



In the matter of

Applications to the Selwyn District Council (RC245428 and RC245429) and Canterbury Regional Council (CRC244887, CRC244888, and CRC244889) by Southern Screenworks Limited for land use and air discharge consents and changes to conditions associated with expansion of an existing quarry at 50 Bealey Road, Kirwee.

DECISION OF HEARINGS COMMISSIONER

GRAHAM RUTHERFORD TAYLOR

23 JULY 2025

Hearing: 15 April 2025 – West Melton Community Centre

Site: 50 Bealey Road, Kirwee

Reserve 4005 and Lot 1 Deposited Plan 354364

Zoning: Rural Outer Plains - Operative Selwyn District Plan (2016) Rural Volume.

General Rural Zone - Partially Operative Selwyn District Plan (Appeals Version)

Activity Status: Discretionary.

Decision: **The consents sought are granted subject to conditions.**

1. INTRODUCTION

- 1.1 I have been appointed and empowered by the Selwyn District Council (**SDC**) and Canterbury Regional Council (**CRC**) to determine the joint hearing of land use and discharge consent applications by Southern Screenworks Limited (**The Applicant**) for new land use and discharge consents, and changes in conditions to existing resource consents associated with an extension to an existing quarry at 50 Bealey Road, Kirwee.
- 1.2 The applications were limited notified. Six submissions were received in relation to the Selwyn District Council applications, of which two (NZ Transport Agency Waka Kotahi and B R & J K Voice Trustees Limited, Benjamin Robert Voice, Julie Kaye Voice) were received after the closing date. In a minute dated 25 March 2025 I determined that the late submissions be accepted. Two submissions were received in relation to the CRC applications. I have read and considered all submissions lodged.
- 1.3 A pre-hearing meeting was held on 11 March 2025, following which amendments were made to the application relating to excavation setbacks from notional boundaries of residential units, aggregate processing not to occur within stages 3 and 4, and PM₁₀ monitoring.
- 1.4 Three submitters initially wished to be heard, however following the amendments to the application, and the release of s42A reports and applicant's evidence, two submitters advised that they no longer wished to be heard. I received a brief emailed statement from Mr L Nunn (23 Bealey Rd). One remaining submitter (D & K Coleman – 153 Bealey Rd) still wished to be heard.
- 1.5 A hearing to consider the application was held on 15 April 2025 in West Melton. Following adjournment of the hearing, I issued a minute directing provision of additional evidence concerning consent duration, liaison between the applicant and Council staff concerning draft conditions, and provision of a written notice of reply and updated plan set from the applicant. This information was received by me from the applicant on 14 May. I closed the hearing on 27 May 2025.
- 1.6 Prior to and during the hearing I received full application documentation and evidence from the applicant, including amended plans, and detailed assessment by the council reporting officers and supporting experts. This information is on public record therefore I have not set out all the information and evidence in this decision; rather have focussed on the central facts and key evidence relating to the aspects of the proposal in contention.
- 1.7 I visited the area surrounding the site on 15 April 2025 and undertook a further site visit to view the on-site existing and the proposed quarry operation on 16 April. I was accompanied on the site visit by a quarry staff member. The staff member did not participate in the hearing. His role on the site visit was only to guide me to areas I requested to view and was also necessary due to health and safety requirements.

2. PROPOSAL SUMMARY

- 2.1 The proposal is set out in the applications lodged with SDC and CRC, as described in the Assessment of Effects (**AEE**) dated June 2024, and further amended by the plans labelled "*Landscape Evidence Annexure*" – April 2025 – Revision 3, provided with the applicants written reply.
- 2.2 The applicant operates an existing 11.5ha quarry located at 50 Bealey Road, Kirwee. The existing Aylesbury Quarry comprises a quarry with associated managed clean filling operation, haul roads, processing plants and stockpiling, a large workshop and site office, an area for storage of quarry plant and machinery and other ancillary facilities such as water tanks, storage containers, truck wash, and a range of

environmental mitigation measures such as existing perimeter site bunding and planting around the edge of the consented quarry, sealed parking, and internal roads. I was advised that the workshops and storage areas are also used for storage and maintenance of machinery and vehicles associated with the applicant's river-based gravel extraction sites elsewhere in the district.

- 2.3 The existing quarry operates under a suite of resource consents from both SDC and CRC. The existing resource consents are described in section 2.2 of the AEE.
- 2.4 The applicants AEE states that extraction from the existing site will be completed by the end of the decade. The proposal is to expand the quarry site into approximately 66ha of adjacent land currently used for pastoral grazing. It is anticipated that the expanded site will be quarried in five stages to a depth of 10m over a 30-year plus timeframe.
- 2.5 Stage 1 comprises a narrow 2ha block of land located between the existing site and the Midland rail line. The remaining 64 ha of land is located to the west of the existing quarry fronting Bealey Road and will be progressively quarried in stages 2 – 5, in an anticlockwise direction.
- 2.6 Office / workshop and storage area activities and site access will remain in their existing locations on the current site. Vehicle generation is also not anticipated to change significantly from present levels. Access limited to farming use only will be maintained through two additional existing crossings to Bealey Road.
- 2.7 The applicant proposes conditions such that no more than 6 ha of land is an active quarry at any one time, with approximately 2 ha of that area being subject to active dust suppression. activities will be controlled through a Dust Management and Monitoring Plan (**DMMP**), which the Applicant has offered as a condition of the air discharge consent. The rate of extraction is not to exceed 100 tonnes per hour.
- 2.8 Proposed conditions will require 200m setbacks (increased to 300m on Saturdays) for extraction of material from the notional boundaries of residential dwellings at 137 and 153 Bealey Road, and 150m from the notional boundary of the dwelling at 23 Bealey Road. Processing of material will only be allowed to be undertaken in locations at least 8m below current existing ground level and is not to be undertaken within stages 3 or 5, or within 50m of a site boundary.
- 2.9 Proposed conditions on days and hours of operation would mean that quarry operations are not permitted on Sundays or Public Holidays, with aggregate processing also not permitted on Saturdays. Hours of operation will be 0700 – 1800 Monday to Friday and 0700 – 1300 Saturdays. These times differ from the current land use consent, with operating hours half an hour earlier in the morning on weekdays and one hour earlier on Saturdays. Two transporter movements may also occur between 6am – 7am on weekdays.
- 2.10 The proposal is anticipated to comply with the Partially Operative Selwyn District Plan (**POSDP**) noise rules in relation to existing dwellings at 23, 137 and 153 Bealey Road, subject to quarry activities being located at least 100m from the notional boundary of those dwellings. This will be achieved by the proposed 150m and 200m setbacks. The proposed conditions do provide for quarrying to take place within the setbacks, which triggers a noise non-compliance – however this would only be able to be done with written approval from the affected property owner and occupier. Noise limits will be exceeded in respect of the dwelling at 158 Bealey Road, which is owned by the applicant who has provided written approval.
- 2.11 The site is proposed to be screened on external boundaries by a combination of existing and new planting and the provision of 2-3m high permanent and temporary grassed bunds. Most of the screening will comprise Leyland Cypress to a height of 4m. Double rows are proposed opposite the Coleman property at 153 Bealey Road, as well as

either native planting or bunding in order to screen views through an existing farm access gate. Additional grassed bunding is proposed along part of the Midland Railway boundary. Proposed conditions of consent will require establishment of bunding and planting at certain minimum time periods prior to extraction from specified stages.

- 2.12 Following the removal of aggregates, the Applicant will undertake rehabilitation across each respective stage. This will include the spreading of overburden, rejected aggregate and soil/sub-soil. The soil/sub-soil will be mostly sourced from stripped material at the site, although some importation of additional topsoil may be undertaken. This will then be followed by revegetation to stabilise the top surface, and establishment of grass suitable for pastoral farming. The finished level will be 8 – 10m below existing ground level. This rehabilitation will be subject to a Quarry Site Rehabilitation Plan (QSRP). The existing clean fill activity including importing of material from off site will continue on the present site – however this application does not seek consent to extend that activity onto the new site.

3. CONSENTS REQUIRED

Selwyn District Council

- 3.1 An assessment of compliance with rules of the Operative and Partially Operative Selwyn District Plans is contained in the AEE and in Mr Hegarty's s42A report. There is no dispute between parties as to relevant rules and status.
- 3.2 The application site is zoned Rural (Outer Plains) under the Rural Volume of the Operative District Plan (**OSDP**). All OSDP rules relevant to the activity are now inoperative under s86F of the RMA therefore have not been considered further.
- 3.3 The site is zoned General Rural under the POSDP. Decisions on the POSDP were released in November 2023 and have legal effect under s86B.
- 3.4 The proposed quarry extension requires new resource consents under the POSDP in respect of the following rules:
- **NOISE-R1** Noise from quarrying within 100m of residential dwellings¹ will generate noise in excess of 55 dB LAeq(15 min) during daytime hours. – Restricted Discretionary Activity
 - **GRUZ-R21** The proposal involves the expansion of a quarrying activity, including the extraction of material potentially less than 200m from residential activities and processing of material less than 500m from residential activities – Discretionary Activity
- 3.5 Overall, the proposed expansion requires resource consent as a **discretionary activity**.
- 3.6 In addition, the applicant is seeking changes to conditions of its existing resource consent RC115008 (as amended by RC125013), to accommodate necessary amendments to bunds and planting, and to align consequential operational changes to conditions including hours of operation, noise and other incidental changes. Changes to resource consent conditions require consideration under s.127 as if the application

¹ Under proposed conditions this could occur with written approval of affected owners and occupiers at 23, 137 and 153 Bealey Road to extract within 150m / 200m setbacks from this dwellings. The proposal will not comply in respect of the dwelling at 158 Bealey Road which is owned by the applicant.

were for a discretionary activity.

Regional Consents

- 3.7 An assessment of the regional consents required was contained in the application and in the CRC s42A report of Mr Ryde. Again, there was no disagreement with the applicant as to the relevant rules and status. The proposal requires resource consents under rules in the Canterbury Air Regional Plan (**CARP**) and the Canterbury Land and Water Regional Plan (**LWRP**) as follows:

CRC244887 – to discharge contaminants to air (s 15) – Discretionary Activity

- CARP 7.26 / 7.30 – Internal combustion of diesel from generators does not meet condition 2 of rule 7.26.
- CARP 7.35/7.63 Discharge of contaminants from handling of bulk solid material does not meet condition 6 of rule 7.35, being within 200m of a sensitive activity
- CARP 7.49/7.63 – Discharge to air from disposal of cleanfill does not meet condition 2 of rule 7.49 being within 200m of sensitive activity

CRC244888 - Discharge Contaminants to Land (s 15) - Discretionary activity

- LWRP 5.98 / 5.100 Deposition of clean fill² material associated with site rehabilitation exceeds 10m³ per day, which does not comply with condition 1 of rule 5.98, in circumstances where a contaminant may enter groundwater.

CRC244889 / CRC244890 – S127 Changes in conditions – Discretionary Activity

- Changes in conditions to land use consent CRC111384 relating to the existing quarry site to extract up to 30,000 cubic metres of gravel per year, the deposition of material and the rehabilitation of the site, to align with the new resource consents.
- Changes in conditions to discharge permit CRC111434 to discharge contaminants to air from gravel extraction and clean filling activities to align with the new resource consents.

- 3.8 Overall, the bundle of CRC consents falls to be assessed as a **Discretionary activity**.

4. NOTIFICATION AND SUBMISSIONS

- 4.1 The applicant has obtained written approvals from the owners and occupiers of six properties located at 35, 50 and 158 Bealey Road, 10 and 18 Station Road, 1531 Highfield Road, and an area of farmland located on Station Road. Adverse effects on these parties have been disregarded under 104(3) of the RMA.
- 4.2 The SDC Land use consent application was limited notified to 11 parties including the owners and occupiers of seven properties, local Rūnanga, NZTA, KiwiRail Holdings Ltd, and SDC.
- 4.3 Six submissions were received including two late submissions, which I have determined be accepted in my minute of 25 March.
- 4.4 The submissions and their reasons are provided in Appendix 3 of Mr Hegarty's s42A

² Fill material is defined as a contaminant under the RMA

report and are summarised in paragraphs 70 – 78 of his report therefore I do not repeat them here.

- 4.5 Prior to the hearing, the submitters at 23 Bealey Road (L & K Nunn) and 137 Bealey Road (BR & JK Voice Trustees Limited) advised that they no longer wished to be heard. I received an emailed statement from Mr Nunn which I have considered.
- 4.6 Mr Dion Coleman of 153 Bealey Road wished to be heard and attended the hearing.
- 4.7 The CRC applications were limited notified to five parties, including three properties at 23, 137 and 153 Bealey Road potentially affected by discharges to air, and two local Rūnanga potentially affected by cultural impacts.
- 4.8 Submissions were received from the owners and occupiers of 23 Bealey Road (L & K Nunn), and from Te Taumutu Rūnanga. The submissions are summarised in paragraphs 70 – 75 of Mr Ryde's s42A report. Neither submitter attended the hearing, however I received a written statement from Mr Nunn as recorded above.
- 4.9 I have read and considered all submissions lodged.

5. THE HEARING AND EVIDENCE HEARD

Appearances Recorded

Applicant - Appearing

- Counsel: Jen Vella
- Company: Alan King
- Environmental Compliance: Sarah Bonnington
- Air Quality: Jeffrey Bluett
- Landscape: Naomi Crawford
- Noise: William Reeve
- Planning: Kevin Bligh

Applicant - Not Appearing

- Traffic: Andrew Leckie
- Rehabilitation: Victor Mthamo
- Economics: Michael Copeland

SDC s42A Report

- Planning: Tim Hegarty
- Noise: Jon Farren
- Jeremy Head – Landscape and Visual Impacts

CRC s42A Report

- Planning: Edward Ryde
- Air Quality: Donovan van Kekem

Submitters

- Dion Coleman – 153 Bealey Road

Evidence Circulation and Statements

- 5.1 Evidence from the s42A reporting officers and the applicant was pre-circulated prior to the hearing. Following the circulation of evidence and a request from the applicant's counsel, I issued a minute on 10 April confirming that appearances were not required from applicant witnesses in relation to economics, traffic, and site rehabilitation, as their evidence was uncontested, and did not relate to matters raised by submitters still wanting to be heard.
- 5.2 All evidence including that of witness who did not appear was taken as read, and is held on the Council files, therefore I will not repeat all matters in detail. Witnesses provided verbal or written summaries of their evidence at the hearing and answered questions.

Applicant

- 5.3 **Jen Vella** provided opening legal submissions for the applicant.
- 5.4 She described the applicant's business operations and the background to the proposal. The existing quarry is nearing exhaustion, and the applicant has purchased the adjacent land for expansion, whilst enabling it to continue its existing office and workshop operations. No significant change to the scale and effects of the existing quarry operation is proposed. Extraction and processing rates, and truck operations will remain consistent with the current operation. The effects of the existing quarry were known and anticipated.
- 5.5 Ms Vella submitted there were no identified environmental or cultural constraints of significance. The land is not highly productive, and productive values would be maintained through rehabilitation for pastoral use.
- 5.6 She submitted that the proposal would have a range of positive effects, including economic benefits of providing cost effective aggregate to the local market.
- 5.7 Ms Vella discussed the submissions lodged and described the proactive approach taken by the applicant in engagement with neighbours, and the mitigation measures being offered, which she described as being in addition to that considered necessary by their experts and Council officers.
- 5.8 She described the proposed setback and screening conditions, and limitations on processing times and locations designed to mitigate effects on the Coleman's property at 153 Bealey Road. She also confirmed that no aggregate processing would occur within the Stage 1 land close to the Nunn's property at 23 Bealey Road.
- 5.9 Her legal submissions described the statutory framework, and noted that whilst there were minor areas of disagreement between planning experts, ultimately they had no bearing on their assessment or proposed conditions.
- 5.10 Ms Vella noted that whilst the existing quarry resource will soon be exhausted, the existing workshop and office activities, and cleanfill would remain on the present site, and form part of the environment.
- 5.11 She submitted that a permitted baseline exists under rule 7.35 of the CARP, which permits discharge of contaminants to air where material handling does not exceed 100 tonnes per hour, the discharge does not occur within 200m of a sensitive receiver, and there is no offensive or objectionable effect beyond the boundary. On this basis she considered that dust effects on 137 and 153 Bealey Road could be disregarded. Effects must also be disregarded in respect of the properties at 35 and 158 Bealey Road from which written approvals had been provided. This only left effects on 23 Bealey Road to be considered.

- 5.12 Ms Vella submitted that the key issues raised in submissions related to dust, landscape and amenity, noise, traffic, property values, and cultural effects. She described how these matters had been responded to in the assessments and draft conditions, and she submitted that there were no further issues raised in the s42A reports that required resolution. No issues had been raised in relation to groundwater effects or site rehabilitation.
- 5.13 She discussed the CRC s42A recommendation for a 500m separation distance between processing activities and sensitive receptors. She submitted that the 500m setback in POSDP rule GRUZ-R21 is based on Victorian EPA guidelines in the absence of a site-specific assessment, and that the POSDP standard only establishes activity status. In any event, the applicant's proposal to exclude processing activities from stages 3 and 4 would achieve the 500m separation anyway. Processing within the existing site during stages 1 and 2 would not meet a 500m separation from the dwelling at 23 Bealey Road however that is an existing situation.
- 5.14 In relation to the submission by Te Taumutu Rūnanga, she submitted that a term of 35 years for the discharge permits was appropriate, compared to the 20 years sought in the submission, in light of the management plan approach to air discharges, and the need to sustainably manage the existing physical resources and infrastructure investment on the site. She noted that opportunities for present and future generations to exercise kaitiakitanga existed through the companies offers to discuss the proposal prior to and following lodgement, the offer of ongoing consultation with Rūnanga in respect of future changes and incorporation of indigenous planting, and the CRC power to review consents. A 35-year term had also been recommended in the CRC s42A report.
- 5.15 **Alan King**, a director of Southern Screenworks Ltd answered questions relating to his pre-circulated evidence. His evidence described the company's current and proposed operations on the Aylesbury site and elsewhere in the district. The company extracts and processes both river and quarry gravels. The Aylesbury site was purchased in 2011 and was adjacent to a former SDC quarry. The company had obtained resource consents to establish and operate the quarry and cleanfill, as well as workshop and quarry operations on the site.
- 5.16 He confirmed that the workshop and office activities also serve the companies off-site river-based extraction activities and will continue to do so into the future. The site is not generally used for processing or storage of aggregate from the river sites but is occasionally used to store large river boulders for sale.
- 5.17 Mr King provided an overview of the quarry and cleanfill operation, and the importance of the quarry site as a base for the company's entire business operation. The existing quarry provides an uninterrupted and reliable source of dry land aggregate, that is not always possible on river-based sites. There is a significant investment in excess of \$20 million in land, plant and machinery based at the Aylesbury site.
- 5.18 Aggregate resource at the Aylesbury site now close to exhaustion. The company has purchased the adjacent 66ha of land for expansion, to enable it to continue to operate from the site and utilise its existing infrastructure and fixed investment on the existing site. This is more economically efficient than seeking a new greenfields site and represents the most viable option for the business.
- 5.19 The intention is to operate in the same manner as the existing operation. Access and internal layout of the existing site would remain generally the same with minor necessary changes to bunds and landscaping. The main difference is that imported clean fill is not proposed to the new site – although it will continue at the existing site.
- 5.20 Mr King described the companies approach to consultation with neighbours, and measures that had been proposed to address concerns of submitters.

- 5.21 **Sarah Bonnington**, the companies Environmental and Compliance Manager provided evidence relating to site operations, compliance and management of environmental effects, and an overview of how the transition from the existing quarry to the expansion would occur. She also addressed matters arising from consultation and submissions from surrounding property owners.
- 5.22 She described the key components of the existing operation. Quarrying and clean-fill activities are typically undertaken in 1 – 2 ha areas at a time to minimise the amount of exposed area. This minimises dust and landscape / visual effects. Each new stage commences from the quarry floor level which also minimises dust. She described site preparation including stripping and stockpiling of topsoil, which is stored or banded, and grassed for future use in rehabilitation.
- 5.23 Typically, one mobile crushing and screening plant is used on site at any one time, although occasionally two are used for specialist product. She noted that the present consent limits crushing to four times a year, for three weeks at a time. This restriction is sought to be removed, as it is difficult to maintain an adequate product supply between crushing periods, and lost days due to weather, etc, mean that the full three weeks crushing time is not always used.
- 5.24 Ms Bonnington described management of noise, dust and landscape/ visual effects on site through the use of the Site Management Plan (**SMP**). Daily visual inspection and staff training identified potential dust emissions and enabled measures including water application or ceasing operation to be implemented as necessary. A dust monitoring system had also been installed in February 2024, enabling alerts to be provided when wind conditions require action. This also meant that out of hours alerts could be received and acted on. She advised that there had been less than 10 occasions since then when alerts had meant that work cease.
- 5.25 As part of the company's health and safety procedures, worker health plans including annual health checks and 5-yearly silica exposure monitoring were undertaken. No issues arising from silica exposure have arisen.
- 5.26 Ms Bonnington described the operation of the proposed expansion, and measures that had been taken to address concerns of nearby residents and submitters. This includes increased setbacks from dwellings, exclusion of processing operations from stage 3 and 4 land and carrying out of extraction and screening activities at quarry floor level.
- 5.27 She advised that the company was open to incorporating indigenous planting on batter slopes, in response to comments contained in the Mahaanui Kurataiao Ltd cultural report.
- 5.28 **Naiomi Crawford** spoke to a summary of her landscape evidence. She considered that the quarry extension would result in landscape effects ranging 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. Visual effects would also range from very low, to low to moderate. She considered the proposal consistent with the policy framework relevant to landscape, and that the site was located in an area where mineral extraction is anticipated, subject to appropriate management of effects.
- 5.29 She described proposed mitigation and rehabilitation measures including limitation on quarried areas, setbacks, bunding, planting and site rehabilitation.
- 5.30 She noted that there was general agreement between herself, and the SDC landscape architect, Mr Head. Except for proposed condition 12 (which she considered unnecessary) she agreed with the proposed conditions relating to landscape and visual effects contained in the SDC s42A report.
- 5.31 Ms Crawford noted that the applicant had resolved landscape related matters with some submitters, who no longer wished to be heard, and concentrated her comments

- on effect on the remaining submitter property, being the Colemans at 153 Bealey Road.
- 5.32 Existing hedging restricts views along most of the Bealey Road frontage of the site from the Coleman property, except for the vehicle entrance area located opposite the Colemans driveway in the southwest corner of the site. The Colemans submission requests a 'stop bank' be constructed and planted in natives to provide separation from the Quarry.
 - 5.33 Ms Crawford described the mitigation measures proposed by the applicant including a 200m quarry setback, removal of gorse and bracken, and the provision of a cluster of trees and shrubs or bunding (implemented prior to stage 3) to provide screening through the gate area. She advised that the gate needed to remain available for farm access.
 - 5.34 The existing hedging would also be extended to provide a staggered double row for the first 50m adjacent to the driveway of 158 Bealey Road, and adjacent to the farm gate. She did not consider that the proposed 3m bund was necessary, however acknowledged that this was offered by the applicant as a matter of good will.
 - 5.35 She considered that the stage 1 and 2 quarry areas would not be visible from the Coleman property due to the existing hedging. By the time stages 3 and 4 were quarried, the additional screening would be well established.
 - 5.36 In answer to questions, Ms Coleman confirmed that irrigation would be provided to establish the new plantings. She agreed that bunding and planting opposite 153 Bealey Road could be undertaken earlier than the commencement of stage 3, which would enable more time for establishment.
 - 5.37 Ms Coleman also noted that due to the progressive rehabilitation, any visual effects of quarrying would be limited to 6ha at one time.
 - 5.38 **Jeffrey Bluett** referred to the executive summary of his air quality evidence. He noted that the proposal was essentially a continuation of the existing quarry operation and processes on adjacent land. Extraction and processing rates and heavy vehicle movements would remain generally consistent with the existing activity.
 - 5.39 He described the rural receiving environment, with 5 dwellings within 250m of the extension site. He noted that data from the Darfield Weather station indicated strong winds over 5 m/s occur 30% of the time and over 7.5 m/s 10% of the time, and that they were primarily from the north to north-westerly direction. On site monitoring data in 2024/25 did demonstrate a lower frequency of strong winds, and less north and northwest winds than the Darfield data. He explained that he still preferred the Darfield data as this was a worst-case scenario.
 - 5.40 Mr Bluett explained that the main discharge to air would be dust particulate matter, including a fraction that is ten microns or smaller (PM₁₀) and 2.5 microns or smaller (PM_{2.5}) and a respirable fraction that contains crystalline silica (RSC). Quarries typically generated very low amounts of PM_{2.5}.
 - 5.41 He had undertaken a FIDOL assessment of dust emissions from the site and had concluded that the risk of any noxious, dangerous, objectionable, or offensive effects from the proposed activities at or beyond the boundary of the site extension is low at the five residences to the south and west of the site and for SH73 to the north, and will be negligible at all other locations.
 - 5.42 He proposed a range of dust mitigation and monitoring measures, to be captured in a Dust Management and Monitoring Plan (DMMP). Two on-site dust monitoring instruments were proposed including a mobile unit which could be placed between dust sources and receptors. He considered that the mitigation measures, together with the proposed separation distances would further reduce the risk of adverse dust impacts. This was supported by analysis of on-site PM₁₀ data.

- 5.43 He also considered that downwind concentrations of PM₁₀ and RCS would be well below the relevant health impact criteria.
- 5.44 Mr Bluett considered that there was adequate water available for effective dust suppression 97% of the year. Other suppression or stop work would be sufficient to cover the remaining 3%.
- 5.45 In response to questions, Mr Bluett confirmed that best practice was to undertake processing at quarry floor level, which reduced exposure to strong winds, and contained most particulate matter in the pit area.
- 5.46 He also explained the results to the Yaldhurst quarry study, where RSC was only detected in 2 of 20 samples, and was below normally detectable levels. He considered that this supported his opinion that at 200 – 250m setbacks, RSC on adjacent properties would be below background levels. It was also consistent with the 200m setback standard in the CARP.
- 5.47 **William Reeve** referred to the summary of his acoustic evidence. He noted that the ambient noise environment was typical of rural areas relatively close to transportation links. In this environment, where operational noise from peak quarry activity, including the extension is less than 55 dB L_{Aeq} (15 min), he considered that an acceptable level of residential amenity will be maintained for the key dwellings to the south of Bealey Road. This would be consistent with the POSDP standards for permitted activities, as well as World Health Organisation guidelines.
- 5.48 His noise assessment contained in the AEE had modelled noise based on the original proposal lodged with the SDC. He provided an updated assessment based on the increased setbacks now proposed by the applicant.
- 5.49 On this basis he predicted noise levels of 49 dB L_{Aeq}(15 min) at 137 Bealey Road, 46 dB L_{Aeq}(15 min) at 153 Bealey Road, and 51 dB L_{Aeq}(15 min) at 23 Bealey Road. For the dwellings at 137 and 153 Bealey Road, noise levels will be lower when processing equipment is not operating on weekends or public holidays. This would be well under the POSDP standards. He also considered that operation of a second crusher up to 10 days annually would comply.
- 5.50 In answer to questions, he confirmed that the worst-case scenario would be extraction in stages 3 /4 – however also noted that proposed conditions meant that processing activity would not be allowed within these areas. He also advised that quarrying activities do not generally give rise to special audible characteristics that would require consideration.
- 5.51 He considered that the proposed additional transporter vehicle trips prior to 7am would not result in significant adverse effects and noted that there are often other heavy vehicles such as agricultural contractors on the roads at this time.
- 5.52 **Kevin Bligh** provided a summary statement of his planning evidence. He described the application and the suite of existing consents that the present quarry operates under, and the new and amended consents required for the expanded quarry. He considered that quarrying is a feature of the rural locality, with SDC having operated a quarry on an adjacent site prior to the current quarry. He noted that potential for further residential or sensitive development was limited due to minimum site area requirements in the zone, and POSDP rules relating to separation of dwellings from extractive and processing activities.
- 5.53 Mr Bligh noted that in a general sense, the proposed activity would have a similar scale and intensity to the existing quarry but will simply move progressively over the increased area. Limitations on vehicle movements and daily tonnage would control the overall rate of production from the site.
- 5.54 He described the main features of the proposed quarry extension, and the various

operational controls that would apply through terms and conditions.

- 5.55 Mr Bligh described the consents required under the CRC and SDC plans. He noted that the SDC POSDP consents were triggered due to the location of extraction and processing activities relative to the notional boundaries of sensitive activities, and that noise limits would be exceeded if quarry activities were to take place within 100m of residential units – notwithstanding that this could only be done with the written approval of owners and occupiers.
- 5.56 He considered that overall adverse effects of the proposal would be acceptable at all nearby properties, subject to the proposed mitigation measures. These had been refined following consultation with neighbours. The level of proposed mitigation was high, and comparable to that of larger more intensive quarries.
- 5.57 Mr Bligh considered that the proposal would adequately and appropriately avoid, remedy or mitigate adverse effects on amenity values, water quality, air quality, noise, traffic, landscape and visual effects, and rural character, as well as having positive effects.
- 5.58 He generally agreed with Mr Hegarty's analysis of the SDC consent but had minor disagreement with parts of Mr Ryde's assessment and conclusions on the CRC consents in relation to the suggested 500m setback for processing from residential units, and opportunity for kaitiakitanga.
- 5.59 Mr Bligh discussed some of the items raised in submissions. He considered that the proposed 150m and 200m setbacks for extraction, and the exclusion of processing activities from stage 3 and 4 land provided appropriate separation distances from sensitive activities, that were in excess of those required at other comparable quarry sites and met the requirements of rule 7.35 of the CARP. He noted that all processing would be at least 500m from any existing residential unit – therefore whilst he disagreed with Mr Ryde's s42A report, the requested setback would be achieved in any case. The quarry setbacks would also mean that noise limits would be complied with. There was therefore no need to impose greater setbacks from a dust, health or noise perspective.
- 5.60 He explained the changes sought to hours of operation to align with the POSDP daytime noise limits, and to enable up to two early morning transporter departures.
- 5.61 Mr Bligh commented on the draft conditions contained in the s42A reports. He generally agreed with the conditions, subject to minor edits, which he provided in track change form.
- 5.62 In response to questions, he considered that the workshop activity, including use to service machinery for the applicants river based extraction sites, would remain ancillary to the extraction and processing activity on the site.
- 5.63 He commented on the requests by Rūnanga for use of indigenous planting and questioned what effect this would mitigate. He did not consider that there was a direct link between the activity, such as ecological or cultural effects, that would necessitate use of indigenous planting for site rehabilitation. The site is presently used for pastoral grazing and that is also the proposed end use.

Submitters

- 5.64 **Dion Coleman** of 153 Bealey Road spoke to his submission. Many of his concerns had been met by the amendments to the proposal and had been addressed in evidence for the applicant. He provided detail of remaining concerns.
- 5.65 He did not consider that the use of a bund in the corner area opposite his property was sufficient to address effects on his site. He considered that a larger bund should be required in order to capture dust. This should be located 200m from the edge of the

quarry.

- 5.66 Mr Coleman asked that the applicant be required to provide soundproof double glazing for his dwelling, to mitigate quarry and processing noise.
- 5.67 He commented on the applicant's evidence that there had been no dust complaints from surrounding residents and noted that the Nunn's property at 23 Bealey Road was subject to a "no complaints" agreement. He noted that the Nunn's received dust at their property, despite the separation and hedging.
- 5.68 Mr Coleman considered that the farm access opposite his site could be closed to enable improved screening, as there is an alternative farm access on Bealey Road near the eastern end of stage 3.
- 5.69 He advised that they don't currently generally hear the existing quarry activity which is further from their property than the proposed extension, however, could hear loading of trucks.

CRC S42A Reporting Officers

- 5.70 **Edward Ryde** answered questions in relation to his pre-circulated s42A report. His report described the application and identified the new and changed regional consents required. He agreed with Mr Bligh that the provision of setbacks for extraction from sensitive activities and the exclusion of processing from stage 3 and 4 land would mean that compliance with the 200m setback in CARP rule 7.35 would be achieved in relation to 137 and 153 Bealey Road.
- 5.71 He discussed actual and potential effects from the discharge of dust on air quality, with reference to the technical advice of Mr Van Kekem. He noted that it was proposed to have a maximum open area of 6ha at any one time, in order to reduce potential dust sources. The applicant now proposed amended conditions following the pre-hearing meeting including the additional setbacks, and installation and operation of two PM₁₀ monitors.
- 5.72 Processing activities would now be at least 500m from sensitive receptors. He considered that this suitably addressed potential health effects associated with processing. He also discussed the results of the Yaldhurst air quality study commissioned by CRC between 22 December 2017 and 21 April 2018 regarding potential Respirable Crystalline Silica (**RCS**) emissions. Mr Ryde noted that the study did not find RCS at concentrations of concern for human health. It is expected that discharges associated with the proposal will not result in RCS concentrations of concern for human health given the considerably smaller scale of the operations compared with the Yaldhurst study.
- 5.73 Based on the FIDOL assessment carried out on the site, and the advice of Mr van Kekem, Mr Ryde considered that the proposed setback distances and mitigation measures are consistent with industry good practice. Implementation of a detailed Site Management Plan / Dust Management and Monitoring Plan (SMP / DMMP) and real time boundary dust monitors mean that the proposal could operate without generating offensive or objectionable off-site nuisance dust effects.
- 5.74 He considered the location of the proposed expansion is appropriate given the proposed minimum separation distances which are generally consistent with other quarries of this nature and noted that the separation distance from product processing had not been increased as per his s42A report recommendation.
- 5.75 Mr Ryde considered that the proposed dust mitigation and monitoring measures, including availability of water for dust suppression were adequate, and noted Mr van Kekem's advice that they were generally consistent with industry good practice. This

included real-time dust monitoring when quarry works take place within 250m of a sensitive receptor. The applicant was now also offering a second portable monitor that would be located between active quarry activities and the nearest residential dwelling in the direction of high dust risk winds.

- 5.76 Mr Ryde noted that the risk to groundwater of discharge of contaminants to land associated with clean fill and storage and handling of hazardous substances was low, due to the large separation of at least 20m between the base of excavation and groundwater, and as there would be no storage of hazardous substances within the expansion site. He also noted that LWRP rule 5.98 was triggered as the volume of fill in site rehabilitation will exceed 10m³ per day. Clean fill is considered a contaminant. However, the only fill material to be used on the expansion site rehabilitation will be respreading of topsoil and other overburden material sourced from the site itself. No imported fill is proposed on the expanded site therefore no new material or potential sources of contamination will be brought onto the site.
- 5.77 Mr Ryde discussed the provisions of the National Environmental Standards on Air Quality and Human Drinking Water, the National Policy Statement for Freshwater Management 2020, and relevant objectives and policies of the CARP, LWRP and the Canterbury Regional Policy Statement. He considered the proposal to be consistent with the relevant matters.
- 5.78 Mr Ryde discussed the submission of Te Taumutu Rūnanga in relation to consent duration. The submission sought a duration of 20 years on the basis that much technological advances and improved practices can be made within a short period of time and consent conditions should provide best environmental outcomes. The submission sought that duration for new consents to be issued (CRC244887 and CRC244888) should not exceed 20 years. A 20-year period enables future generations to practice kaitiakitanga by having the opportunity to provide input on how the land and resources shall be utilised.
- 5.79 In his s42A report, Mr Ryde considered relevant case law concerning consent duration. He considered in the circumstances of the case, where adverse effects associated with the discharge of contaminants are well understood and can be properly and responsively managed through the proposed conditions, that a duration of 35 years was appropriate. However, following discussion later in the hearing by Mr van Kekem as detailed below, he modified his position and now considered a 20-year duration to be appropriate, in line with the Te Taumutu Rūnanga submission. He noted that given the expected 40-year life of the quarry expansion, it was likely that renewed consents would need to be sought by the applicant in any case.
- 5.80 **Donovan van Kekem** provided comments in relation to his air quality technical advice. He noted that the proposed conditions relating to meteorological monitoring should be amended to ensure a minimum of 6m above ground level. He also advised of minor amendments he considered necessary to conditions relating to the location of the additional dust monitor to ensure compliance with relevant NZ standards, and that the monitor was located between quarry and any bund.
- 5.81 He considered that the proposed 35-year consent duration was too long, and that it should be reduced to 20 years, to be consistent with the Te Taumutu Rūnanga advice and concerns with exercise of intergenerational kaitiakitanga. He also noted that health-based effects of contaminants were being constantly reviewed, and concentrations tended to decrease over time due to improvements in monitoring and mitigation. A shorter duration would facilitate best practice being maintained.

SDC S42a Reporting Officers

- 5.82 **Tim Hegarty** provided comments and answered questions in relation to his pre-

circulated SDC s42A report.

- 5.83 His report described and commented on the application, surrounding environment, submissions received, and the relevant POSDP rules, objectives and policies. He confirmed that the proposed expansion is a discretionary activity under the POSDP under rules relating to noise and mineral extraction.
- 5.84 The noise non-compliance will only arise if quarrying occurs within 100m of a residential dwelling. Under the proposed conditions this could only occur with written approval of the owner and occupiers of any affected dwelling.
- 5.85 The mineral extraction discretionary activity status under rule GRUZ-R21 arises due to non-compliance with the 200m separation requirement for extraction, and 500m separation for processing of material, from residential dwellings. Exclusion of processing from stages 3 and 4 will now mean that the 500m separation for processing is complied with. Extraction within 200m of a dwelling could still occur, but in the case of 137 and 153 Bealey Road, only with written approval of owners and occupiers. The exceptions were a small part of the eastern end of stage 1 relative to 23 Bealey Road, and extraction relative to the dwelling at 158 Bealey Road owned by the applicant.
- 5.86 He agreed with Mr Blight that the workshop activities would remain ancillary to the quarry.
- 5.87 He assessed the effects of the proposed quarry expansion in relation to:
- Noise;
 - Transport;
 - Rural production;
 - Ecological values
 - Cultural values;
 - Landscape and visual amenity; and
 - Rural amenity.
- 5.88 Based on the technical assessment of Mr Farren, he considered that the proposal will have no more than minor adverse noise effects. He noted that with the proposed setbacks, noise would comply with the POSDP noise standards in relation to all submitter properties. Additional noise associated with earlier heavy vehicle movements would also be reasonable.
- 5.89 Mr Hegarty noted that the proposed expansion would utilise existing quarry access, and that the applicant had offered a condition restricting heavy vehicle movements in accordance with the submission by KiwiRail. Dust mitigation measures including bund extension were also proposed in response to NZTA concerns regarding dust hazard for highway users. He did not however support the full extent of the bund extension sought by NZTA as there was no clear benefit in doing so.
- 5.90 Given the proposed consent conditions, he did not consider that dust would adversely impact rural production on adjoining sites. Rehabilitation of the quarry for pastoral use would enable productive potential to be realised following quarrying.
- 5.91 Mr Hegarty did not consider there to be any significant ecological values that would be impacted by the quarry extension.
- 5.92 He referred to the cultural advice report received from Mahaanui on behalf of Rūnanga and noted that no formal submissions on the SDC land use consent had been received from either Rūnanga served notice. Mr Hegarty disagreed that a 20-year duration should be imposed on the land use consent. He noted that the site contains no significant ecological areas or features, and under the POSDP, use of the site for rural production activities is enabled. On this basis he also did not consider a requirement to utilise indigenous planting for rehabilitation to be appropriate.

- 5.93 Mr Hegarty referred to the applicant's landscape assessment, and the peer review of Mr Head. He noted that quarrying in the stage 3 land opposite 137 and 153 Bealey Road would not occur prior to 2032, which provided adequate time for additional proposed screening to establish. He referred to the amendments to proposed landscape mitigation that were now proposed following the pre-hearing meeting and submissions by the Nunns and Mr Coleman.
- 5.94 He considered that the landscape and visual effects of the proposal will be minor. These effects would be, in part, transitory as over time maturing boundary vegetation will screen the site from nearby residential units and publicly accessible viewpoints. He concurred with Mr Head that the staging of active quarry areas will allow for screening vegetation to mature prior to the opening of those areas.
- 5.95 Mr Hegarty provided an assessment of the relevant objectives and policies of the operative and proposed District Plans, as well as the CRPS, and the Mahaanui Iwi Management Plan 2013, and found the proposal to be generally consistent with them.
- 5.96 Following the applicant's presentations, Mr Hegarty maintained his recommendation that consent should be granted subject to conditions. He suggested minor further amendments to conditions to provide consistency with the CRC consents, and to better define aggregate processing.
- 5.97 **Jon Farren** provided additional comments in relation to his acoustic peer review letter of 17 March, which had been summarised by Mr Hegarty. He agreed with the evidence of Mr Reeve and agreed that the noise conditions as now proposed were appropriate.
- 5.98 Jeremy Head also provided additional comments in relation to his landscape peer review. He agreed with the evidence of Ms Crawford. He agreed that an additional bund opposite 153 Bealey Road was not necessary from a landscape mitigation perspective, as proposed planting would be adequate, however noted that this was being offered by the applicant in any case.

Post Evidence Directions

- 5.99 At the conclusion of the evidence, I adjourned the hearing and issued Minute 3 directing that the applicant liaises with Council staff over a final set of agreed conditions and provide a complete set of updated plans. The applicant was also provided with an opportunity to respond to the matters raised by CRC staff concerning regional consent durations. The CRC staff advice in favour of a 20 rather than a 35-year duration now differed from that contained in Mr Ryde's original s42A report.

Applicants Closing Submissions

- 5.100 The additional information and the applicant's written closing submissions in reply were received by me on 14 May. They included updated plans and conditions, and a statement from My Bligh concerning consent duration.
- 5.101 The reply noted that there were very few issues remaining in contention. No issues had been raised in the s42A reports and minor amendments suggested by the applicant at the hearing had been orally accepted by reporting officers. The main remaining issue related to consent duration which was addressed in the further statement from Mr Bligh.
- 5.102 The submission in reply addressed the matters raised by Mr Coleman, consent duration, and use of native planting in site rehabilitation.
- 5.103 An L-shaped bund was no longer proposed opposite 153 Bealey Road, following the evidence of Mr Coleman, and as the landscape evidence had shown this to be unnecessary. An alternative further bund 200m from Mr Coleman's dwelling was also

not supported, as it was not shown to be necessary to mitigate effects, and would inhibit farm activity.

- 5.104 Relocation of the existing farm access to Bealey Road was not supported by the applicant as it was not considered to be necessary or appropriate by the landscape experts. Planting or bunding would be well established by stage 3.
- 5.105 The applicant did not consider that the noise evidence necessitated additional double glazing for the Coleman dwelling, as noise levels will be well below permitted levels.
- 5.106 The submissions discussed the late advice of Mr van Kekem at the hearing concerning the air discharge consent duration, which had not been elaborated on in his evidence. It also differed from the initial advice of Mr Ryde who had supported a 35-year duration in his s42A report. Mr Bligh's further statement contained details of discussions he had had with Mr Ryde questioning Mr van Kekem's original peer review suggestion that a 15 to 20-year period was appropriate. At the time Mr Ryde had advised that he supported a 35-year term.
- 5.107 Mr Bligh provided details of consent durations for a range of recent quarry consents in the Canterbury region that were in the order of 30 – 35 years, and which he advised were for larger quarries with higher aggregate handling rates. He considered that shorter durations were typically imposed only for short term consents and were sought by applicants commensurate with the expected quarry life. While the Rūnanga submission sought a 20-year duration, the applicant submitted that this was not backed by evidence.
- 5.108 The applicant did not consider that indigenous planting of batter slopes was necessary or appropriate but remained open to an advice note concerning consultation with Rūnanga over planting.

6. PRINCIPAL ISSUES, EVALUATION AND FINDINGS OF FACT

- 6.1 The suite of SDC and CRC consents and changes to conditions are all to be considered as discretionary activities. Accordingly, my discretion as to consideration of effects is not limited.
- 6.2 I note that there was agreement between experts on the majority of matters relevant to the application. Several issues raised in submissions had also been responded to in the pre-hearing meeting, in subsequent amendments to the application, and in proposed conditions, resulting in most submitters not wishing to be heard. Mr Coleman also acknowledged at the hearing that many issues raised in his submissions had been addressed in evidence and at the hearing, although he still had some concerns as detailed in his oral presentation.
- 6.3 I have identified areas where I consider there is agreement between all parties, and in those cases I have agreed with and adopted the findings of the respective experts.
- 6.4 I then discuss the remaining areas of contention.
- 6.5 My discussion and findings on these are discussed in turn.

Rules and Permitted Baseline

- 6.6 There was no dispute between parties as to the interpretation of the relevant POSDP and CRC regional plans and provisions.
- 6.7 I note that the application as lodged was considered a discretionary activity under the POSDP due to non-compliance with noise rules, and with setback requirements for mineral extraction and processing activities.

- 6.8 However, I note that due to the proposed extraction and processing setbacks, unless written approvals are provided from affected dwelling owners and occupiers, the noise rule non-compliance will only occur in relation to the dwelling at 158 Bealey Road, which is owned by the applicant. I have not therefore had regard to noise effects on 158 Bealey Road.
- 6.9 The evidence is that the quarry extension will comply with the POSDP noise rules in relation to the dwellings at 23, 137 or 153 Bealey Road, subject to there being no extraction within the 150m / 200 m setbacks to be imposed via offered conditions. Non-compliance with the noise rule would only be triggered in the event that a written approval is given to allow quarrying activities closer – and even then, non-compliance is not triggered until extraction is 100m or closer from a dwelling. Although this does not enable me to disregard such effects under s104(3)(a)(ii) I note that the effect on an adjoining owner or occupier providing written approval in accordance with the condition has essentially the same outcome, and I have considered this as another matter under s104(1)(c).
- 6.10 Similarly, the amendments to exclude processing activity from stage 3 and 4 land will mean that no processing will be able to take place within 500m of the notional boundary of any residential dwelling, except for 158 Bealey Road. This means that rule GRUZ-R21 1(a)(iii) is now complied with in relation to all other dwellings. Rule GRUZ-R21 1(a)(i) relating to extraction is still not met as this will take place within 200m of dwellings at 23 and 158 Bealey Road but again it will be complied with in respect of dwellings at 137 and 153 Bealey Road, unless owners and occupiers provide written approvals.
- 6.11 A mineral extraction activity complying with the setback standards in rule GRUZ-R21 would normally be a restricted discretionary activity under the rule. This does not give rise to a permitted baseline under s104(2), however I have considered this as a matter to give weight to, as it assists in determining the expectation of the types of matters of discretion that might otherwise be considered in assessing effects on the nearby properties at 23, 137 and 153 Bealey Road.
- 6.12 In relation to the CRC consents, I note that the planning experts agree that the processing activity will now comply with rule 7.35 of the CARP in relation to the properties at 137 and 153 Bealey Road, as handling will not exceed 100 tonnes per hour, and processing will not be within 200m of those sensitive receivers. Written approvals have been obtained from 35 and 158 Bealey Road. Accordingly, the only other property where processing activity can potentially occur within 200m of a sensitive receiver is 23 Bealey Road, and then only if processing were to occur within the eastern end of stage 1, which I understand is not being proposed. I agree that a permitted baseline exists in relation to the location of processing activities relative to 137 and 153 Bealey Road.
- 6.13 Consents under CARP are still also triggered in relation to use of internal combustion generators, and disposal of clean fill for site rehabilitation in areas within 200m of sensitive receptors.

Areas of Agreement

Existing and Consented Quarry Activity

- 6.14 I agree that the existing consented environment includes the existing quarry and workshop activities and note that these are not proposed to be substantially changed by these applications, other than necessary minor changes in conditions to align with the expanded quarry consent. I note that this includes:
- The existing office, workshop, vehicle access, fuel storage, stockpile and hardstand

areas.

- Existing bunding and landscaping.
- Existing processing and stockpiling areas including crushing plant.
- Existing consent conditions relating to extraction volumes and rates at up to 30,000 m³ per annum.
- Existing conditions requiring site rehabilitation.
- Quarry Management Plan.
- Existing hours of operation from 0730 – 1800 Monday to Friday and 0800 – 1300 on Saturday.
- Aggregate crushing and processing subject to limitation on the number and duration of occurrences per annum.
- No condition limiting vehicle generation under the existing consents.
- Noise conditions applying to the existing quarry.
- The existing quarry and cleanfill activity is subject to a suite of regional consents that will not substantially change, except where necessary to align with the expansion.
- The existing managed cleanfill conditions allow deposition of imported cleanfill on the existing site but is not proposed on the expanding site.
- Effects of existing consented discharges to groundwater are contained in the present environment.
- Dust emissions exist and are authorised by the existing consents.

6.15 I agree that these activities exist in the present environment, and that the effects of these activities will not substantially change. Other than extraction activities occurring over the expanded site, I agree that the external effects of the overall quarry activity will remain essentially as at present.

6.16 I have therefore concentrated on the effect of activities where they differ from those present in the existing consented environment.

Traffic Effects

6.17 Traffic evidence was provided by Mr Leckie for the applicant, however no other evidence on traffic matters was provided in either s42A reports or by submitters. As there was no conflicting evidence, I did not require Mr Leckie to attend the hearing.

6.18 Mr Leckie's evidence was that the proposal will not involve an increase in the heavy traffic volumes generated by the quarry currently but simply provides for a continuation of Southern Screenworks' existing activity. The quarry heavy traffic forms part of the existing environment, on which other heavy traffic generating activities in the area have been and are being consented. He also noted that Bealey Road is classified as an arterial road by SDC and is therefore expected to have a heavy traffic carrying function. His view was that extending the life of the quarry will have a negligible effect on the safety and efficiency of the surrounding road network.

6.19 Some submitters had raised issues concerning dust effects of on-site traffic movements, and the effect of up to two early morning transporter movements. I am satisfied that the level of on-site movements and resultant dust generation will be comparable to existing levels and adequately controlled by existing and proposed

mitigation methods. Given the arterial status of Bealey Road, and the existing early morning traffic movements including agricultural contractor vehicles, I do not consider that the effect of two additional transporter movements will be noticeable.

- 6.20 I note that submissions were lodged by NZTA and KiwiRail, however neither submission raised significant traffic safety concerns. I am satisfied that the dust concerns raised by NZTA have been addressed and note that the applicant has agreed to average and daily heavy vehicle limits as sought by the KiwiRail submission. I note that there is no daily vehicle generation limit in the present SDC land use consent. The numbers contained in the condition are consistent with existing trip numbers, therefore I am satisfied that the condition will ensure that heavy vehicle generation and effects are consistent with the existing environment.
- 6.21 I find that any adverse traffic related effects of the quarry extension and changes to conditions will be less than minor.

Site Rehabilitation and Effects on Productive Capacity

- 6.22 Evidence was provided by Victor Mthamo in relation to site rehabilitation. His evidence was not contested therefore it was taken as read and he was not required to attend the hearing. I accept the assessment and conclusions of his evidence.
- 6.23 I note that under SDC rule GRUZ-R21 relating to mineral extraction, effects on highly productive land, and the preparation and implementation of a site rehabilitation plan are matters for discretion, where a proposal meets the standards of the rule as a restricted discretionary activity. In this case the application is a full discretionary activity due to noncompliance with setbacks from sensitive activities, however I consider it appropriate to still have regard to the assessment matters for restricted discretionary activities as they provide useful guidance.
- 6.24 The proposed quarry extension site is classed LUC 4 therefore is not considered to be highly productive.
- 6.25 Mt Mthamo had prepared the quarry site rehabilitation plan that accompanied the application. Conditions of consent will require site rehabilitation to occur progressively over the site once areas of extraction (in stages) have been completed. The final rehabilitated ground level will be no deeper than 10 m below ground level.
- 6.26 His conclusion was that the proposed rehabilitation will be effective, have little to no adverse environmental effects and will allow for sustainable use of the land post quarrying to suit a variety of land uses.
- 6.27 I note that the active quarry and expansion area will be limited to a maximum of 6ha at any one time. This will mean that most of the remaining 60ha will be either used for farming purposes or active rehabilitation, at any one time, therefore maintaining a similar level of productive use over much of the site for the life of the quarry. At the completion of quarrying and rehabilitation, I agree that the end rural productive use be comparable to that which existed pre-extraction – albeit at an 8 – 10 m depth below existing.
- 6.28 I find that the proposed site rehabilitation proposal is adequate and will result in no significant long term adverse effect on the productive potential of the LUC-4 land.

Ecological Effects

- 6.29 Ecological effects were not raised in submissions nor in evidence. Mt Hegarty advised that the application site does not feature any significant ecological areas under either the Operative or Proposed District Plans, and no known natural inland wetlands or natural waterbodies. Rather the majority of the application site is in open pasture, with

a mixture of exotic grass and tree species present.

- 6.30 Given the lack of any apparent natural ecological values, as well as the measures proposed to minimise and manage dust emissions, I accept that advice and find that the proposal will not have any significant adverse ecological effects.

Effects on Groundwater Quality

- 6.31 The proposal requires consent under Rules 5.98 / 5.100 of the LWRP for deposition of clean fill material associated with site rehabilitation exceeding 10m² per day. No hazardous substances are to be stored on the expansion site.
- 6.32 Mr Ryde provided an assessment of effects on groundwater in his s42A report, assisted by advice from Mr Silver. Mr Mthamo also addressed effects on groundwater in his evidence. There was no disagreement between experts as to potential effects on groundwater quality.
- 6.33 I note that there is a significant 20m plus separation to groundwater in this location. Whilst clean fill is defined as a contaminant, in this case the fill will comprise material including topsoil excavated from the site and respread during rehabilitation. No new material is proposed to be imported to the site therefore the only source of potential contamination will be from existing site sourced material.
- 6.34 Given this and the proposed mitigation measures concerning spill management, I accept the advice of Mr Ryde and find that the risk of adverse effects on groundwater quality arising from the quarry expansion will be minor.

Positive Effects

- 6.35 All parties agreed that the proposal will provide positive effects in that it will retain employment for a number of people and provides for locally sourced quarry material intended to meet local development needs. I accept that the proposal will result in positive effects.

Remaining Areas in Contention

Dust – Health and Nuisance Effects

- 6.36 Both air quality experts agreed that potential adverse dust effects in relation to health and nuisance impacts would be minor. I note that there was agreement that the amendments to the proposal relating to setback areas and exclusion of aggregate processing from stages 3 and 4 will result in separation distances from residential dwellings at 137 and 153 Bealey Road that comply with and exceed the requirements of CARP rule 7.35 in relation to those sensitive receivers. I agree that from a permitted baseline perspective this is significant, as the effects of dust on these properties will be commensurate with that of a permitted activity for which no consent would be required. I also note that the restriction on processing location will mean that the 500m separation contained in the Victorian EPA guideline as recommended by Mr van Kekem will now be met.
- 6.37 I find that the setbacks from those properties will now be consistent with those applying to mineral extraction as a restricted discretionary activity under POSDP rule GRUZ-R21. Whilst SDC land use consent would still be required for such an activity, the separation is consistent with activities that are anticipated in the rural zone through the POSDP provisions, and I note the evidence that the setbacks are consistent with other larger and more intensive quarries located close to sensitive receivers in the

Canterbury Region. Whilst closer setbacks for extraction will be possible under the proposed conditions, this would require written approval of dwelling owners and occupiers. The conditions would not allow closer siting of processing activities.

- 6.38 I note that the dwelling at 23 Bealey Road will be within 200m of part of the extraction area in stage 1 – however this only represents a small portion of the site, and any effects will be minor and short lived, and I also note that this separation is greater than that of the existing consented quarry site. I agree that the 150m separation provided is sufficient in this location. I was advised that processing activities will not occur within this part of stage 1, as the existing consented processing areas on the site will be used during the initial stage 1 expansion stage.
- 6.39 I also note that extraction in stages 3 and 4 will not occur for several years, and due to the limitation on open and working quarry areas, any effects of quarry activities in close (up to 200m) proximity to nearby dwellings will be relatively short lived. For most of the quarry life, extraction activities will be further from sensitive dwellings, therefore reducing dust potential further.
- 6.40 Mr Bluett provided evidence as to the potential effects of dust particulate matter, including a fraction that is ten microns or smaller (PM₁₀) and 2.5 microns or smaller (PM_{2.5}) and a respirable fraction that contains crystalline silica (RSC). He advised that quarries typically generated very low amounts of PM_{2.5}.
- 6.41 I accept his assessment that the range of dust monitoring and mitigation measures to be included in the DMMP, together with the proposed separation distances would mean that downwind concentrations of PM₁₀ and RCS would be well below the relevant health impact criteria, which was also supported by the Yaldhurst quarry study.
- 6.42 The findings of Mr Bluett were consistent with the peer review assessment and conclusions of Mr van Kekem. I accept the expert evidence of both air quality experts and find that the human health and nuisance effects from the discharge of dust to air will be sufficiently controlled and any adverse effects will be minor.
- 6.43 I note that Mr Coleman still had concerns relating to dust effects and sought additional measures including a larger bund located 200m from the quarry to capture dust. I find that based on the expert evidence provided, such a bund is not necessary to control dust effects and agree with the applicant that it would also adversely impact on farm operations.

Noise

- 6.44 I accept the assessment and conclusions of both noise experts that adverse noise effects arising from the expanded quarry will be minor. In particular I note that with the proposed quarry and processing setbacks, noise received at the notional boundaries of submitter properties will comply with the permitted activity provisions of the POSDP. The only dwelling where noise levels may be exceeded is that owned by the applicant at 158 Bealey Road. Noise levels would only be exceeded at submitter dwellings if they provided written approval for reduced setbacks.
- 6.45 Mr Coleman requested that double glazing be provided on his dwelling to mitigate noise effects. I find that given compliance with the POSDP noise rules, that there is no justification for imposing this.
- 6.46 For the above reasons I find that noise effects will be consistent with the anticipated rural environment and will be minor.

Landscape and Visual Amenity

- 6.47 Both landscape experts considered that landscape and visual effects of the quarry expansion would be minor. A accept and agree with that advice.
- 6.48 I agree that the site is presently well screened on most boundaries with existing hedging and note that the applicant proposes additional bunds and planting. My impression of the existing site during my visit was that the existing quarry and landscaping is maintained in a very tidy condition that does not adversely affect landscape values. My expectation is that the visual effects of the expanded quarry will be similar.
- 6.49 I note that at any one time, only 6 ha of site will be actively worked, with the remaining area at any time used for pastoral farming that is consistent with the rural landscape. The dominant activity over the site at any time will be farming. The long-term difference will be that the rehabilitated land will be lower than the existing level, however it will retain a rural appearance.
- 6.50 I also note that the progressive staged development of the quarry will mean that areas close to nearby dwellings will only be worked for a short period of time, and even then, will be 200m or more from the dwellings at 137 and 153 Bealey Road. The closest activities will be pastoral farming screened by a hedge. Quarry activities will also be generally located out of sight at the pit floor level, meaning that little will be viewed from existing ground level. I find that the separation distances, existing and proposed screening, 6ha working area limit, and rehabilitation for pastoral farming use will mean that effects on landscape values will be minor, and visual amenity values will be consistent with the rural zoned environment.
- 6.51 The only matter of contention concerning landscape related to treatment of the vehicle crossing area opposite 153 Bealey Road. Mr Coleman sought that the access could be closed to enable further screening, as there is a second farm access on Bealey Road and/or that an additional bund be provided. The applicant proposes additional screening in this area, as well as either a bund of the planting of a cluster of native trees or shrubs to block views through the gate viewshaft. Proposed conditions would require this be planted at least 5 years prior to commencement of stage 3 in order that it is established before quarrying proceeds opposite 153 Bealey Road.
- 6.52 I agree that the additional screening proposed by the applicant is sufficient to adequately screen the proposed stage 3 quarry areas from 153 Bealey Road, given that there will also be at least 200m of pastoral farmland providing separation, and that quarry operations will be located below ground level, and that extraction within the closest parts of stage 3 will only occur for a brief part of the overall quarry life. I consider that additional screening or closure of the vehicle crossing is not necessary to mitigate any landscape effects.
- 6.53 Overall, I find that any adverse effects on landscape and visual amenity values will be minor.

Cultural Values

- 6.54 Both Mr Hegarty and Mr Ryde agreed that there are no cultural overlays, significant flora or fauna, or other culturally sensitive matters or areas identified on the site. Cultural advice had been obtained from Mahaanui Kurataiao Limited in relation to the SDC consents, however no submissions had been lodged by Rūnanga to the SDC. A

- neutral submission had been lodged by Te Taumutu Rūnanga in relation to the CRC consents.
- 6.55 Both the Mahaanui Kurataiao Limited advice and the Te Taumutu Rūnanga submission raised similar issues including:
- Exercise of kaitiakitanga
 - Consent Duration
 - Use of indigenous species for rehabilitation
 - Proposed conditions
- 6.56 I note that the applicant generally agreed with the suggested conditions relating to accidental discover protocol, dust nuisance, and hazardous substance storage, and that these are reflected in the agreed conditions. I agree that conditions relating to erosion and sediment controls are not relevant to an alluvial pit operation.
- 6.57 The main matters of contention related to the use of indigenous vegetation for permanent bunds, landscaping and rehabilitation, and to the suggested 20-year consent duration.
- 6.58 I agree with the applicant and Mr Hegarty that the use of indigenous vegetation for site rehabilitation was not necessary or justified, as the site is in a rural area, and the intended end use is for permitted pastoral activity. No existing indigenous vegetation is being removed as part of the activity and there is no adverse effect identified that would require replacement or mitigation planting. Further, the existing site screening comprises exotic Leyland Cypress hedging which is not intended to be replaced.
- 6.59 No permanent bunds are proposed, as the grassed bunds will be used for site rehabilitation following extraction.
- 6.60 I note that the applicant was open to using indigenous planting for landscaping, however, agree that there is relatively little opportunity to accommodate this given the site's pastoral rural use. I agree that continued engagement with Rūnanga and the Quarry Site Management Plan provide a vehicle for this, and an advice note could be incorporated to encourage this.

Consent Duration

- 6.61 The cultural advice and the Te Taumutu Rūnanga submission both sought a 20-year consent duration for the CRC consents. Mr Ryde initially supported a 35-year period, however changed his position to a 20-year period following comments at the hearing from Mr van Kekem. The applicant has further addressed this issue in its closing submissions and supplementary statemen from Mr Bligh.
- 6.62 The rationale given by Mr van Kekem was that a 20-year period was consistent with other recent consents, allowed for future changes in health criteria and industry best practice, and is consistent with exercise of intergenerational kaitiakitanga by Rūnanga. He also noted that given the expected quarry life, it was likely that consent renewals would be required at some stage in any case.
- 6.63 Mr Bligh provided supplementary evidence that other comparable and larger quarry consents were subject to 30 – 35-year durations, and shorter durations had only generally been imposed where volunteered by applicants for temporary or short-term consents.

- 6.64 The applicant's position was that there was no demonstrated effect on Rūnanga, or any other evidence-backed reason to impose a shorter consent duration.
- 6.65 I have considered the above arguments and agree with the applicant's position that there is no effects or evidence-based reasons to impose a shortened consent duration on the CRC consents. I also disagree that a shorter duration is necessary for consistency with other quarry consents – and in any case that would not on its own be an effects-based reason.
- 6.66 I note my findings as to effects on air and groundwater quality, which I consider to be less than minor. I agree that the actual and potential effects of the quarry activity are well known and can be appropriately managed through conditions. I also note that the potential for review under s128 exists in the unlikely event that an unforeseen adverse effect arises. No specific effects on cultural values that might require revisiting have been identified. I also note that whilst a 30 – 40-year quarry lifetime is anticipated, the quarry may well be completed within 35 years, in which case the applicant would not be required to renew consents.
- 6.67 For these reasons I find that a 35-year consent duration is appropriate.

Draft Conditions

- 6.68 The applicant provided an amended set of agreed draft conditions with their closing submissions, that included amendments proposed at the hearing and additional amendments arising from subsequent discussions with Council staff.
- 6.69 I have reviewed and accept that the amended conditions are appropriate and necessary.

Overall Effects Conclusions

- 6.70 Based on the evidence provided at the hearing and in the closing submissions, and subject to the agreed conditions, I agree that the adverse environmental effects of the proposed quarry expansion will be acceptable in the rural environment and will not result in adverse environmental effects that are more than minor.

7. OBJECTIVES AND POLICIES

Operative Selwyn District Plan

- 7.1 There were no matters of disagreement between parties as to consistency with relevant objectives and policies of planning documents, and I have accepted and adopt the expert evidence and assessments in this regard as recorded below.

POSDP

- 7.2 Whilst no consents are required under the operative plan Mr Hegarty s identified the relevant OSDP objectives and policies in relation to land and soil, transport and quality of the environment. I accept his conclusions that the proposal is generally in keeping with the Operative Plan.
- 7.3 I agree with Mr Hegarty's assessment of relevant POSDP objectives and policies and note that this was also consistent with the evidence of Mr Bligh. In particular I find that

the proposal is consistent with the relevant POSDP policies concerning noise, and with policy GRUZ-P1 which enables mineral extractive industries where its adverse effects are managed.

- 7.4 Overall, I find that the proposed quarry expansion is consistent with the relevant objectives and policies of the POSDP.

National Environmental Standard for Air Quality (NESAQ)

- 7.5 I accept the advice of Mr Ryde that the application is not contrary to Regulation 17(1) of the NESAQ as discharges from the site are unlikely to exceed NESAQ standards. Accordingly I agree that the consent authority is not directed to decline the application for resource consent and Section 17 of the Regulations do not impede the granting of this consent

National Policy Statement for Freshwater Management 2020 (NPS-FM 2020)

- 7.6 I agree that given my findings as to the low risk of contaminants entering groundwater arising from the use of clean fill for site rehabilitation, and the storage of hazardous substances, that the proposed activity is consistent with the relevant policies in the NPS-FM 2020.

National Environmental Standard for Sources of Human Drinking Water

- 7.7 I agree that the proposed quarry extension will not result in discharges of contaminants to groundwater affecting any registered drinking water supplies that is likely to affect Regulation 7, 8 or 12 of the NES-DW.

Canterbury Air Regional Plan (CARP)

- 7.8 Mr Ryde provided a comprehensive assessment of relevant objectives and policies of the CARP, with which Mr Bligh also concurred. Based on my findings as to health and nuisance related dust effects, I agree with the assessments and conclusions of both experts.
- 7.9 In particular I note that the proposal will generally comply with the separation requirements for extraction and processing activities including rule 7.35 of the CARP, and the relevant mineral extraction separation requirements of the POSDP. In this respect I find that the proposal is consistent with Policy 6.9 of the CARP which requires that *“Discharges into air from new activities are appropriately located and adequately separated from sensitive activities, taking into account land use anticipated by a proposed or operative district plan and the sensitivity of the receiving environment.”*
- 7.10 I find that the proposal is consistent with the relevant objectives and policies of the CARP.

Canterbury Land and Water Regional Plan (LWRP)

- 7.11 Given my findings as to the low risk of contaminants entering groundwater arising from the use of clean fill for site rehabilitation, and the storage of hazardous substances, I agree that the proposed activity is consistent with the relevant objectives and policies of the LWRP.

Canterbury Regional Policy Statement (CRPS)

- 7.12 I agree with and adopt Mr Ryde's assessment of relevant CRPS objectives and policies and find that the proposal is consistent with them.

8. STATUTORY ASSESSMENT AND PART 2 OF THE ACT

- 8.1 Consideration of applications under section 104 of the Act is "*subject to*" the purpose and principles of the Act set out in Part 2, Sections 5 to 8. The Part 2 matters of particular relevance to this case are as follows.

5(2) In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—

- (a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.*

Section 7 requires that particular regard be had to various matters, including:

- The efficient use and development of natural and physical resources;*
- The maintenance and enhancement of amenity values; and*
- Maintenance and enhancement of the quality of the environment.*

- 8.2 I have had regard to all of these matters and the matters specified in Section 104 of the Act and consider the proposals to be consistent with Part 2.

9. DECISIONS

Selwyn District Council Consent

For the reasons detailed in this decision resource consent applications RC245428 by Southern Screenworks Limited for land use consents associated with the expansion of an existing quarry, and application RC2454429 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), at 50 Bealey Road, Aylesbury are **approved** under sections 104, 104B, 108 and 127 of the Resource Management Act 1991, subject to the conditions contained in **Appendix One** to this decision.

Canterbury Regional Council Consents

For the reasons detailed in this decision resource consent applications CRC244887 and CRC244888, CRC244889, and CRC244890 by Southern Screenworks Limited for resource consents to discharge contaminants to air and land, and for changes in conditions to resource consents CRC111384 and CRC111434, in associated with the expansion of an existing quarry located at 50 Bealey Road, Aylesbury, are **approved** under sections 104, 104B, 108 and 127 of the Resource Management Act 1991, subject to the conditions contained in **Appendix Two** to this decision.



Graham R Taylor

Hearing Commissioner

23 July 2025

Appendix One – Selwyn District Council Conditions

Appendix One – Selwyn District Council Conditions of Consent

RC245428 Land Use Consent Conditions

General Conditions
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, 17 March 2025 and 13 May 2005, 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.
Lapse Date
2. If this consent is not given effect to 24 July 2030, 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.
Supervision and Notification
3. 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. <u>Advice Note:</u> <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>
4. 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: a) Scheduling and staging of the works, including the proposed start date; b) Responsibilities of all relevant parties; c) Contact details for all relevant parties; d) Expectations regarding communication between all relevant parties; e) Site inspections; and f) Confirmation that all relevant parties have copies of the contents of these consent documents and all associated management plans.
Quarry Site Rehabilitation Plan
5. The consent holder shall submit a Quarry Site Rehabilitation Plan (QSRP) to the Council for certification within 6 months of the commencement of this resource consent.
6. The QSRP shall include, but need not be limited to, the following: a) Details of the staging of progressive rehabilitation;

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

Advice Note:

The applicant is encouraged to liaise with local Runanga over the incorporation of indigenous planting in planting proposals where practicable.

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.

Advice Note:

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.

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.

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.

Landscape and Visual Amenity Mitigation - Planting

10. All planting shall be undertaken in accordance with the Landscape Mitigation Plans referenced in Condition 1.

Advice Note:

The applicant is encouraged to liaise with local Runanga over the incorporation of indigenous planting in planting proposals where practicable.

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.

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.

Advice note:

<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>Landscape and Visual Amenity Mitigation – Bunding</p>
<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.</p>
<p>16. At least 5 years prior to extraction activities commencing within Stage 3, the consent holder shall:</p> <ul style="list-style-type: none"> a) Plant and maintain a cluster of native trees; or b) Establish and grass a 2-3 m high bund <p>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.</p>
<p>17. As soon as practicable following construction of the bunds, the bunds are to be sown with grass or hydro seeded.</p>
<p>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.</p>
<p>Site Operations - Hours of Operation</p>
<p>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.</p>
<p>20. No aggregate processing (including crushing, screening, washing, and blending) shall occur on Saturdays, Sundays or statutory holidays.</p>
<p>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.</p>
<p>Site Operations – Noise</p>
<p>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:</p> <ul style="list-style-type: none"> a) Daytime (0700 – 2200 hours) 55 dB LAeq; and

b) Night-time (2200 – 0700 hours) 45 dB LAeq / 70 dB LAFmax.
<p>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> <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>
Site Operations – Traffic Movements
<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>Advice note:</u></p> <p><i>An operating day includes any day Monday to Saturday that the quarry is allowed to operate.</i></p>
Extraction, Stockpiling and Processing
<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> <p>a) Working extraction faces and adjacent operational areas.</p>

<ul style="list-style-type: none"> b) Active areas of rehabilitation; c) Stockpiling and load out areas; d) Areas where aggregate processing takes place; and e) Unsealed quarry haul roads. <p>It shall not include:</p> <ul style="list-style-type: none"> f) Any sealed, bunded or planted areas; g) The sealed site access road to the quarry; h) Areas where rehabilitation has been completed; and i) Any site buildings.
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).
Community Liaison
<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"> a) 23 Bealey Road; b) 35 Bealey Road; c) 137 Bealey Road; d) 153 Bealey Road; and e) 1062 Railway Road. <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>
Complaints Register

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.

Accidental Discovery Protocol

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

Advice Note:

The Kaitiaki Rūnanga and HNZPT will jointly appoint a qualified archaeologist to confirm the nature of the accidentally discovered material.

- d) If the material is confirmed as being archaeological, the consent holder must ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from HNZPT before work resumes (as per the Heritage New Zealand Pouhere Taonga Act 2014).
- e) The consent holder must consult the Kaitiaki Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.
- f) If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.
- g) Works in the site area must not recommence until authorised by the Kaitiaki Rūnanga, the Heritage New Zealand Pouhere Taonga (and the NZ Police in the case of kōiwi) to ensure that all statutory and cultural requirements have been met.
- h) The consent holder must notify 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

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.
- 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

- 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.

RC245429 Variation to Consent RC1115008 (as amended by RC125013) Conditions

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"> 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 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, Southern Screenworks Limited Aylesbury, except as specifically amended by the following conditions. <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 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, 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> <p>4.4 That all perimeter shelter belt and specimen planting shall be irrigated throughout the establishment period.</p>

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.

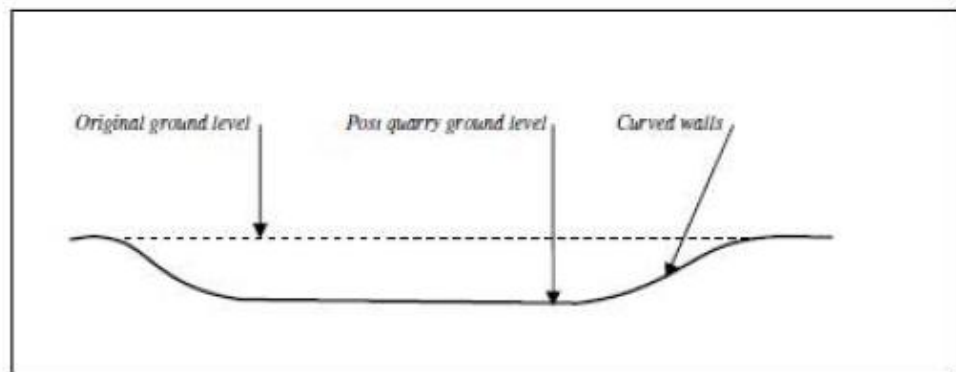


Diagram: showing profile of re-shaped quarry walls following closure.

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 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. 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">• 0700 – 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 following noise limits, at the notional boundary of any dwelling existing as at 23 July 2025: <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"> a) Construction drawings and procedures, methods and measures to be applied to address, as a minimum, the following: <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	
16.	<p>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. 	

Appendix Two – Canterbury Regional Council Conditions

Appendix Two – Canterbury Regional Council Conditions

CRC244887
Application for New Consent
by Southern Screenworks Limited
for a Discharge Permit (s15) to discharge contaminants into air

	Limits
1.	<p>This Consent authorises discharge of contaminants into air as a result of undertaking the following activities:</p> <ul style="list-style-type: none">a. Site preparation and maintenance works, including removal of topsoil and overburden and the establishment of perimeter bunds;b. Extraction, crushing, screening, and stockpiling of aggregate at a rate not exceeding 100 tonnes per hour;c. Loading and transportation of aggregate;d. Unconsolidated surfaces;e. Rehabilitation activities including deposition of material;f. Movement of vehicles associated with the above activities; andg. Operation of diesel generators associated with processing plant. <p>At 50 Bealey Road, legally described as Lot 2 DP596079, and Res 4005 and shown on Plan CRC244887, which forms part of this consent.</p> <p>Advice Note: <i>For the avoidance of doubt, no blasting is authorised by this resource consent.</i></p> <p>Advice Note: <i>For the avoidance of doubt, the 100 tonne per hour limit specified under 1.b. includes any handling occurring on Lot 1 354364, Res 1038 and the adjoining unformed legal road.</i></p>
2.	<p>The discharges authorised by this resource consent must not result in an offensive, objectionable, noxious or dangerous effect beyond the boundary of the site.</p>
3.	<p>No aggregate processing shall occur within 50 m of an external site boundary.</p>
4.	<p>The maximum amount of material stockpiled across this consent and CRC244890 shall be 25,000 cubic metres.</p>

Appendix Two – Canterbury Regional Council Conditions

5.	<p>The maximum unconsolidated active working quarry area on the site must be limited to 6 hectares at any one time, defined as:</p> <ul style="list-style-type: none">a. Working extraction faces and adjacent operational areas;b. Active areas of rehabilitation;c. Stockpiling and load out areas;d. Areas where aggregate processing takes place; ande. Unsealed quarry haul roads. <p>All other areas within the site must be vegetated or stabilised to ensure they are not generating dust.</p> <p>Advice Note: <i>For the avoidance of doubt, the 6 hectare limit specified includes any active working quarry area on Lot 1 354364, Res 1038 and the adjoining unformed legal road.</i></p>
6.	<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> <ul style="list-style-type: none">a. Maintaining all possible dust controls in line with the Dust Management Plan (DMP) required by Condition (13);b. Carrying out aggregate processing on the floor of the pit;c. Stockpiling on the floor of the pit;d. Minimising drop heights when depositing any material as part of the site preparation, loading of haul trucks, excavation, or rehabilitation;e. Covering and/or dampening loads with high dust emission potential;f. Avoiding extraction, crushing and screening within 100 m of the northern site boundary when wind speeds are from the south and southwest (155 to 255° N) are equal to, or exceed, 7.5 m/s as a 1-hour average during dry weather conditions;g. Applying water or dust suppressants to keep haul roads and other exposed surfaces damp;h. Limiting vehicle speeds on site to not more than 15 kilometres per hour;i. Grassing bunds as soon as practicable to stabilise the bund material and reduce opportunity for wind erosion; andj. Rehabilitation of completed sections of the quarry as soon as practicable to minimise the potential for dust emissions and to meet the open area limited defined in Condition (5).

Appendix Two – Canterbury Regional Council Conditions

7.	<p>Excavation must not be undertaken within 150 m of the notional boundary of the principal residential unit at 23 Bealey Road and 200 m of the notional boundary of the principal residential units at 137 and 153 Bealey Road as shown in Appendix CRC244887: <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></p> <p>This limitation shall not apply if written approval has been obtained from the owners and occupiers of the respective residential unit. If written approval is obtained, this shall be provided to the Canterbury Regional Council, Attention: Compliance Manager at least 20 working days prior to starting works in this area.</p>
8.	<p>Aggregate processing shall not occur within Stages 3 and 4 as shown in Appendix CRC244887: <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></p>
	Prior to Commencement of Works
9.	<p>At least 20 working days prior to the commencement of activities described in Condition (1), the consent holder must inform the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) in writing of the date of commencement of the works.</p>
	Management Plan Certification Process
10.	<p>The Dust Management Plan (prepared in accordance with Condition (15) must be submitted to the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz) for certification at least 40 working days prior to the commencement of any activities.</p>
11.	<p>Works to which the Dust Management Plan relates must not commence until the consent holder has received written certification from the Canterbury Regional Council, Attention: Compliance Manager that the Dust Management Plan adequately achieves the purposes of the relevant Condition(s).</p> <p>Advice Note: <i>If the relevant Manager's response is that they are not able to certify the Management Plan they must provide the consent holder with reasons and recommendations for changes to the Dust Management Plan in writing. The Consent Holder must consider any reasons and recommendations of the Manager and resubmit an amended Dust Management Plan for certification.</i></p>
12.	<p>If the consent holder has not received a response from the Canterbury Regional Council, Attention: Compliance Manager confirming certification of the Dust Management Plan, or specifying recommended amendments to the Dust Management Plan in accordance with Condition (11), within 40 working days of the date of submission under Condition (10), the Dust Management Plan is deemed to be certified.</p>
13.	<p>Once certified a Dust Management Plan may be varied by the consent holder. Any amendments must also be prepared by a Suitably Qualified and Experienced Practitioner (SQEP) and be consistent with the conditions of the resource consent and the original objectives or purpose stated for the Dust Management Plan. The activities subject to the variation must not commence until the variation has been certified by the Canterbury Regional Council, Attention: Compliance Manager in accordance with the certification process in Conditions (11) and (12).</p>
	Dust Management Plan

Appendix Two – Canterbury Regional Council Conditions

14.	The consent holder shall undertake all quarry activities in accordance with the certified Dust Management Plan required under Condition (15) of this consent. In the event of any inconsistencies between the conditions of this consent and the provisions of the DMP, the conditions of this consent prevail.
15.	<p>The consent holder must engage a suitably qualified and experienced person (SQEP) in air quality to prepare the Dust Management Plan for the purpose of identifying and implementing the best practicable option for avoiding and minimising the release of particulate matter beyond the boundary of the site, and to provide detail on how the conditions of this resource consent will be complied with.</p> <p>As a minimum the DMP must include:</p> <ul style="list-style-type: none"> a. A description of the dust sources on site; b. A description of the receiving environment and identification of sensitive receptors within 250 metres of site boundaries; c. The methods (including dust reduction through design methodologies) to be used for controlling dust at each source during quarry activities; d. a description of dust and meteorological monitoring programme (dust monitoring and meteorological monitoring) e. Wind and dust monitoring requirements including: <ul style="list-style-type: none"> i. The location of the existing meteorological and dust monitor; ii. The location of a second mobile dust monitor (on the quarry side of any bunding and planting) between quarrying operations and the nearest downwind residential dwelling where necessary; iii. Details of wind speed and dust trigger levels and associated alarm system; iv. Details of wind conditions and dust concentrations under which additional dust control measures (Tier 1 measures) must be considered and under which certain activities must cease (Tier 2 measures). f. A description of procedures for responding to dust and wind condition-based trigger concentrations specified in Conditions (27) and (28) and associated follow up investigations and recording of findings; g. A system for training employees and contractors to make them aware of the requirements of the DMP; h. Names and contact details of staff responsible for implementing and reviewing the DMP; i. Procedures, processes and methods for managing dust when staff are not on site; j. A method for recording and responding to complaints in relation to dust; k. A maintenance schedule for meteorological and particulate (including PM₁₀) monitoring instruments.
16.	The DMP must be reviewed at least every two years, to ensure it remains fit for purpose. Any amendments to the DMP must be reviewed by a SQEP and are subject to certification via the process set out in Conditions (11) - (13).
	Meteorological Station
17.	<p>Prior to the commencement of activities, a meteorological station must be installed within the site and have instruments capable of continuously monitoring, logging in real time, and reporting representative meteorological data for the site and surrounding area.</p> <p>Advice Note: <i>The existing meteorological station on site satisfies the requirements of this condition.</i></p>

Appendix Two – Canterbury Regional Council Conditions

18.	The instruments specified in Condition (17) must be installed and maintained in accordance with the manufacturer's specifications. The consent holder must keep a record of when maintenance is undertaken, and the type of maintenance undertaken. This record must be provided to the Canterbury Regional Council, Attention: Compliance Manager upon request.
19.	<p>Once installed, meteorological monitoring must be undertaken and must include:</p> <ul style="list-style-type: none"> a. Wind speed as 1-minute vector averages with minimum resolution of 0.1 metre per second (m/s), the wind speed accuracy to be 3% or ± 0.2 m/s (whichever is the greater), and a stall speed no greater than 0.5 m/s; b. Wind direction as 1-minute vector averages with minimum resolution of 1.0 degree and accuracy of at least within ± 3.0 degree; c. Rainfall and evaporation as hourly averages with maximum resolution of 1 mm/day and accuracy that meets standard good industry practice as specified by the National Environmental Monitoring Standards (NEMS) for Rainfall Recording (Version 1.0 June 2013); d. Screened temperature with accuracy of ± 0.5 degree; and e. Humidity (%RH) with accuracy of ± 5 percent.
20.	All meteorological monitoring data must be recorded using an electronic data logging system and be retained for the duration of this consent and provided to the Canterbury Regional Council, Attention: Compliance Manager upon request.
21.	The meteorological instruments shall be installed on a mast such that their height is at least six metres above pre-quarrying ground level with the meteorological monitoring being consistent with AS/NZS 3580.14:2014 <i>Methods for sampling and analysis of ambient air – Part 14: Meteorological monitoring for ambient air quality monitoring applications</i> .
	Dust Monitoring Equipment
22.	Prior to the commencement of activities, two real-time PM ₁₀ monitors must be installed and operated at the site with instruments capable of continuously monitoring, logging in real time and reporting representative dust data for the site and surrounding area.
23.	The PM ₁₀ monitors required under Condition (22) must be installed and maintained in general accordance with the manufacturer's specifications and AS/NZS 3580.1.1:2016 <i>Methods for sampling and analysis of ambient air – Guide to siting air monitoring equipment</i> .
24.	<p>The PM₁₀ monitoring requirements are:</p> <ul style="list-style-type: none"> a. The PM₁₀ monitors shall record and electronically log 1-hour and 24-hour average PM₁₀ concentrations; b. One PM₁₀ monitor will be permanently located generally as shown on Plan CRC244887; c. One PM₁₀ monitor will be mobile and shall be located between the active quarry activities and the nearest residential dwelling in the direction of high dust risk winds (northwest, north and northeast); d. Be fitted with an alert system that is able to send warnings and alerts to the Quarry Manager or other nominated person, including the

Appendix Two – Canterbury Regional Council Conditions

	trigger concentration alert levels in accordance with Condition (28).
25.	The consent holder shall keep a record of when maintenance is undertaken, and the type of maintenance undertaken. This record shall be provided to the Canterbury Regional Council, Attention: Compliance Manager upon request.
26.	All PM ₁₀ monitoring data must be recorded using an electronic data logging system and be retained for the duration of this consent and provided to the Canterbury Regional Council, Attention: Compliance Manager upon request.
	Wind Speed Monitoring
27.	<p>The meteorological monitoring system must send an alert to the quarry manager or other nominated person, when 1-hour rolling average windspeeds exceed:</p> <ul style="list-style-type: none"> a. 5 m/s, that will be used to prompt the consent holder to carefully monitor dust sources and, if required, implement Tier 1 mitigation measures as specified in the DMP; b. 7.5 m/s, that will be used to prompt the consent holder to implement Tier 2 mitigation measures as specified in the DMP.
	Dust Monitoring and Response
28.	<p>The dust monitoring system must send an alert to the quarry manager or other nominated person when 1-hour rolling concentrations exceed:</p> <ul style="list-style-type: none"> a. 150 µg/m³, that will be used to prompt the consent holder to carefully monitor dust sources and, if required, implement Tier 1 mitigation measures as specified in the DMP; b. 200 µg/m³, that will be used to prompt the consent holder to implement Tier 2 mitigation measures as specified in the DMP.
29.	<p>In-person inspections of quarry operations are to be undertaken on each day of operation to check for:</p> <ul style="list-style-type: none"> a. Any visible dust emission sources within the site; b. Visible dust going beyond the boundary of the site; and c. The adequacy of dust suppression. <p>All visual observations shall be recorded and be provided to Canterbury Regional Council, Attention: Compliance Manager upon request.</p>

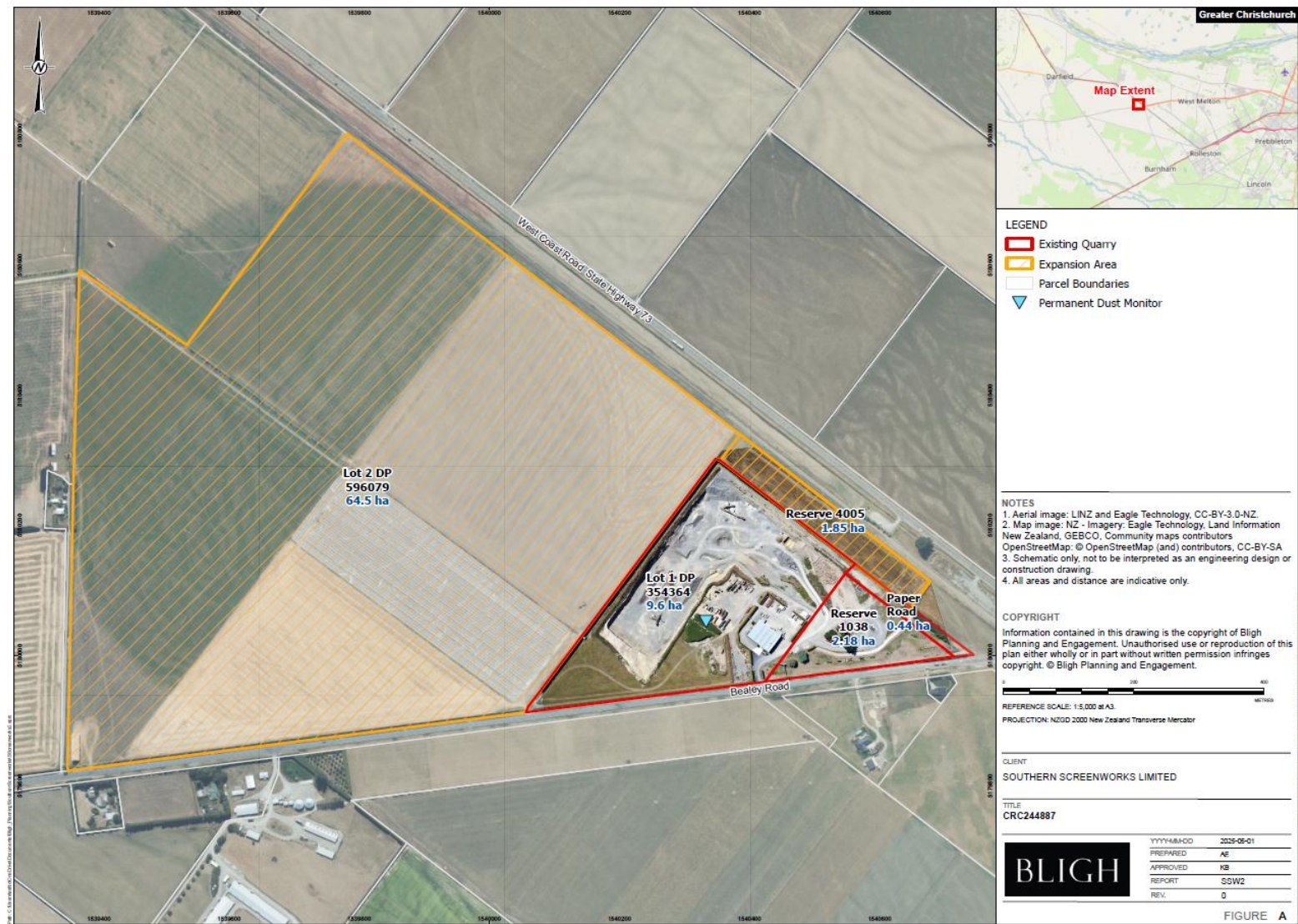
Appendix Two – Canterbury Regional Council Conditions

30.	<p>If at any time, including outside normal operating hours, visible dust is blowing beyond the site boundary or if quarry activities cause real time PM₁₀ particulate concentrations measured at or near the site boundaries in accordance with Condition 28 to reach or exceed 150 µg/m³, as a 1-hour average updated every ten minutes the consent holder must:</p> <ol style="list-style-type: none"> Cease all quarry activities within 250 m of an off-site sensitive receptor except for dust suppression measures; Investigate possible sources of dust; Instigate required dust suppression activities including but not limited to the immediate watering of inactive exposed surfaces; Only resume <i>quarry activities</i> (other than dust suppression) once there is no longer visible dust blowing beyond the site boundaries and when the PM₁₀ particulate concentration falls below 100 µg/m³ as a 1-hour average; and Notify Canterbury Regional Council, Attention: Compliance Manager within one working day of the dust event, including its cause and the dust suppression actions undertaken.
	Complaints Register
31.	<p>The Quarry Manager, or another nominated person, must be available at all times (including outside quarry operation hours) to respond to dust emission complaints and issues. The contact details must be displayed on signage at the site entrance and at the quarry office adjacent to the vehicle entrance. With the exception of the quarry office signage, the contact details must be able to be read from outside the gates.</p>
32.	<p>A record of all complaints relating to contaminants discharged to air from the site and associated activities shall be maintained and must include:</p> <ol style="list-style-type: none"> The location where the dust was detected by the complainant; the date and time when dust was detected; a description of the wind speed and wind direction when the dust was detected by the complainant; the most likely cause of the dust detected; any corrective action undertaken by the consent holder to avoid, remedy, or mitigate the dust detected by the complainant; what dust generating activities were happening on site at the time of the complaint; and what were the dust monitors reporting at the time of the complaint. <p>A copy of the Complaints Register must be supplied to the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ecan.govt.nz) annually and upon request.</p>
	Annual Monitoring Report

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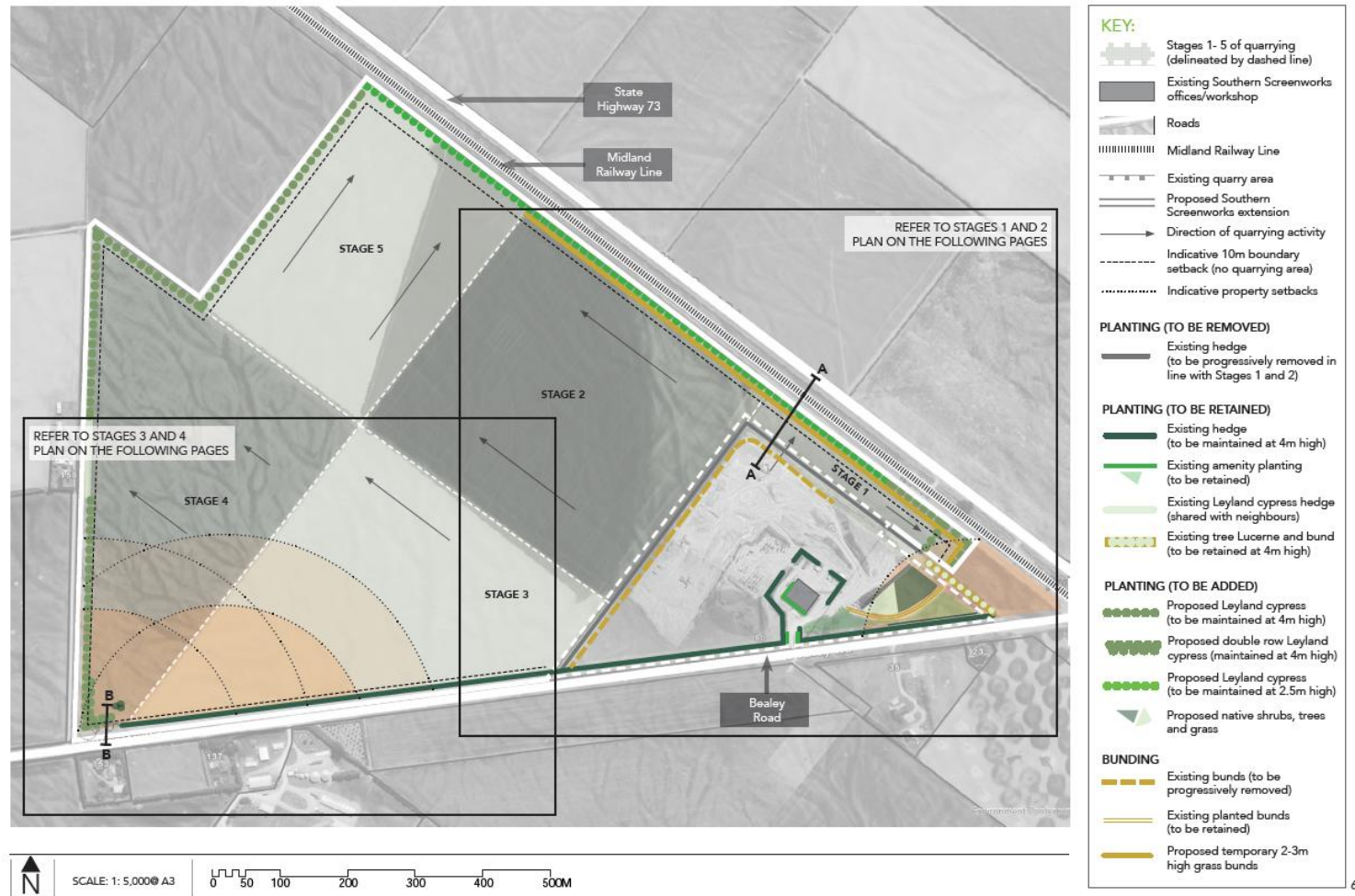
33.	<p>The consent holder must prepare an annual monitoring report for the period of 1 July to 30 June to the Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ecan.govt.nz), by 30 September each year. The annual monitoring report must include but not be limited to:</p> <ul style="list-style-type: none"> a. a record of any maintenance of the meteorological and dust monitoring instruments undertaken over the proceeding 12-month period in accordance with this resource consent; b. a record of all occasions where a trigger level has been breached including any investigations and actions taken; c. the complaints record required in accordance with this resource consent; d. a record of the amount of water used for dust suppression in the year reported on. The record must include the daily, monthly, and annual volumes used; and e. the results of the DMP review and whether or not any changes were made to the DMP.
	Administration
34.	<p>The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of:</p> <ul style="list-style-type: none"> a. Dealing with adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
35.	<p>If this resource consent is not exercised before the end of quarter five years from granting, it lapses in accordance with Section 125 of the Resource Management Act 1991.</p> <p>Advice Note: 'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.</p>

Plan CRC244887

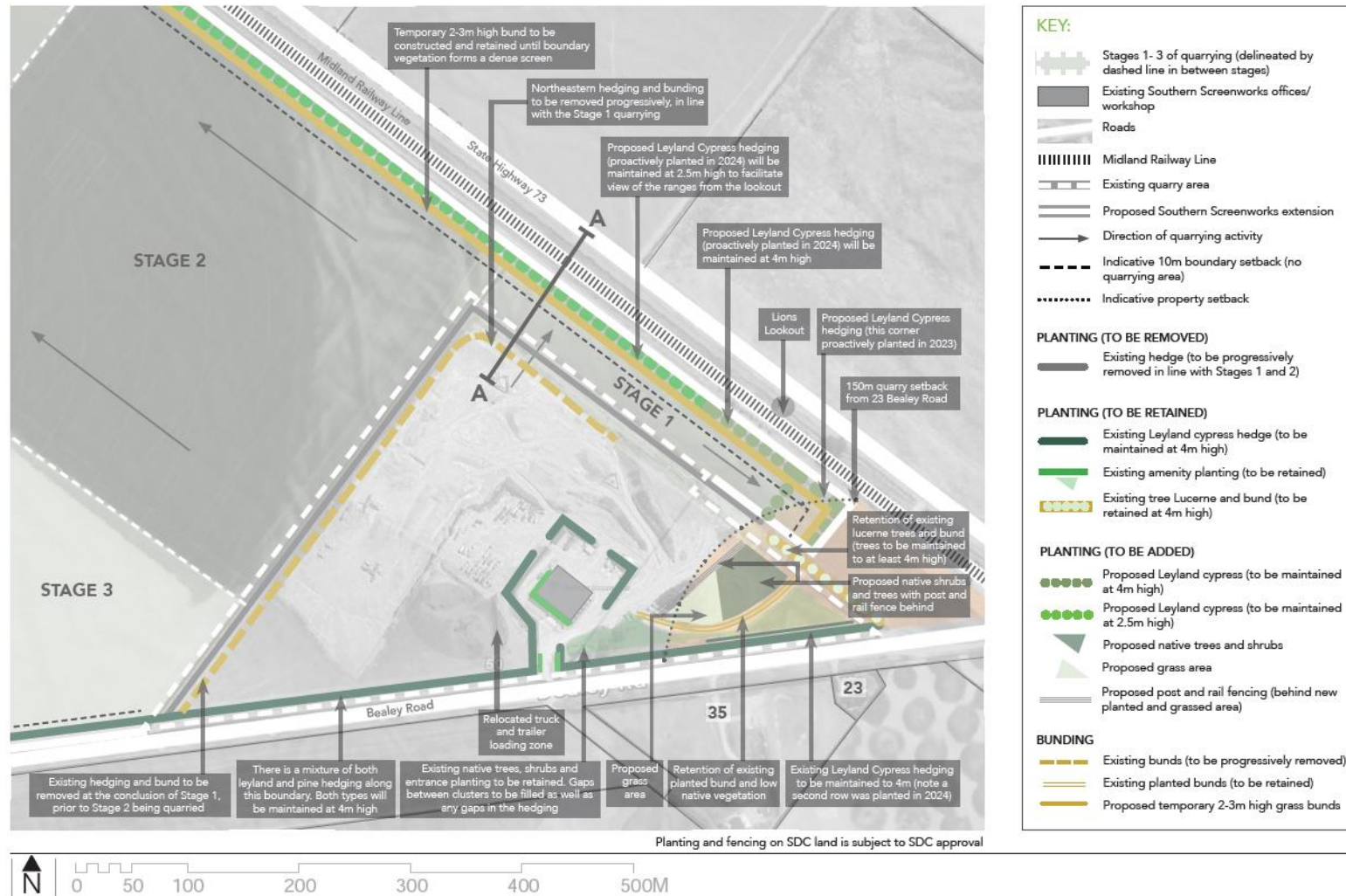


Appendix CRC244887: Glasson Huxtable Landscape Mitigation Plans 2.0, 3.0 and 4.0

2.0 SITE WIDE LANDSCAPE MITIGATION PLAN

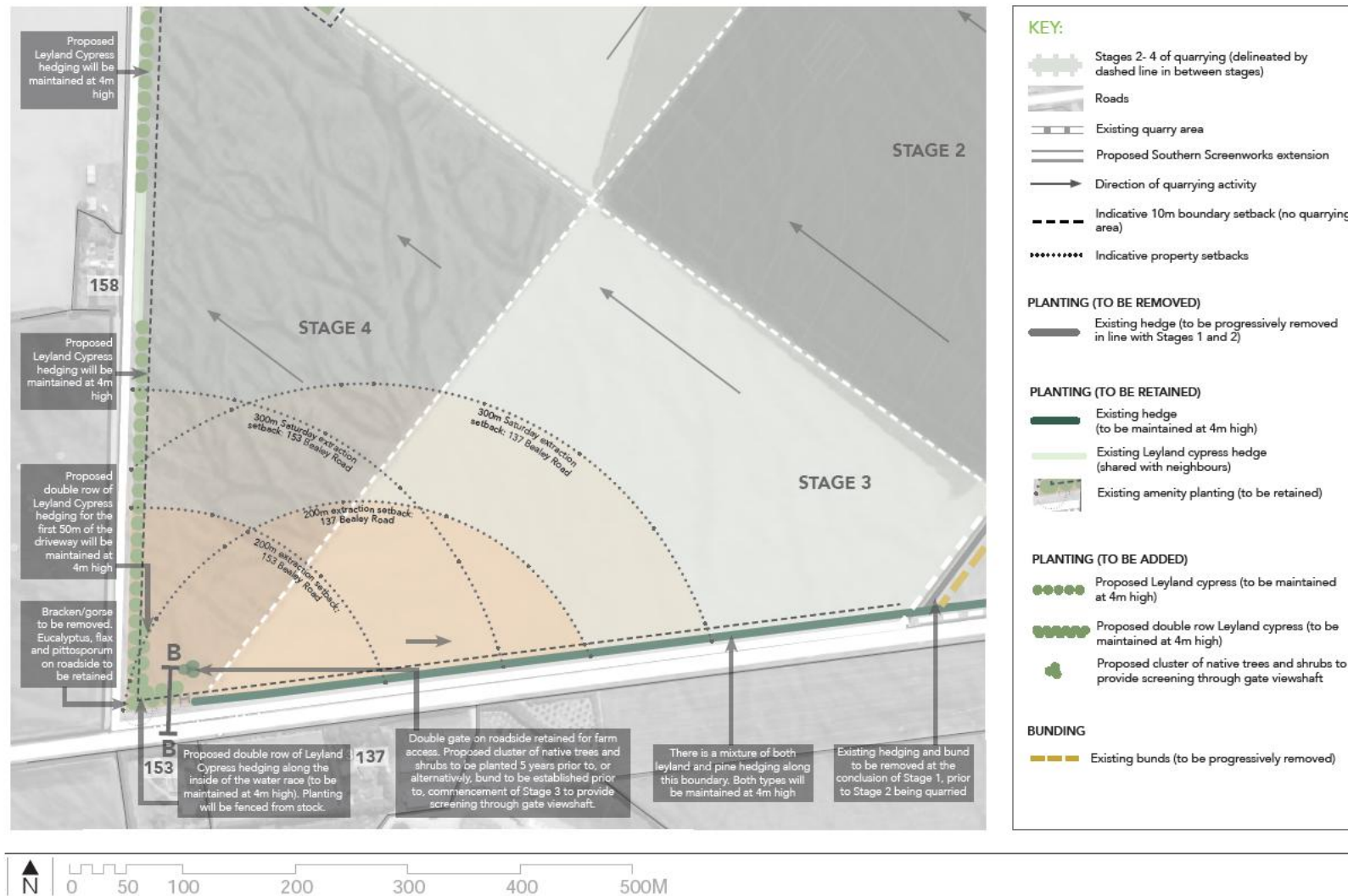


3.0 LANDSCAPE MITIGATION PLAN - STAGES 1.0 AND 2.0 (ZOOMED IN)



Appendix Two – Canterbury Regional Council Conditions

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



Appendix Two – Canterbury Regional Council Conditions

CRC244888
Application for New Consent
by Southern Screenworks Limited
for a Discharge Permit (s15) to discharge contaminants to land

	Limits
1.	The activity authorised under this resource consent is limited to the discharge of contaminants onto land associated with the rehabilitation of the quarry site within the site at corner of Bealey Road and West Coast Road, legally described as Lot 2 DP 596079 and Reserve 4005, as shown on Plan CRC244888.
2.	The discharge from contaminants onto land shall only come from: <ul style="list-style-type: none">a. virgin and processed material extracted from within the site that has been confirmed to be at or below background soil contaminant concentrations; andb. imported topsoil that has been confirmed to be at or below background soil contaminant concentrations.
3.	The discharge of contaminants shall not result from the deposition of any material from outside the site shown on Plan CRC244888, with the exception of uncontaminated topsoil.
	Prior to Commencement of Work
4.	Prior to the commencement of the activities described in Condition (1), all personnel working on the site must be made aware of and have access to: <ul style="list-style-type: none">a. The contents of this resource consent document and all associated discharge management plans; andb. Resource Consents CRC244887, CRC244889, CRC244890 and all associated documents.
	During Works
5.	<ul style="list-style-type: none">a. Tracking of material off-site during the works must be avoided at all times.b. In the event that material is tracked off-site, the tracked material must be removed as soon as practicable.
	Discovery of Contaminated Soils or Materials

Appendix Two – Canterbury Regional Council Conditions

6.	<p>In the event that any contaminated soil or material is uncovered by the works, a contamination discovery protocol must be implemented, including but not limited to the following steps:</p> <ul style="list-style-type: none"> a. earthworks within ten metres of discovered contaminant soil or material must cease immediately; b. all practicable steps must be taken to prevent the contaminated material becoming entrained in stormwater. Immediate steps must include, where practicable: <ul style="list-style-type: none"> i. diverting any stormwater runoff from surrounding areas away from the contaminated material; and ii. minimising the exposure of the contaminated material, including covering the contaminants with an impervious cover; c. Notification of the Canterbury Regional Council, Attention: Contaminated Sites Manager, (via ECinfo@ECan.govt.nz), within 24 hours of the discovery; d. Earthworks within ten metres of discovered contaminant soil or material must not recommence until a suitably qualified and experienced contaminated land practitioner (SQEP) confirms to Canterbury Regional Council, Attention: Compliance Manager that continuing works does not represent a significant risk to the environment; e. All records and documentation associated with the discovery must be kept and copies must be provided to the Canterbury Regional Council upon request.
	<p>Stockpiling of Contaminated Material/Soil</p>
7.	<p>Stockpiling of contaminated material or soils must be avoided where possible. In the event that temporary stockpiling of suspected contaminated or contaminated material is required, then the contaminated material stockpiles must be managed as below:</p> <ul style="list-style-type: none"> a. Stockpiled contaminated material or soils must be kept separate from uncontaminated excavated soils stockpiles and any virgin aggregate or other material stockpiled on-site; and b. Stockpiled contaminated material must be placed on polythene sheeting or similar impervious material to prevent contamination of underlying material; and c. Stockpiled material must be covered or dampened during dry and windy conditions so as to prevent wind erosion; and d. If any rainfall is forecasted that has the potential to cause runoff from the stockpiles, or if the stockpiles are left overnight, over the weekend or over public holidays, the stockpiled material must be covered with plastic sheeting or a suitable material such as clean topsoil, or otherwise stabilised, to prevent stormwater runoff coming into contact with contaminated material. <p>Advice Note: For the purpose of this condition, temporary stockpiling means material being stockpiled for no longer than the stage of rehabilitation, and only for as long as reasonably necessary. The overall requirement to avoid, where possible, the stockpiling of contaminated material or soils prevails.</p>

Appendix Two – Canterbury Regional Council Conditions

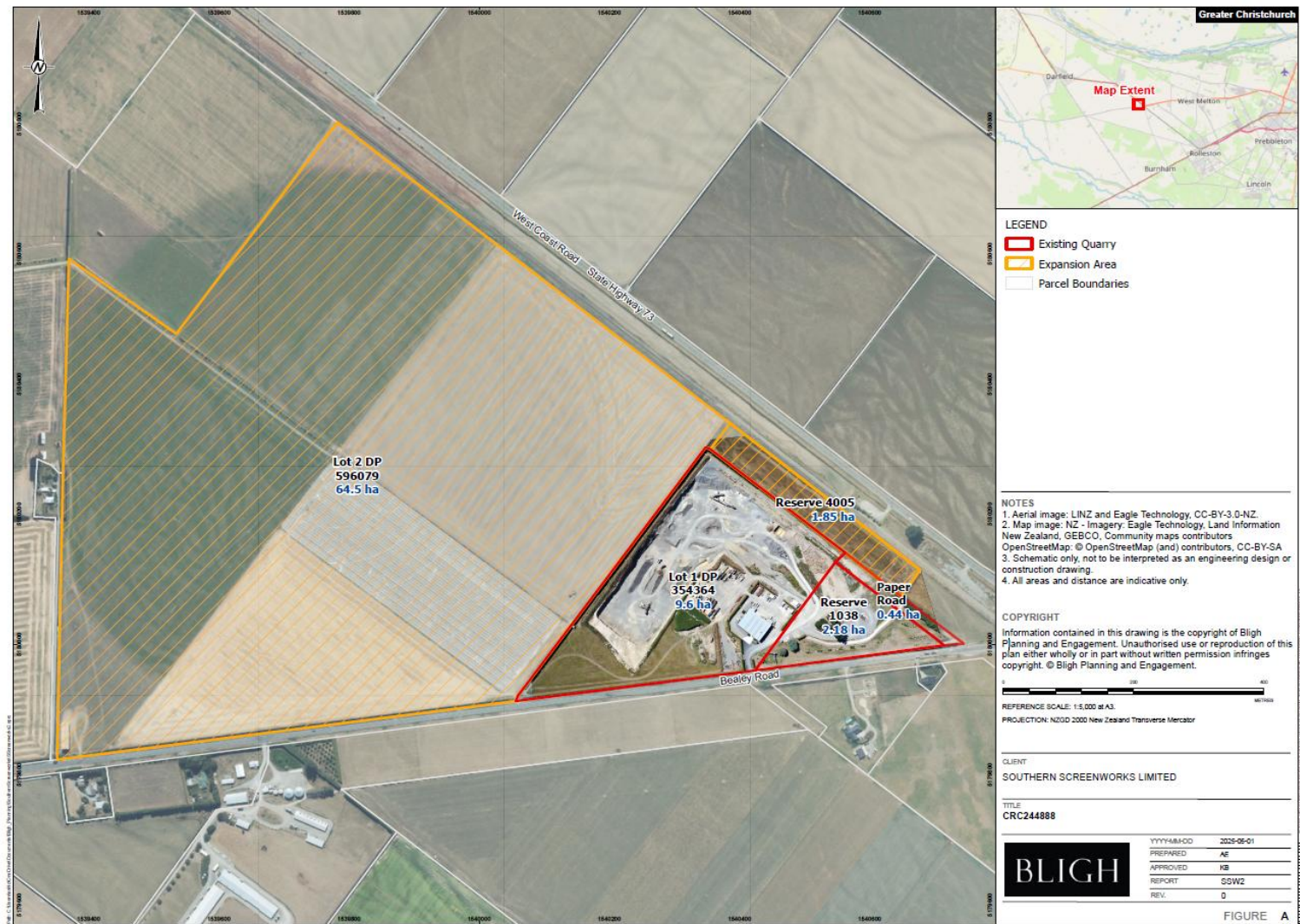
	Spill Management
8.	<p>All practicable measures must be taken to avoid spills of fuel or any other hazardous substances within the site. These measures must include:</p> <ul style="list-style-type: none">a. Refuelling of machinery and vehicles must not occur within 20 metres of open excavations.b. A spill kit must be kept on site that is capable of absorbing the quantity of oil and petroleum products that may be spilt on site at any one time, remains on site at all times.c. In the event of a spill of fuel or any other hazardous substance, the spill must be cleaned up as soon as practicable, and measures taken to prevent a recurrence.d. The Canterbury Regional Council, Attention: Compliance Manager (via ECInfo@ECan.govt.nz), must be informed within 24 hours of a spill event exceeding five litres and the following information provided:<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 effect of the spill on the receiving environment;vi. an assessment of any potential effects of the spill; andvii. measures to be undertaken to prevent a recurrence.
	Administration
9.	<p>The Canterbury Regional Council may annually, on the last working day of May or November, serve notice of its intention to review the conditions of this resource consent for the purposes of:</p> <ul style="list-style-type: none">a. dealing with an adverse effect on the environment which may arise from the exercise of this resource consent, and which is not appropriate to deal with at a later stage; andb. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.

Appendix Two – Canterbury Regional Council Conditions

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| 10. | If this resource consent is not exercised before [end of quarter five years from granting], it lapses in accordance with Section 125 of the Resource Management Act 1991. |
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Advice Note: *'Exercised' is defined as implementing any requirements to operate this resource consent and undertaking the activity as described in these conditions and/or application documents.*

Plan CRC244888



Appendix Two – Canterbury Regional Council Conditions

CRC244889
Application for Change in Conditions
by Southern Screenworks Limited
for a Land Use Consent (s9) to change conditions of CRC111384 - to extract gravel

	Limits
1.	<p>Activities shall be only</p> <ul style="list-style-type: none">a. The excavation of material;b. The deposition of material; andc. 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, Res 1038 and the adjoining unformed legal road, at or about map reference NZMS 260 M35:5033-4170 as shown on Plan CRC244889 which forms part of this consent.</p>
2.	<p>The excavation and deposition shall not occur within 10 metres of any external property boundary.</p>
3.	<p>The works authorised by this consent shall not occur at the following times:</p> <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.
	Security
4.	<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 time greater than one hour.
	Excavation Operations
5.	<p>The maximum depth of excavation shall be ten metres below the natural ground level.</p>

Appendix Two – Canterbury Regional Council Conditions

6.	Material shall not be excavated from any areas of standing water within the pit.
7.	<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.
Accidental Discovery	
8.	<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 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. b. Earthmoving operations shall not recommence until either: <ul style="list-style-type: none"> 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 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.
Hazardous Substances	

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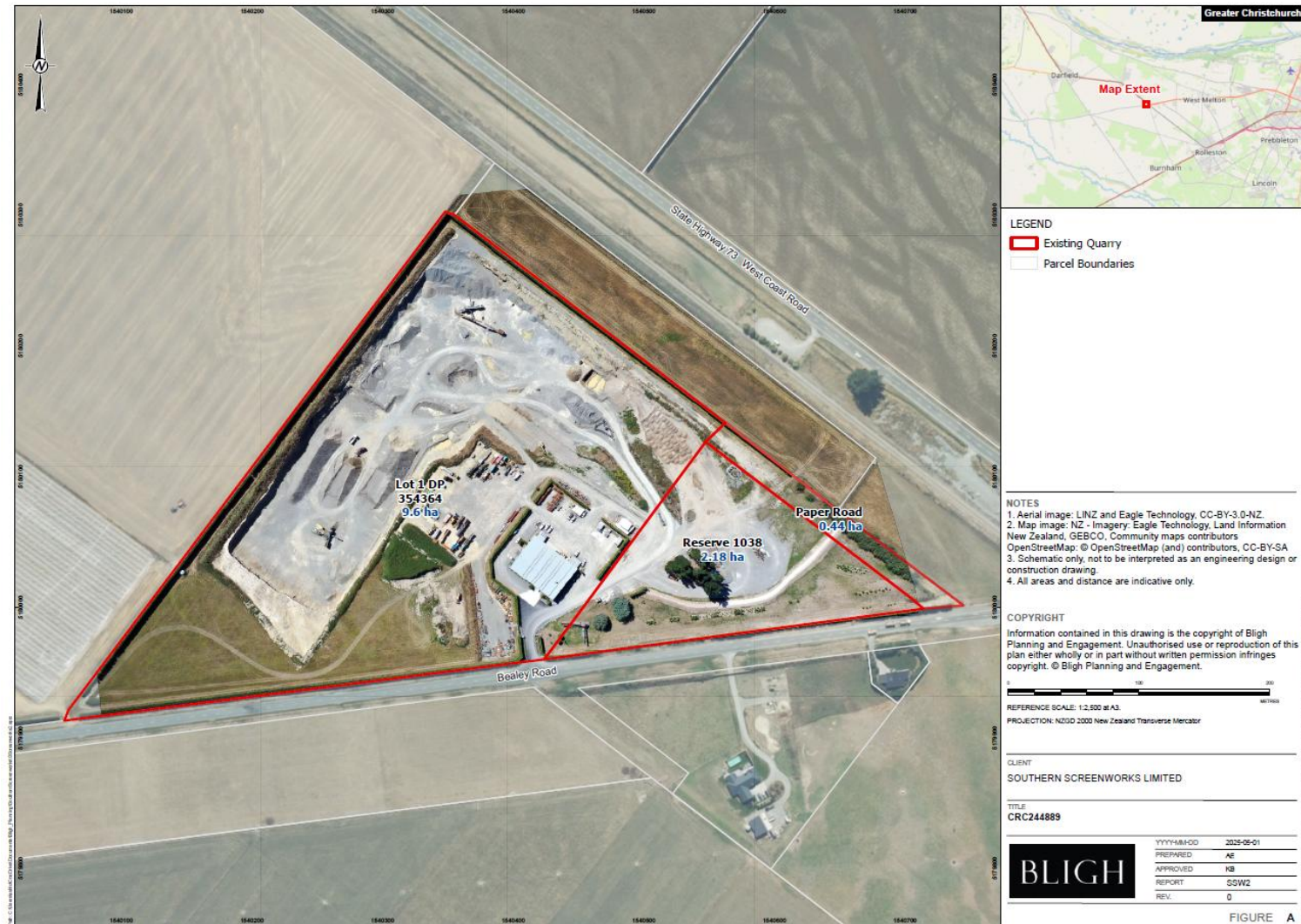
9.	<ul style="list-style-type: none"> a. Spill kits shall be kept on site in an accessible location and: b. The consent holder shall take all practicable measures to avoid spills of fuel or any other hazardous substances within the site. c. In the event of a spill of fuel or any other hazardous substance, 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. 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: <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.
Deposition of Material and Site Rehabilitation	
10.	<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.
11.	<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.
12.	Material shall not be deposited into groundwater or standing water.
13.	The site shall be progressively rehabilitated and re-sown in pasture.

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	<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.
	Lapsing and Review
14.	<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; orb. requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
15.	<p>The lapsing date for the purposes of Section 125 of the Resource Management Act (1991) shall be 30 June 2016.</p>

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Plan CRC244889



Appendix Two – Canterbury Regional Council Conditions

CRC244890

**Application for Change in Conditions
by Southern Screenworks Limited**

for a Discharge Permit (s15) to change conditions of CRC111434 - to discharge contaminants to air from gravel extraction activities

1.	<p>a. The discharges shall be only fugitive dust from</p> <ul style="list-style-type: none">i. the extraction, crushing, screening, stockpiling, transporting of gravel;ii. the deposition of cleanfill material; andiii. unconsolidated surfaces. <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, Res 1038 and the adjoining unformed legal road at or about map reference NZMS 260 M35:5033-4170 as shown on Plan CRC244890 which forms part of this consent.</p>
2.	<p>The quarrying activities shall be only:</p> <ul style="list-style-type: none">a. Overburden stripping and storage;b. Bund formation and maintenance;c. Extraction and transportation of aggregate; andd. Site rehabilitation.
3.	<p>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.</p>
4.	<p>The extraction of gravel shall not occur within 10 metres of any property boundary.</p>
5.	<p>The maximum amount of material stored on site shall be 25,000 cubic metres.</p>
6.	<p>Crushing of aggregate shall occur only between the hours of 7am to 6pm Mondays to Fridays, excluding public holidays.</p>

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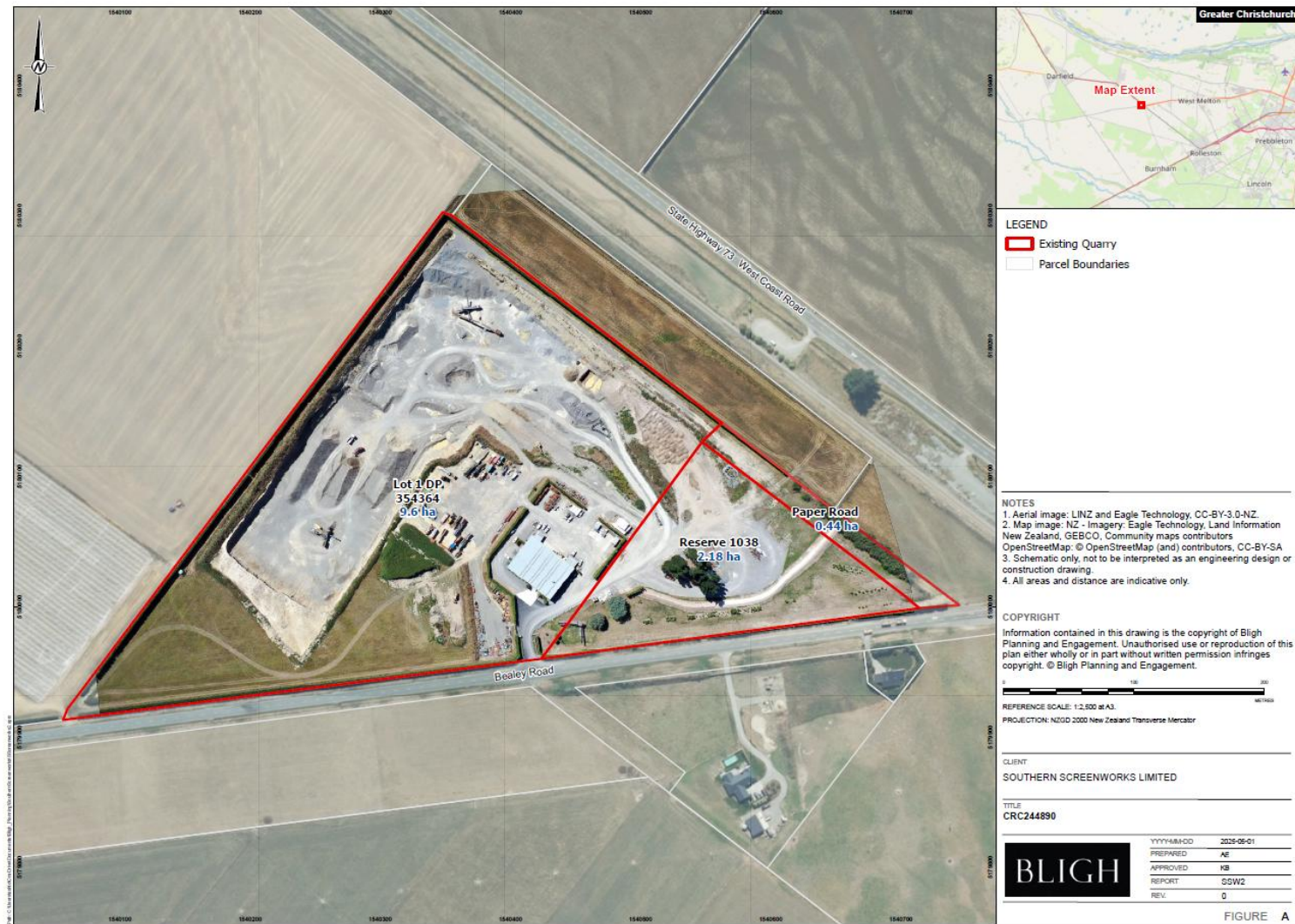
7.	<p>The consent holder shall undertake all practicable measures to prevent the discharge of dust. Such measures shall include but not be limited to:</p> <ul style="list-style-type: none"> a. Minimising exposed areas; b. Carrying out crushing operations on the floor or the pit; c. Avoiding extraction, 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 in accordance with <i>Appendix CRC244890: Glasson Huxtable Landscape Mitigation Plans 2.0 and 3.0 Pages 6 and 7 dated April 2025, Revision 3 Southern Screenworks Limited Aylesbury.</i></p>
9.	<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.
10.	<p>A record of all complaints relating to contaminants shall be maintained, and shall include:</p> <ul style="list-style-type: none"> a. the effect observed by the complainant; 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>

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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; orb. 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>

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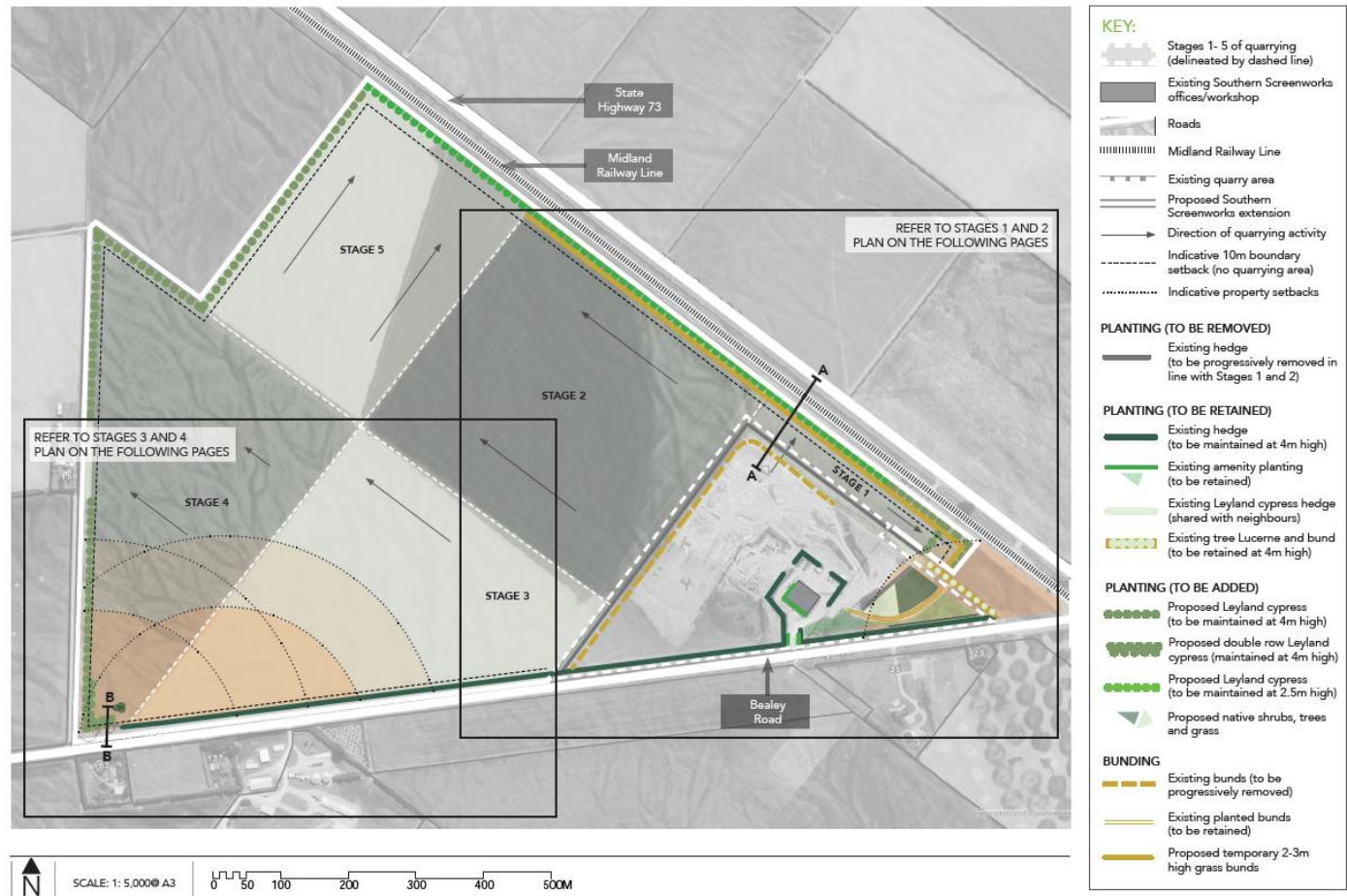
Plan CRC244890



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Appendix CRC244890: Glasson Huxtable Landscape Mitigation Plans 2.0 and 3.0

2.0 SITE WIDE LANDSCAPE MITIGATION PLAN



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

