OFFICER SET OF CONDITIONS – LAND USE CONSENT RC185627

These conditions have been amended post the Officer's report. Where the applicant has agreed
to the Officer recommendations, these have been accepted into the text of the conditions.
Tracked changes and comments identify where there is disagreement between the applicant and
the Officer over the conditions.

Amendments made prior to the hearing are shown below in highlight.

General Conditions

1) Except as required by subsequent conditions the development shall proceed in accordance with
the information and plans submitted with the application submitted on 20 November 2018 and
subsequent further information submitted on 12 March 2019 and 16 August 2019. The Approved
Consent Documentation has been entered into Council records as XXX. Where there is any
conflict between the application and the conditions, the conditions of consent shall prevail.

Location of Quarry

4.2) The area to be excavated shall be in accordance with the area shown on the attached XXX plan
dated XXX. This is the quarry area within the quarry site.

Lapse and Expiry

2.3) The consent holder is to notify the Team Leader Resource Consents, Selwyn District Council, at
least 5 working days prior to commencement of activities authorised by this consent.

3.4) Pursuant to section 125 of the Act this consent shall lapse five years after the date of this consent
unless either the consent is given effect to, or the council has granted an extension pursuant to
section 125(1)(b) of the Act. Once the consent has been given effect to, or work shall be completed
within 40 years.

Management Plans and Works to be completed prior to commencement of quarry operations

Certification

4.5) The following shall apply in respect of any condition which requires the consent holder to provide
the Council with a plan or similar document 'for certification':

(a) the consent holder shall provide the plan to the Council in accordance with the timeframe
specified in the applicable condition;

(b) the consent holder may commence the activities for which the plan relates in accordance
with the submitted plan unless the Council advises the consent holder in writing within 20
working days of receipt of the plan that it refuses to certify it on the grounds that it fails to
meet the requirements of the condition which requires such a plan to be provided in the
Council provides reasons why that view is held;

(c) should the Council refuse to certify the plan, the consent holder shall submit a revised plan
to the Council for certification. Clause (b) shall apply for any resubmitted plan;

Commented (BK1): The reference to '40 years' as included by the officer in this condition is opposed, as it
is not required to manage an effect and rehabilitation of the site will be progressive.
(d) once certified the plan may be varied by the consent holder. The certification process for any variation to the plan shall follow the process outlined in (a) to (c) above. The activities subject to the variation shall not commence until the variation has been certified by the Council.

6(6) This resource consent and a copy of the Council certified versions of all the plans required by this consent shall be kept on site all times and the consent holder shall ensure all personnel are made aware of each plan’s contents where the plan relates to activities that those personnel are responsible for.

Supervision and Notification

6(7) The consent holder shall appoint a representative(s) prior to the exercise of this resource consent, who shall be the Council’s principal contact person(s) in regard to matters relating to this consent.

7(8) All quarrying works shall be overseen by a suitably qualified and experienced quarrying practitioner.

8(9) Should any persons change during the term of this resource consent, the Consent holder shall [immediately] inform the Team Leader – Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) and shall also give written notice to the Team Leader of the new person’s name and how they can be contacted as soon as practicable.

Site Preparation and Landscaping

Landscape Management Plan

9(10) Establishment of landscape works (predominately bunding and planting) shall not occur until Selwyn District Council has certified a final LMP in general accordance with the Landscape Management Plan, Project No. 2017_031 B prepared by DCM Urban. The purpose of the Landscape Management Plan (LMP) is to ensure the successful establishment and long-term success of the proposed on-site landscape works.

10(11) The consent holder shall ensure that all quarry activities are undertaken in a general accordance with the certified landscape management plan.

11(12) The commencement of Stage 1 of quarrying operations shall not begin until landscape works defined in the approved LMP are established on-site.

12(13) Prior to quarrying operations commencing on the site, site bunding and landscaping shall be established in accordance with the Landscape Management Plan LMP approved certified in Condition 4 and Visual Impact Assessment by DCM Urban, referenced as Appendix E of the Resource Consent Application report by Golder Associates dated November 2018 together with subsequent updates to this documentation from the 12 March 2019 and 16 August 2019 further information responses. This shall include:

Bunding

a. Establishment of 3 m high earthen bunds around the site perimeter, with the exception of site accessways, with a 1 m wide flat top shall be constructed around the site. The bunds shall have a profile with an outside slope of up to 1:3 (one vertical to three horizontal) and a 1 m wide top and shall have a minimum length of 15 m.

b. Overlapping bunding, or a planted island barrier, shall be established to the heavy vehicle accessway entrance adjacent to Jones Road, so as to obscure views into the quarry from...
Jones Road (as per the example shown on Page 25 of the LVIA prepared by DCM Urban, Project No. 2017_31, dated 12 August 2019, or as otherwise may be approved by the Team Leader, Resource Consents).

c. As soon as practicable following construction of the bunds, the bunds are to be sown with grass or hydro-seeded to achieve swift grass cover and watered regularly to ensure grass cover is established and maintained.

d. To assist in achieving swift grass cover, construction of the bunds shall take place outside of summer months and in favourable weather, to avoid significant potential dust risk (e.g. during the months of February to November inclusive) and enable grassing of the bunds to occur in autumn or spring, in order to align with periods of good grass strike.

e. The grassed bunds shall be mown regularly or grazed to give a tidy appearance.

f. The grassed bunds shall be watered, when required to suppress potential dust, until a grass cover has been established. Further amendments to these requirements will be subject to relevant health and safety operations.

g. To ensure the survival of the existing shelter belts (identified on the figure Mitigation Measures – Edge Treatments on Page 17 of the LVIA) bunds should not be constructed within 1 m of the base of trees. Where no shelterbelt currently exists, bunding shall be set back at least 4 m from the site boundary. This design is shown in the Edge Treatments included on pages 19-22 of the LVIA prepared by DCM Urban, Project No. 2017_31, dated 12 August 2019.

Planting

h. The existing shelterbelts (identified on the figure Mitigation Measures Edge Treatments on Page 17 of the LVIA prepared by DCM Urban, Project No. 2017_31, dated 12 August 2019) along the site’s road boundary with Curraghs Road, the common boundary with 319 Maddisons Road, and the road boundary adjacent to the dwelling at 107 Dawson’s Road shall be retained. Where there are gaps or where the vegetation is dying or in poor condition these gaps shall be filled with similar tree species to achieve closures of these gaps.

i. An additional row of plantings shall be established behind these existing shelter belts as shown on the Edge Treatments A1 and C3 (pages 19 and 21) of the LVIA prepared by DCM Urban, Project No. 2017_31, dated 12 August 2019. This row of plantings shall first be established in the gaps of the bunds within the first planting season following the commencement of the formal commencement of consent.

j. Along the site boundaries where there is no planting, four rows of plantings shall be established in accordance with the Edge Treatments B2 and D4 (pages 20 and 22) of the LVIA prepared by DCM Urban, Project No. 2017_31, dated 12 August 2019 within the first planting season following the commencement of the formal commencement of consent.

k. All planting required for this consent under this condition (Condition 13 i to m) shall be maintained. Any dead, diseased, or damaged planting is to be replaced with plants of a similar species and as soon as practicable, having regard to planting seasons.

l. All planting will be established on the outer side of the bunds.
Any plantings along the Jones Road boundary will be maintained at a height of 5 m or less to limit shading of the road carriageway.

**Site Access**

13[14]. Vehicle access shall be provided on Jones Road, between Currachs and Dawsoms Road, for light and heavy vehicles. This may involve a separate access point exclusively for light vehicles. These access points shall be designed and constructed/ upgraded in accordance with the recommendations of the Stanlec ITA (Appendix C of the AEE). The heavy vehicle access shall be located at least 250 metres from the dwelling at 1090 Main South Road.

15. Road upgrades shall be undertaken in accordance with the Stanlec ITA (Appendix C of the AEE). This shall include provision of a roundabout on Dawsoms Road and road upgrades on Jones Road.

14[15]. The road improvement schemes specified in Conditions 14 and 15 above shall be constructed and fully operational prior to any movement of materials to or from the site.

16[17]. Prior to the commencement of the works required in Conditions 14 and 15, the consent holder shall provide detailed designs to the Council's Transportation Asset Manager for technical review and certification [approval].

16[19]. The consent holder shall arrange for a detailed design road safety audit to be carried out of the Jones Road / Dawsoms Road roundabout. The audit shall be carried out by a suitably-qualified, independent traffic engineer. Matters raised in the audit shall be considered by the consent holder, and the audit and outcomes will be provided to the Council.

**Operational**

**General**

17[19]. The hours of operation are 7:00 am to 8:00 pm, Monday to Saturday. Outside of these hours restricted processing operations and load out of trucks may occur as detailed in Table 1 below.

Table 1: Hours of operations/activities.

<table>
<thead>
<tr>
<th>Hours</th>
<th>Duration</th>
<th>Range of activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>6:00 am to 7:00 am</td>
<td>Monday to Saturday</td>
<td>Load out of trucks and truck movements, site pre-start up including operational warm up of conveyors and machinery. Clean fill deposition.</td>
</tr>
<tr>
<td>7:00 am to 6:00 pm</td>
<td>Monday to Saturday</td>
<td>Full range of quarry activities.</td>
</tr>
<tr>
<td>6:00 pm to 8:00 pm</td>
<td>Monday to Saturday on 150 days per annum.</td>
<td>Full range of quarry activities except mobile plant processing and working of cleatfill with the exception of processing using mobile plant and backfilling.</td>
</tr>
<tr>
<td>8:00 pm to 6:00 am</td>
<td>Monday to Saturday on 150 up to 60 nights per annum</td>
<td>Load out of trucks and truck movements, and ancillary activities such as operation of weighbridge and site offices and clean fill deposition.</td>
</tr>
</tbody>
</table>

- **Commented [AH15]:** Standard clause in most consents, as the infrastructure will be vested. I consider a timeframe should be specified to give SDC time to undertake the review.
- **Commented [BK16]:** Approval should be replaced by technical review and certification. The timeframe under condition 5 would therefore apply.
- **Commented [AH16]:** Only defined and unambiguous terms should be used. I.e. are "load out of trucks", "load out of aggregate" and load out of trucks and truck movements" distinct things? What is "operational warm-up" and are "back-filling" and clean fill deposition different things?
- **Commented [BK18]:** Amendments are proposed to the table as shown. Night time movements are constrained by the applicant's charge, but the number of nights proposed is reduced to 60. Wording has been amended to reduce uncertainty as suggested.
### Table: Hours vs. Range of Activities

<table>
<thead>
<tr>
<th>Hours</th>
<th>Duration</th>
<th>Range of activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sunday and public holidays</td>
<td>For up to 15 days per year</td>
<td>Load out of trucks and truck movements — end-of-aggregate and clean fill deposition.</td>
</tr>
</tbody>
</table>

At all times, dust suppression, operation of weighbridge office activities, site security and light maintenance as required.

NB: 'Clean fill deposition' above, means the unloading of clean fill at the site, but not the working of clean fill.

---

18(20) No aggregate processing or transportation from the site shall take place prior to the opening of the Christchurch Southern Motorway Stage 2 (CSM2).

21(1) Truck movements outside the hours of 8.00 am to 8.00 pm Monday to Saturday shall be restricted to no more than 30 vehicle movements per hour. Truck movements on Sunday and public holidays shall also be restricted to 30 vehicle movements per hour.

21(2) Heavy vehicle movements leaving or accessing the Roydon Quarry between the hours of 8.00 pm and 6.00 am shall not travel on the following roads:

   a. Jones Road west of access (between the access and Curraghs Road)
   b. Dawsons Road north of Jones Road (between Jones Road and Maddisons Road)
   c. Jones Road east of Dawsons Road (between Dawsons Road and Railway Terrace)

Advice note: The above conditions will also avoid travel down Curraghs Road.

### Excavation

18(23) No excavation shall occur below 1 m above the highest recorded groundwater level at the site, as at the date of this consent being granted.

20(24) The consent holder shall establish a surveyed datum point at local ground level in an area that will not be excavated. This point shall be used to certify the depth of excavation and cleanfill at any point within the consent holder's site.

21(25) Should the groundwater level increase (at times of high-water table) so that the separation is less than 1 m between the measured groundwater levels and the base of the quarry floor, the consent holder shall apply virgin materials (aggregate sourced from within the site, opposed to imported cleanfill) in these areas, so as to re-establish a 1 m separation distance. Such actions shall be reported to the Team Leader – Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) within one month of the work being undertaken. This requirement shall not apply to any areas which have already been rehabilitated.

22(26) Access to the quarry excavation areas shall be secured by fencing and lockable gates.

23(27) After the establishment of the quarry pit, no processed aggregate stockpiles shall be above the height of natural ground level.

24(28) All processed aggregate products shall be stockpiled by grade within the quarry floor area. All stockpile volumes shall have a maximum total volume of 200,000 m³ at any one time and shall be located below the height of the level of the bunds, following the establishment of the central processing area.
26. Any site areas shall be limited to a maximum area in accordance with the following specified open ground limitations, at any one time, as set out in the table below:

Table 2: Open area limits for active quarrying.

<table>
<thead>
<tr>
<th>Purpose</th>
<th>Area (ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central processing area, its fixed plant, stockpiles, portable plant etc.</td>
<td>7</td>
</tr>
<tr>
<td>Excavation in process</td>
<td>£</td>
</tr>
<tr>
<td>Fill and rehabilitation in process</td>
<td>£</td>
</tr>
<tr>
<td>Site roads – unsealed</td>
<td>£</td>
</tr>
<tr>
<td>Field conveyor, service lanes</td>
<td>4</td>
</tr>
<tr>
<td>Total active area</td>
<td>26</td>
</tr>
</tbody>
</table>

The above areas exclude the sealed access road(s) and any site buildings.

27. Any roads within the central processing area shall be sealed as shall the access road(s) into the site.

Stockpiles

27. Any fixed processing plant and associated stockpiling shall be set back at least 500 m from the site boundaries and any mobile processing plant and associated stockpiling shall be set back at least 250 m from the property line boundaries, and at least 250 m from the property line boundaries.

No extraction shall occur within 100 m of any dwelling existing at [the date of consent being granted] being 151 Carraghs Road and 319 Maddisons Road, without the prior written consent of the owners and occupiers of these dwellings.

Keeping of Records

28. At the conclusion of each stage, the consent holder shall forward a progress report to the Team Leader – Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz). The report will note the volume of materials extracted, the amount and type of fill placed, the area of excavation that remains open, and the number of daily truck movements associated with the operation during that stage. Each report will include a plan showing the area which has been worked during the applicable period.

Cleanfilling

29. Where additional fill is required to be brought into the site for rehabilitation purposes, the consent holder shall ensure that all material deposited in the excavated area is:

a. Only material defined as ‘Cleanfill’ as set out in the advice note attached to this condition;
b. The material is not deposited into groundwater, and is at least 1 m above the highest recorded groundwater level, subject to Condition 23;
c. Material is deposited in accordance with a Cleanfill Management Plan which has been prepared in accordance with Section 8.1 and Appendix B of "A Guide to the Management of Cleanfill", Ministry for the Environment, January 2002;

d. Checked by the site manager prior to deposition in the pit. If the material is not classified as Cleanfill, the consent holder shall immediately remove the material and arrange for the disposal of it at an appropriate location; and

e. Recorded by an electronic weighing system. The record shall include a detailed record of all materials deposited into the Cleanfill site and shall be provided to the Selwyn District Council annually. This record shall include the following information:

- The name of the company delivering the material;
- The date of deposition;
- The physical address of the land the material was sourced from;
- A description of the material;
- The approximate quantity of material; and
- The weight or volume of the material deposited; and
- The approximate location of the load within the site following deposition.

f. Copies of this documentation shall be provided to the Council on an annual basis request and otherwise shall be available on request.

Advice note: "Cleanfill" is defined as:

Material that when buried will have no adverse effect on people or the environment. Cleanfill material includes virgin natural materials such as clay, soil and rock, and other inert materials such as concrete or brick that are free of:

- combustible, putrescible, degradable or leachable components
- hazardous substances
- products or materials derived from hazardous waste treatment, hazardous waste stabilisation or hazardous waste disposal processes
- materials that may present a risk to human or animal health such as medical and veterinary waste, asbestos or radioactive substances
- liquid waste.

30][55] Any contractor depositing material at the site shall have a written contract with the consent holder and shall be provided with a copy of this consent prior to entering the site. Site inductions will be held on a quarterly basis for contractors using the site, and records of these inductions shall be kept and provided to the Council on an annual basis request and otherwise shall be available on request.

Traffic

31][36] Heavy vehicle movements shall not exceed a maximum of 1,200 movements per day. For the avoidance of doubt, this would equate to 600 trucks entering the site each day, and 600 trucks exiting each day. Records of heavy vehicle movements shall be kept in sufficient detail to enable
monitoring of this to take place and shall be provided to the Council on an annual basis together with confirmation that this has not been exceeded.

33(37)1. Heavy vehicle movements shall not exceed more than 800 movements per day, as an average, over any consecutive 60 calendar day period. For the avoidance of doubt, this would equate to 400 trucks entering the site each day, and 400 trucks exiting each day. Records of heavy vehicle movements shall be kept in sufficient detail to enable monitoring of this to take place and shall be provided to the Council on an annual basis together with confirmation that this has not been exceeded.

33(38)1. A Transportation Management and Routing Plan shall be prepared by the consent-holder. This will include, as a minimum, that:

   a. Fulton Hogan controlled trucks will only travel into or through Templeton or on Curraghie Road if a delivery is in the immediate vicinity.

   b. Fulton Hogan will require any non FH-controlled truck drivers accessing the site to sign on to a code of practice committing to the same standards for heavy vehicle control and noise as Jones Road and maintaining on leaving the site.

   c. A prominent sign will be established inside the quarry gate reminding drivers not to travel through Templeton or on Curraghie Road unless a delivery is in the immediate vicinity.

   d. Arrangements for site induction shall include a section on truck route options to and from the site, indicating procedures across the Curraghie Road railway overcrossing, and shall specifically address point (b) above.

The consent holder shall ensure that all quarry activities are undertaken in a general accordance with the certified Transport Management and Routing Plan.

39) The surveys and assessments specified in Condition 38 above shall be repeated at least one year after the quarry is operational.

40) The surveying and monitoring required under the surveys and assessments shall be conducted by a qualified mine surveyor. The surveying and monitoring shall be done at a frequency appropriate to the activities taking place at the site.

41) To avoid material being deposited, dropped or tracked onto Jones Road from the application site, the following measures shall be put in place for the heavy vehicle access road:

   a. Any unsealed portion of the access road connecting to the sealed part of access road is to have clean chip placed on it to minimise dust and movement of larger material to the sealed portion of the access;

   b. At least the first 100 m of the sealed portion inside the site boundary of the heavy vehicle access road is to be inspected daily and debris swept as required;

   c. The edges of the sealed access road shall be inspected and maintained, particularly where pot holes emerge. Before they are filled, pot holes shall be coned off to avoid further damage and likelihood of material transfer to the road;
d. Trucks shall be inspected (which may be by camera) at the weighbridge with the purpose of identifying and minimising the risk of material being carried onto Jones Road.

42) The length of Jones Road from Dawsons Road to the site's vehicular entrance must be regularly inspected by the consent holder for sediment tracked by vehicles to and from the site. In the event that any sediment does get tracked onto the public roadway from the site, all material must be removed immediately. A record of when road clearing has taken place must be retained and must be made available to Council on request and otherwise provided to the Council annually.

**Commented [BK31]:** This new condition is proposed in accordance with paragraphs 23 and 24 of the AOS Traffic Effects.

---

**New Conditions**

42. Trucks exceeding 20t at the weighbridge weighbridge with the purpose of identifying and minimising the risk of material being carried onto Jones Road.

42. The length of Jones Road from Dawsons Road to the site's vehicular entrance must be regularly inspected by the consent holder for sediment tracked by vehicles to and from the site. In the event that any sediment does get tracked onto the public roadway from the site, all material must be removed immediately. A record of when road clearing has taken place must be retained and must be made available to Council on request and otherwise provided to the Council annually.

**Safety at the weighbridge:**

42. Safety at the weighbridge shall be assessed in accordance with the criteria set out in the Public Safety Assessment (PSA) document and shall be in accordance with the Site Specific Management Plan (SSP) requirements and any amendments required by the relevant authority.

**The GMP must include details relating to:**

- The monitoring required to identify any changes in the operation and safety risk at the site.
- The procedures and requirements for monitoring and reporting of any changes in operation and safety risk at the site.
- The monitoring and reporting requirements for the consent holder at the site.
- The procedures and requirements for the consent holder at the site.
- The procedures and requirements for the consent holder at the site.
- The procedures and requirements for the consent holder at the site.
- Regulatory requirements.

42. The GMP must include details relating to the monitoring and reporting required to identify any changes in the operation and safety risk at the site. The monitoring and reporting requirements for the consent holder at the site are set out in the Site Specific Management Plan (SSP) document and shall be in accordance with the requirements of the relevant authority.
210. If new Zealand Transport Agency and/or lighthouse agree to participate in a workshop:

- The iOriiDent Holder shall provide a copy of the Draft CMP to all or both participants on which shall be written at least one week before the workshop.
- The lighthouse Holder shall provide a summary of the workshop to participants at least one week before the workshop.
- The attendees shall be given the opportunity to provide written feedback to the iOriiDent Holder on the Draft CMP during the workshop days of the preparation of this workshop.
- If features are changed, the lighthouse the iOriiDent Holder can request to review the CMP.

211. If New Zealand Transport Agency and/or lighthouse agree to participate in a consultation, the iOriiDent Holder shall provide a copy of the Draft CMP to all stakeholders at least one week before the consultation.

212. At the completion of the process outlined in sections 210.1, 210.2, and/or 210.3, the iOriiDent Holder shall submit the completed CMP to the New Zealand Authority for publication that it is consistent with the model asset plan in section 209. The lighthouse Holder shall ensure that all written feedback received from the New Zealand Transport Agency as well as the Draft Plan in accordance with sections 210.1, 210.2, and 210.3 is provided to the iOriiDent Authority at the same time that the Plan is submitted for certification along with a clear explanation of where any comments have or have not been incorporated into the Final Plan or any reasons why.

213. The iOriiDent Holder shall ensure that a copy of the completed CMP is provided to the consultation group at the next consultation meeting.

214. Once completed, the iOriiDent Holder shall implement the CMP.
Noise

36(1)(a) All activities on the site (other than construction), measured in accordance with the provisions of NZS 6801:2008 "Acoustics – Measurement of environmental sound", and assessed in accordance with NZS 6802:2008 "Acoustics – Environmental Noise", shall not exceed the following noise limits at any point within any other site, during the following times:

- Daytime 0700 to 1800 hrs 55 dB L_{eq} 
- Evening 1800 to 2000 hrs 50 dB L_{eq} 
- Night 2000 to 0700 hrs 45 dB L_{eq} and 70 dB L_{max}

37(2) In order to permit vehicle access onto the site, the noise limits above shall not apply to vehicle movements when measured within 250 m of the site's heavy vehicle entrance.

38(4) Construction activities including the establishment of the site, roadworks, topsoil stripping, bund construction deconstruction and topsoil spreading, and formation of final batter slopes, shall be conducted in accordance with NZS 6803: 1999 "Acoustics - Construction Noise", and shall comply with the "typical duration" noise limits contained within Table 2 of that Standard.

40(6) Should audible vehicle reversing alarms be required, only broadband noise alarms are to be used on quarry-based equipment including trucks. Tonal reversing alarms are not permitted. Fulton Hogan Ltd shall require any non-FH controlled drivers accessing the site to sign on to a code of practice committing to the same.

90° Condition

Ibertherm Ltd (i.e. Sun and Smin) Fulton Hogan shall not allow trucks and machinery to be used on the site which cause loud reversing alarms, viz, voiceonly alarms that are generated by noise engines or generators, including alarms with loud electric buzzers.

41(1) Prior to the commencement of the activity, the consent holder shall submit to the Team Leader - Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz), a Noise Management Plan relating to the proposed operation. The Plan shall describe in detail the proposed managerial measures to be used to control noise generated by the operator. The Plan shall describe the role of staff in the management of noise, and nominate the specific staff member(s) responsible for overseeing the implementation and upkeep of the Plan. The Plan shall also specify procedures should any complaint in relation to noise be received.

Noise emissions from the site shall be measured and assessed in accordance with Condition 43 above, by a suitably qualified and experienced acoustic consultant at the following stages:

- **Within the first 12 months following the commencement of gravel extraction activities,**

- **When excavation advances to within 400 metres of the dwellings at 319 Maddisons and 153 Currajong Road,**

Commented [BK13]: The inclusion of "including trucks" is considered to be inappropriate as it is not possible to require all non-FH trucks to not have tonal beepers. However, the circulation within the site will limit reversing. This condition was not intended to capture road trucks.

Commented [BK13]: This condition is proposed for paragraph 19 of my first statement of rebuttal evidence.
* Each time a different mobile crushing plant is operated within 400 metres of the dwellings at 319 Maddisons and 151 Curraghs Road.

* Once When rehabilitation activities are undertaken within 400 metres of the dwellings at 319 Maddisons and 151 Curraghs Road.

On each occasion, a report describing the measurement results shall be submitted to the Team Leader – Compliance, Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) within 20 working days of completion of the survey.

Lighting and Glare

42(48) Lighting from the site shall be directed downwards and shall have a maximum light spill not exceeding 3 lux spill on to any part of any other adjoining property, in accordance with Rule 9.18.1.2 contained in Part C of the Rural Volume of the Selwyn District Plan.

43(49) All lighting for the site will be designed and installed by an appropriate and recognised lighting specialist, in general accordance with the Lighting Plan prepared by Ideal Supplies Ltd. Lighting Design reference 3242, and dated 5 August 2019.

Airport Operations and Bird Strike

44(50) No activities shall take place in the floor of the quarry which involve feeding and or encouragement of birds. The quarry shall be managed to ensure that any surface ponding drains freely while rehabilitated areas shall be designed and finished to be free draining surfaces, as provided for in the Draft Quarry Rehabilitation Plan (Appendix G of the AEE).

45(51) An emergency contact person responsible for on-site operations, and their contact details, shall be provided to Christchurch International Airport Limited (CIAL) prior to this consent being exercised. This will enable prompt contact with the consent holder to be made by CIAL for any issues that may arise on-site that need urgent action to prevent conflict with airport operations, including not limited to dust generation, glare from any operations and bird management. If the emergency contact person should change during the exercise of this consent, the consent holder shall advise CIAL of the new contact details for the new emergency contact person.

46(52) Subject to prior contact with the on-site operations managers, CIAL’s planning staff and/or Wildlife Management Officer may arrange visits to the site by Ornithological or Pest Management Consultants and their staff for the purposes of pest bird monitoring or management and to assess and make recommendations that relate to the mitigation of bird strike risk.

47(53) Solid waste shall be disposed of to an approved solid waste facility by an appropriately-licenced operator. Solid waste shall be held in wheeled bins or similar appropriate containers designed to avoid attracting birds or rodents, to shelter the contents from rainfall, and to secure the waste in the event of windy conditions.

48(54) CIAL shall be provided with an opportunity to participate in the development and review of management plans for the duration of the consent to ensure that the plans are being implemented and as changes are needed, these are being actioned and implemented appropriately. CIAL shall be consulted on the timing and pace and rehabilitation activity carried out as they agree. It is possible that additional measures will be required to prevent conflict with airport operations.

Commented [BK34]: A number of amendments are made to reflect that the requirement is once for each item. The property at R S 3218.07200 BLK XVI ROLLESTON appears to contain 2 dwellings. The valuation address appears to be 151 Curraghs Road and it is therefore considered appropriate that this address is used for the applicable conditions. The conditions are written so they capture both dwellings on the site.

Field Code Changed

Commented [BK35]: The amendment to green is proposed in accordance with paragraph 80 of my final statement of rebuttal evidence.
Hazardous Substances

49(5). The consent holder will take all practicable step to mitigate fuel spills or contaminants. In the event of a spill of fuel or any other contaminant, the consent holder shall clean up the spill as soon as practicable and take measures to prevent a recurrence.

50(6). The consent holder shall inform the Team Leader - Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) within 24 hours of any spill event greater than 4 litres and shall provide the following information:

- The date, time, location and estimated volume of the spill;
- The cause of the spill;
- The type of contaminant(s) spilled;
- Clean up procedures undertaken;
- Details of the steps taken to control and remediates the effects of the spill on the receiving environment;
- An assessment of any potential effects of the spill and measures to be taken to prevent a recurrence.

51(7). The only hazardous substances to be stored on site shall be fuel and lubricants for quarry plant and machinery.

52(8). The total maximum volume of diesel to be stored on site shall not exceed 15,000 litres (L). Diesel storage shall have a Stationary Container Certificate and the storage of all hazardous substances on site shall be in accordance with the requirements of the Hazardous Substances and New Organisms Act 1996.

Demolition

53(9). Prior to any demolition of the dwellings on the site, asbestos surveys shall be undertaken, and any identified or suspected asbestos containing material (ACM) shall be removed. All asbestos work shall be undertaken by a suitably licensed person(s) in accordance with the Health and Safety at Work (Asbestos) Regulations 2010 and the WorkSafe New Zealand Approved Code of Practice: Management and Removal of Asbestos 2016. The results of the asbestos survey shall be used to determine if asbestos investigation of soil is required around the periphery of the dwellings.

54(10). When any dwellings on the site have been vacated, prior to demolition, the investigation of lead-based paint in soils around the periphery of the dwellings shall be undertaken and reported to Team Leader - Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz).

Remediation of Contaminated Material

56(11). The handling and reuse of contaminated material as identified in the “Preliminary and Detailed Site Investigation”, prepared by Goldstar Asbestos (NZ) Limited dated November 2018 and submitted with the application (Appendix H of the AEE) shall be undertaken in accordance with a Remediation Action Plan (RAP). The RAP shall be prepared and submitted to the Team Leader - Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) and the Canterbury Regional Council prior to the remediation works commencing.

Field Code Changed

Commented 56(11): To address the CRC officer recommendation for the RAP to be provided to CRC.
The material identified in Condition 61) may be reused in the construction of earth bunds on the site and for rehabilitation of the base of the quarry excavation only if identified as being suitable for doing so in accordance with the RAP prepared under Condition 61).

The excavation of the material identified in Conditions 45 62 and 61) shall be supervised and validated by a Suitably Qualified and Experienced Practitioner as defined in the NES Contaminated Land Users' Guide (ME 2012). On completion of the works, the consent holder shall submit a site validation report to the Team Leader – Compliance, Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz).

Prior to undertaking any works in areas of contaminated land, Fulton Hogan shall remove any contaminated soils from the site, in order to reduce the risk for any ongoing contamination from such land. Following the removal of any waste material and soil containing heavy end hydrocarbons from the site, validation sampling of the underlying soils shall be completed, to determine the land can be suitably reinstated for rural residential or recreation end use, upon the completion of quarrying.

An unexpected discovery protocol shall be prepared to address the potential for uncovering of contaminated soils/materials during earthworks and extraction, and shall be applicable to the whole development.

In the event that soils are unexpectedly found that have visible staining, odours and/or other conditions that indicate soil contamination then work must cease and all workers shall vacate the immediate area, notify the site manager and ensure that the local authorities are informed (via Selwyn District Council and the Environment Canterbury pollution hotline on 0800 76 56 68). No excavation of such soil shall occur without advice from a Suitably Qualified and Experienced Practitioner (SQEP) on land contamination and the agreement of the local authorities.

Rehabilitation

At least one month prior to the commencement of any activities authorised by this resource consent, the consent holder shall submit a Quarry Rehabilitation Plan (QRP) via email to the Team Leader – Compliance Environmental Services, Selwyn District Council (compliance@selwyn.govt.nz) for technical review and certification (or their nominee).

The QRP shall be based on the draft QRP submitted to the Selwyn District Council in November 2016 and developed in accordance with Rule 17.8.3.14 of the Christchurch District Plan (as at 5 March 2019).

If the Selwyn District Council confirms receipt of the QRP but then fails to provide any further response to the consent holder within a period of two months, the QRP shall be deemed to be certified.

Rehabilitation of the site shall be undertaken in accordance with the certified QRP and implemented at the completion of each stage of extraction.

Rehabilitation work shall only be undertaken during the relevant consented hours.

The QRP shall be reviewed annually to assess the need for it to be updated, by an expert nominated by Council and all fees associated with a review shall be paid for by the Consent holder. A scheduled review of the QRP shall consider the following matters, in terms of suitability of existing content and any requirement for new information:

- Outlining rehabilitation activities undertaken during the reporting period.
b) Areas of the site to be quarried (extraction) over the next 12 months.
c) Plans for earthworks, including overburden stripping and disposal, over the next 12 months.
d) Areas of vegetation removed and areas planted during the reporting period.

66[73] Amsked update (out of annual review timeframe) of the QRP shall be triggered, should any of the following circumstances occur:

a) When there is a fundamental shift in operational activities (e.g., unscheduled move to a new area).
b) Following significant environmental incidents (e.g., flooding on the site, causing damage to assets).

67[74] The final internal slopes of the quarry should be formed to provide an irregular form to the edge of the quarry but at gradients which allow for the placement of topsoil and grass growth. The slope gradient should vary between 1 in 3 and 1 in 6 with an irregular form to negate a linear, uniform appearance of the slopes and to create a more natural appearance.

68[75] Following completion of quarrying and within 6 months of completion of cleanfilling in a sub-stage, a minimum 300 mm topsoil layer shall be applied over the finished surface level and sown with a suitable grass species or Team Leader - Compliance Environmental Services, Selwyn District Council (compliance@selwyn.gov.nz) planted with another suitable vegetation.

69[76] Re-grassing or otherwise vegetating final top soil layers within each rehabilitated sub-stage shall occur within 60 days, to minimise dust generation and erosion losses. If this work is required outside of spring or autumn, the area can be suitably mulched or covered with another form of material to suppress dust from the area until it is appropriate to re sow grass. Irrigation of grass-seeded areas shall be undertaken as required to ensure establishment.

71 All finished surfaces to be designed and constructed to be free draining.

Management Plans

70[78] A number of management plans are proposed for the quarry to ensure that the conditions of this consent are complied with. The management plans are intended to describe how conditions will be met and address how potential adverse effects are to be monitored and managed. The management plans may change and evolve over time in order to remain responsive to current operations and environmental conditions. The site shall operate in accordance with the following management plans:
a) Rehabilitation Management Plan (Appendix G of the AEE).
b) Dust Management Plan (Appendix D of the AEE).
c) Cleanfill Management Plan (Appendix F of the AEE).
d) Spill Management Plan.
e) Transportation Management and Routing Plan.
f) Noise Management Plan.

In the event of an inconsistency between the management plans and a condition of this consent, these conditions shall prevail.
Consultation

7179 The consent holder shall establish a Community Liaison Group (CLG) in accordance with the following requirements:

a. The purpose of the CLG shall include, but not be limited to, the following:
   i. To engage on an on-going and regular basis about matters associated with the operation of the quarry where those matters affect the community and are of mutual interest to the representative parties.
   ii. To promote the free flow of information between the local community and the consent holder so as to, wherever possible, address any issues that may arise; and
   iii. To discuss the results of monitoring and any matters that may arise as a result of the monitoring.

b. The CLG shall initially comprise up to two representatives of the consent holder and the consent holder shall invite one representative of the Selwyn District Council, one representative of the Canterbury Regional Council, one representative of the Templeton Residents Association (TRA), one representative of the Weedon’s Residents Association (WRA), one representative of the New Zealand Motor Caravan Association Incorporated, the representative of Southern Ward/Group, and representatives of the relevant Kaiapoi Runanga.

Advice note: This condition only governs initial membership for the purposes of convening the first meeting of the CLG. On-going membership will be determined by the CLG.

c. The consent holder shall ensure that members of the CLG are provided with the opportunity and facilities to meet:
   i. At least 30 working days prior to the start of any construction activities on the site;
   ii. Not less frequently than quarterly during the first year of the quarry being established, and biannually thereafter, unless all members of the CLG agree there is no need for a meeting;

d. If the consent holder, in progressing any element of the quarry, wishes to call a meeting of the CLG to obtain community input, the meeting regime may be shifted to accommodate such a request.

e. Proposed meetings shall be notified to members of the CLG and to any members of the local community whose contact details have been provided to the consent holder.

f. Minutes of the CLG meetings shall be made publicly available.

CONDITIONS

The consent holder shall engage an independent person to prepare the CLG meeting minutes based on the consent holder's notes and distributed to members of the CLG.

The consent holder shall ensure that there is a representative present at the first meeting of the CLG and that there is a meeting regime where the consent holder shall discuss the results of monitoring.

Commented [BK32]: The amendment in green is proposed in response to the request made in the evidence of Garth Michel (Southern Ward).

Commented [AH49]: I consider the should condition also state that the Consent holder is responsible for the costs of the CLG, and that in terms of Council representation, should be expanded to also include Compliance and Monitoring personnel.

Commented [BK41R40]: This is not agreeable to the applicant. Costs should be where they fall in terms of the participants. The applicant will cover the costs of the venue and costs of the meeting itself but attendance is ultimately voluntary and at the interest of the participants. The applicant not aware of other situations where a condition has been inserted requiring costs to be explicitly borne by the consent holder for a CLG.

Commented [BK42]: The two new conditions are proposed in accordance with paragraphs 54 of my final statement of regulatory evidence in response to Mr. David Miller's submission.

PGR/CD777-295-156 V1
Advice note: In the event that it is not possible to establish a CLG or convene meetings through lack of interest or participation from the local community, then such failure to do so shall not be deemed a breach of these conditions. Should the local community wish to re-establish meetings after a period of inactivity then the conditions above continue to apply.

Accidental Discovery Protocol

72(80) Immediately following the discovery of material suspected to be a taonga, kōwai or Māori archaeological site, the following steps shall be taken:

a. All work in the vicinity of the discovery will cease and the Council advised.

b. Immediate steps will be taken to secure the site to ensure the archaeological material is not further disturbed.

i. Notify the Kaitiaki Rūnanga and the Area Archaeologist Heritage New Zealand. In the case of kōwai (human remains), the New Zealand Police must be notified. The Kaitiaki Rūnanga and HNZPT will jointly appoint / advise a qualified archaeologist who will confirm the nature of the accidently discovered material. If the material is confirmed as being archaeological, the consent holder will 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).

ii. The consent holder will also 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.

iii. If kōwai (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōwai dealt with according to both law and tikanga, as guided by the Kaitiaki Rūnanga.

iv. Works in the site area shall not recommence until authorised by the Kaitiaki Rūnanga, the HNZPT (and the NZ Police in the case of kōwai) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met. The Council shall be advised of the outcomes prior to the recommencement of work, and copies of all relevant approvals shall be provided to the Council for the consent file.

v. All parties will work towards work recommencing in the shortest possible timeframe 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.

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

Reporting and Review

73(81) 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, and any steps taken to address the issue raised. The complaints register shall be provided to the Team Leader,
Compliance, Selwyn District Council (compliance@selwyn.govt.nz) annually, and otherwise shall be available on request.

74(2) Records of all staff training shall be retained on site and provided to the Council immediately on request.

75(3) The Selwyn District Council may, during the month of May or November each year, review any or all of the conditions of the consent pursuant to section 128 of the Resource Management Act 1991 for any or any of the following purposes:

a. To deal with any adverse effect on the environment which may arise from the exercise of the consent that was not foreseen at the time of granting of the consent, and which is therefore more appropriate to deal with at a later stage; and/or

b. To require the consent holder to adopt the best practical option to remove, remediate or reduce and adverse effects on the environment resulting from the activity; and/or to review the noise limits and traffic effects; and/or

c. To review the methodology of the operation should noise, dust and nuisance effects become an issue; and/or

d. To require consistency with any relevant Regional Plan, District Plan, National Environmental Standard, Water Conservation Order or Act of Parliament.

Advice Notes to the Consent Holder

Lapse Period

a) Pursuant to section 125 of the Resource Management Act 1991, if not given effect to, this resource consent shall lapse five years after the date of this decision unless a longer period is specified by the Council upon application under section 125 of the Act.

Monitoring

b) In accordance with section 36 of the Resource Management Act 1991, the Council’s specialised monitoring fee will be charged.

c) 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.

d) Where the conditions of this consent require any reports or information to be submitted to the Council, please forward to the Council’s Compliance and Monitoring Team (compliance@selwyn.govt.nz).

e) Any resource consent that requires additional monitoring due to non-compliance with the conditions of the resource consent will be charged additional monitoring fees on a time and cost basis.

Vehicle Crossings

f) Any new or upgraded vehicle crossing requires a vehicle crossing application from Council’s Assets Department prior to installation. For any questions regarding this process please contact transportation@selwyn.govt.nz. You can use the following link for a vehicle crossing information pack and to apply online: http://www.selwyn.govt.nz/services/reading/application-to-form-a-vehicle-crossing-entranceway

Building Act

g) This consent is not an authority to build or to change the use of a building under the Building Act. Building consent will be required before construction begins or the use of the building changes.
**Regional Consents**

h) This activity may require resource consent from Environment Canterbury. It is the consent holder's responsibility to ensure that all necessary resource consents are obtained prior to the commencement of the activity.

**Impact on Council Assets**

i) Any damage to fixtures or features within the Council road reserve that is caused as a result of construction or demolition on the site shall be repaired or reinstated at the expense of the consent holder.

**Property Access**

j) Access by the Council's Officers or its agents to the property is reserved pursuant to Section 332 of the Resource Management Act 1991.