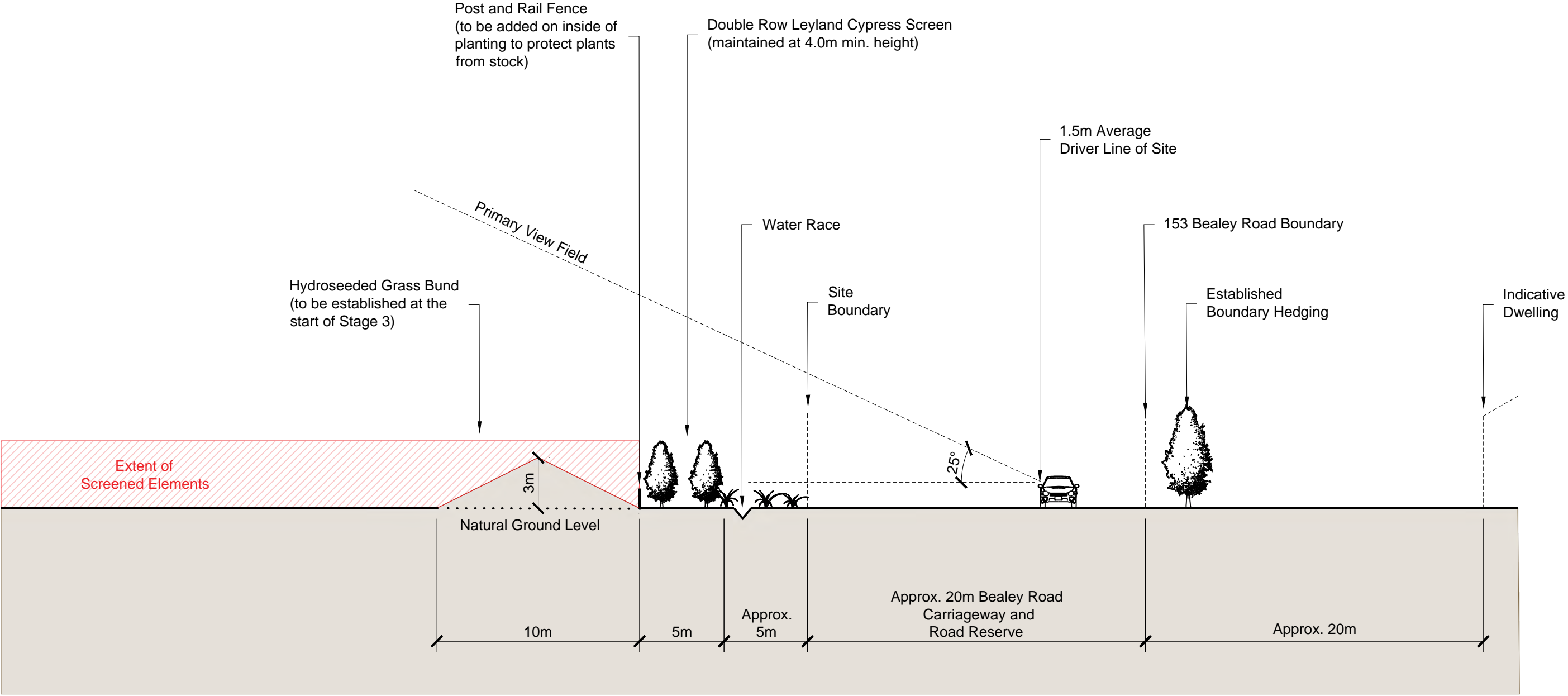
- Existing quarry pushed through into Stage 1 area
- Existing bund and hedge removed progressively
- Temporary bund in place and screening planting establishing



3 Section A-A: Completion of Stage 1 Quarrying  
Scale: 1:750

- Existing quarry pushed through into Stage 1 Area
- Existing bund and hedge removed progressively
- Temporary bund removed once screening planting established and knitted together into a hedge
- Stage 1 Quarry Floor rehabilitated with topsoil and grass sown

# 6.0 CROSS SECTION B-B: STAGE 4 QUARRYING ADJACENT TO BEALEY ROAD



4 Section B-B: Stage 4 Quarrying  
Scale: 1:250

- Proposed Bealey Road hedge is fully established by Stage 4, screening views from the road and surrounding residences
- Proposed 3m high grass bund is established at the start of Stage 3
- 200m extraction setback from notional boundaries of 153 and 137 Bealey Road
- 300m Saturday extraction setback from notional boundaries of 153 and 137 Bealey Road



SCALE: 1: 250 @ A3

