

## Conditions of Consent

RC245428 Land Use Consent Conditions

<b>General Conditions</b>	
1.	The proposal shall proceed in general accordance with the information submitted with the application on 7 June 2024, the further information provided on 13 August 2024 and 17 March 2025 and the attached stamped Approved Plans entitled <i>Glasson Huxtable Landscape Mitigation Plans 2.0, 3.0 and 4.0 Pages 6, 7 and 8, April 2025, Revision 3 Southern Screenworks Limited Aylesbury</i> except where another condition of this consent must be complied with.
<b>Lapse Date</b>	
2.	If this consent is not given effect to <b>before X</b> , it shall lapse in accordance with section 125 of the Resource Management Act 1991 (the Act) unless the Selwyn District Council (Council) has granted an extension pursuant to section 125(1A)(b) of the Act.
<b>Supervision and Notification</b>	
3.	<p>Before exercising this resource consent the consent holder shall appoint a representative(s) who will be the Council's main contact person(s) for this consent and advise Council of that person's name and contact details.</p> <p><u>Advice Note:</u></p> <p><i>Should any persons change during the implementation of this resource consent, the consent holder shall inform the Council) and shall also give written notice of the new person's name and how they can be contacted as soon as practicable.</i></p>
4.	<p>At least 10 working days before starting physical works to open each quarry stage authorised by this consent, the consent holder shall conduct a pre-construction site meeting with the Council. The following shall be covered at the meeting:</p> <ul style="list-style-type: none"><li>a) Scheduling and staging of the works, including the proposed start date;</li><li>b) Responsibilities of all relevant parties;</li><li>c) Contact details for all relevant parties;</li><li>d) Expectations regarding communication between all relevant parties;</li><li>e) Site inspections; and</li><li>f) Confirmation that all relevant parties have copies of the contents of these consent documents and all associated management plans.</li></ul>
<b>Quarry Site Rehabilitation Plan</b>	
5.	The consent holder shall submit a Quarry Site Rehabilitation Plan ( <b>QSRP</b> ) to the Council for certification within 6 months of the commencement of this resource consent.
6.	<p>The QSRP shall include, but need not be limited to, the following:</p> <ul style="list-style-type: none"><li>a) Details of the staging of progressive rehabilitation;</li><li>b) Re-spreading and contouring of overburden and stored (stockpile or bund) or imported topsoil materials within the base of the quarry floor;</li></ul>

<ul style="list-style-type: none"> <li>c) Stabilisation of quarry faces;</li> <li>d) Grassing of completed and restored extraction areas to create a free draining and stable landform suitable for pastoral farming;</li> <li>e) Weed control;</li> <li>f) Details for monitoring and maintenance of rehabilitated areas; and</li> <li>g) Retention of trees around the periphery of the rehabilitated quarry.</li> <li>h) Details of the rehabilitation of the south east corner of the site opposite 23 Bealey Road, which shall be undertaken within 12 months of certification of the QSRP under conditions 7 and 8.</li> </ul>
<p>7. Subject to Condition 8, rehabilitation works shall not commence until the consent holder has received written certification from the Council that the QSRP complies with Condition 6. All rehabilitation works shall be undertaken in accordance with the certified QSRP.</p> <p><u>Advice Note:</u></p> <p><i>If the Council's response is the QSRP cannot be certified, the consent holder will be contacted in writing with details of reasons for that position and recommended changes to the QSRP. The consent holder will also need to resubmit an amended QSRP for certification.</i></p>
<p>8. If the consent holder has not received a response from the Council within 20 working days of submitting the QSRP under Condition 5, the QSRP is deemed to be certified.</p>
<p>9. The QSRP may be updated by the consent holder and the updated QSRP shall be submitted to the Council for certification. The certification process for any updates to the QSRP shall follow the process outlined in conditions 7 and 8.</p>
<p><b>Landscape and Visual Amenity Mitigation - Planting</b></p>
<p>10. All planting shall be undertaken in accordance with the Landscape Mitigation Plans referenced in Condition 1.</p>
<p>11. All specified planting not already undertaken at the date of consent, except as otherwise specified in Condition 16, shall be implemented within the first full planting season (1st April – 30th September) following granting of consent.</p>
<p>12. 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.</p> <p><u>Advice note:</u></p> <p><i>Maintenance may include weeding, spraying, staking, watering, fertilising, trimming, release of plants, pest removal and replacement.</i></p>
<p>13. 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.</p>
<p>14. 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 1.</p>
<p><b>Landscape and Visual Amenity Mitigation – Bunding</b></p>

15.	Prior to aggregate extraction commencing, the site bunding 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.
16.	At least 5 years prior to extraction activities commencing within Stage 3, the consent holder shall: <ul style="list-style-type: none"> <li>a) Plant and maintain a cluster of native trees; or</li> <li>b) Establish and grass a 2-3 m high bund</li> </ul> in the southwest corner of Stage 4 in accordance with the <i>Glasson Huxtable Landscape Mitigation Plan 4.0, Page 8, Southern Screenworks Limited Aylesbury</i> referenced in Condition 1.
17.	As soon as practicable following construction of the bunds, the bunds are to be sown with grass or hydro seeded.
18.	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.
<b>Site Operations - Hours of Operation</b>	
19.	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.
20.	No aggregate processing (including crushing, screening, washing, and blending) shall occur on Saturdays, Sundays or statutory holidays.
21.	A maximum of two transporter movements to or from the site shall be allowed between 0600 and 0700 hours Monday to Friday, excluding statutory holidays.
<b>Site Operations – Noise</b>	
22.	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: <ul style="list-style-type: none"> <li>a) Daytime (0700 – 2200 hours) 55 dB LAeq; and</li> <li>b) Night-time (2200 – 0700 hours) 45 dB LAeq / 70 dB LAFmax.</li> </ul>
23.	These noise limits shall be assessed in accordance with NZS6801:2008 Acoustics – Measurement of environmental sound and apply at the notional boundary of any residential unit, in existence at the date of consent being granted, on a site other than the application site, except for 158 Bealey Road. <p><u>Advice notes:</u></p> <p><i>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.</i></p> <p><i>Quarrying activities is defined in the POSDP and under the national planning standards, and means</i></p>

<p><i>“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”.</i></p>
<p>24. 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).</p>
<p><b>Site Operations – Traffic Movements</b></p>
<p>25. All movements to and from the quarry site for quarry purposes shall use the existing formed and sealed heavy vehicle access onto Bealey Road.</p>
<p>26. Heavy vehicle movements shall not exceed a maximum volume of 120 movements per day.</p>
<p>27. Heavy vehicle movements shall not exceed more than 80 movements per operating day, as an average, over any rolling three-month period.</p> <p><u><i>Advice note:</i></u></p> <p><i>An operating day includes any day Monday to Saturday that the quarry is allowed to operate.</i></p>
<p><b>Extraction, Stockpiling and Processing</b></p>
<p>28. The rate of aggregate extraction from the site shall not exceed 100 tonnes per hour.</p>
<p>29. 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.</p>
<p>30. No explosives or blasting shall be used as part of the quarry activity.</p>
<p>31. 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:</p> <ul style="list-style-type: none"> <li>a) Working extraction faces and adjacent operational areas.</li> <li>b) Active areas of rehabilitation;</li> <li>c) Stockpiling and load out areas;</li> <li>d) Areas where aggregate processing takes place; and</li> <li>e) Unsealed quarry haul roads.</li> </ul> <p>It shall not include:</p> <ul style="list-style-type: none"> <li>f) Any sealed, bunded or planted areas;</li> <li>g) The sealed site access road to the quarry;</li> <li>h) Areas where rehabilitation has been completed; and</li> <li>i) Any site buildings.</li> </ul>

32. No aggregate processing will occur within Stages 3 and 4 or within 50 m of a site boundary.
33. No aggregate extraction will occur within 150 m of the notional boundary of the existing principal residential unit at 23 Bealey Road and 200 m of the notional boundary of the existing principal residential units 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 residential unit.
34. No aggregate extraction shall occur within 300 m of the existing principal residential unit at 137 Bealey Road and 153 Bealey Road on Saturdays.
35. All stockpiled material shall be stored on the working quarry floor and shall not exceed a height of 8 m.
36. The quarrying activity must not cause suspended or deposited particulate matter, which has a noxious, dangerous, offensive or objectionable effect, beyond the external boundaries of the site in combination with the existing Aylesbury Quarry.
37. The consent holder must undertake all practicable measures to ensure compliance with Condition 36 of this consent through implementing the dust control measures set out in the certified Dust Management Plan required by CRC244887 (or any subsequent replacement consent).
<b>Community Liaison</b>
<p>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, KiwiRail and the owners and occupiers of the neighbouring properties listed below.</p> <ul style="list-style-type: none"> <li>a) 23 Bealey Road;</li> <li>b) 35 Bealey Road;</li> <li>c) 137 Bealey Road;</li> <li>d) 153 Bealey Road; and</li> <li>e) 1062 Railway Road.</li> </ul> <p>The contact details shall be kept up to date, and any updated details shall be provided to the parties listed in this condition within two weeks of any change taking place.</p>
<b>Complaints Register</b>
39. 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 Council and New Zealand Transport Agency on request.
<b>Accidental Discovery Protocol</b>
<p>40. Immediately following the discovery of material suspected to be a taonga, kōiwi or Māori archaeological site, the following steps must be taken:</p> <ul style="list-style-type: none"> <li>a) All work in the vicinity of the discovery must cease and the SDC Manager advised;</li> </ul>

- 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 Council prior to the recommencement of work, and copies of all relevant authorisations must be provided to the Council.

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.*

## Attachments

RC245428 Land Use Approved Plans – Site Wide Landscape Mitigation Plans

## Selwyn District Council Advice Notes for the Consent Holder

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### Resource Consent Only

- a) This consent is a Selwyn District Council resource consent under the Resource Management Act. It is not an approval under any other Act, Regulation or Bylaw. Separate applications will need to be made for any other approval, such as a water race bylaw approval or vehicle crossing approval.

### Regional Consents

- b) This activity requires resource consent(s) from Canterbury Regional Council (ECan). It is the Consent Holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity and thereafter complied with.

### Monitoring

- c) In accordance with section 36 of the Resource Management Act 1991, the Council's specialised monitoring fee has been charged. This covers setting up a monitoring programme and at least two site inspections.
- d) If the conditions of this consent require any reports or information to be submitted to the Council, additional monitoring fees for the review and certification of reports or information will be charged on a time and cost basis. This may include consultant fees if the Council does not employ staff with the expertise to review the reports or information.
- e) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council's Compliance Team, [compliance@selwyn.govt.nz](mailto:compliance@selwyn.govt.nz).
- f) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees at a time and cost basis.

## Te Taumutu and Ngāi Tūāhuriri Rūnanga Advice Notes for the Consent Holder

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- g) Indigenous planting is recommended to mitigate the impacts of quarrying, enhance the cultural landscape, increase indigenous habitat, filter sediment and sequester carbon.
- h) All permanent bunds on site should be vegetated, where practicable, with indigenous species.

## Recommendation – Variation to Consent Conditions

I recommend that resource consent RC245429 to change Conditions 1, 4, 4.1, 4.9, 4.11, 5, 6, 7, 8 and 10 of land use consent RC115008 (as amended by RC125013) is granted, pursuant to sections 104, 104B and 127 of the Resource Management Act 1991, subject to the conditions of consent below pursuant to sections 108 and 108AA of the Act.

General	
1.	<p>That the proposed activities shall proceed generally in accordance with the information submitted in the application including:</p> <ul style="list-style-type: none"> <li>The building plans prepared by Bond Frew Ltd (Floor Plan, No. S2.2, Revision 1 &amp; Elevation Plans, Drawing No S3.1, Revision 1, both now marked SDC125013.</li> <li>The Glasston Huxtable Landscape Mitigation Plans 2.0, 3.0, and 4.0 Pages 6, 7 and 8, April 2025, Revision 3 Southern Screenworks Limited Aylesbury, Southern Screenworks Limited Aylesbury, except as specifically amended by the following conditions.</li> </ul> <p>1a. 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>1b. This consent relates to Res 1038 Lot 1 DP354364 and the adjoining unformed legal road.</p>
2.	<p>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>
3.	<p>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>
Landscape	
4.	<p>That all planting shall be in accordance with the Glasston Huxtable Landscape Mitigation Plans 2.0, 3.0, and 4.0 Pages 6, 7 and 8, dated April 2025, Revision 3 Southern Screenworks Limited Aylesbury, Southern Screenworks Limited Aylesbury, 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.</p> <p>This does not include plantings required by the consent conditions of RC245428.</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>



4.4 That all perimeter shelter belt and specimen planting shall be irrigated throughout the establishment period.

4.5 That any dead, diseased or dying vegetation required for mitigation purposes shall be replanted within the following planting season.

4.6 That the colour of the proposed building shall be a recessive natural colour such as Resene

a) Lignite BR34-021-058

or

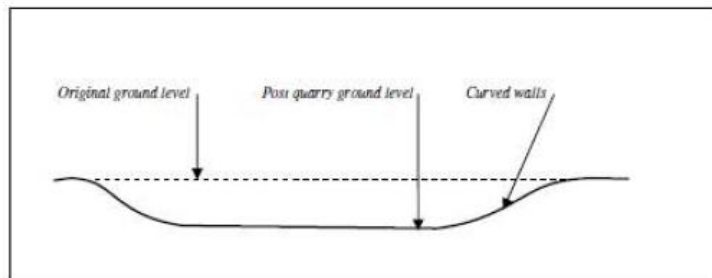
b) Karaka G31-010-106

or

c) New Denim Blue B39-012-250

Or an equivalent with reflectivity less than 36%.

4.7 That the application site shall be progressively rehabilitated at the conclusion of the quarrying activity (including backfilling) so that the head wall batters are naturalistically shaped as shown in the diagrammatic cross section below. For the avoidance of doubt, this requirement shall not apply to areas being used as part of the active working quarry area, such as for processing material from areas authorised by RC245428.



*Diagram: showing profile of re-shaped quarry walls following closure.*

At the completion of quarrying activities authorised by this consent and RC245248, the entire site is fully re-vegetated, which may include pasture, with the exception of remaining buildings such as the site workshop, office, and sealed areas.

4.8 As each stage is completed the affected area shall be re-vegetated with (at least) pasture grass.

4.9 That an earth bund be constructed and hydroseeded as shown on the Glasson Huxtable Landscape Mitigation Plans 2.0, 3.0, and 4.0, Pages 6, 7 and 8, dated April 2025, Revision 3, Southern Screenworks Limited Aylesbury. 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.

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.

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 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 0700 – 1800 hours Monday to Friday and 0700 – 1300 on Saturday (staff may arrive earlier and depart later). The quarry shall not operate during Sundays or statutory holidays.													
6.	A maximum of two transporter movements to or from the site shall be allowed between 0600 and 0700 Monday to Friday, excluding public holidays.													
Noise														
7.	Crushing shall be limited to the following hours/days of operation: <ul style="list-style-type: none"><li>• <u>0700</u> – 1800 Monday – Friday</li><li>• No crushing shall occur on Saturdays, Sundays, or any statutory holidays.</li></ul>													
8.	The activities carried out pursuant to this consent shall comply with the following noise limits, at the notional boundary of any dwelling existing as at <b>insert date</b> of these changes to conditions being granted: <table><tr><td>Time (any day)</td><td>Limit dB LAeq (15 min)</td><td>Limit dB LAFmax</td></tr><tr><td>0700 - 1900</td><td>55 dB</td><td>N/A</td></tr><tr><td>1900 - 2200</td><td>50 dB</td><td>N/A</td></tr><tr><td>2200 - 0700</td><td>45 dB</td><td>75 dB</td></tr></table>		Time (any day)	Limit dB LAeq (15 min)	Limit dB LAFmax	0700 - 1900	55 dB	N/A	1900 - 2200	50 dB	N/A	2200 - 0700	45 dB	75 dB
Time (any day)	Limit dB LAeq (15 min)	Limit dB LAFmax												
0700 - 1900	55 dB	N/A												
1900 - 2200	50 dB	N/A												
2200 - 0700	45 dB	75 dB												
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 earth bunds.													
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.													
Birds														
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 from the site.
15.	<p>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> <ul style="list-style-type: none"> <li>a) Construction drawings and procedures, methods and measures to be applied to address, as a minimum, the following: <ul style="list-style-type: none"> <li>(i) Dust control from the on-site activities and from vehicles travelling to and from the site.</li> <li>(ii) Formation of earth bunds and stability of all earthworks and quarry faces.</li> <li>(iii) Speed restrictions of vehicles within the site.</li> <li>(iv) Security of loads on vehicles travelling to and from the site.</li> <li>(v) Vehicles associated with the site avoiding unsealed roads where practicable.</li> <li>(vi) The active maintenance and irrigation of landscaping throughout the site e.g. reticulated time system or similar.</li> <li>(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.</li> </ul> </li> </ul>
Review of Conditions	
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.
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"> <li>a) The consent holder must ensure that all required consents from Environment Canterbury are obtained prior to commencing operations on-site.</li> <li>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.</li> </ul>	

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