

Next steps – we need your feedback

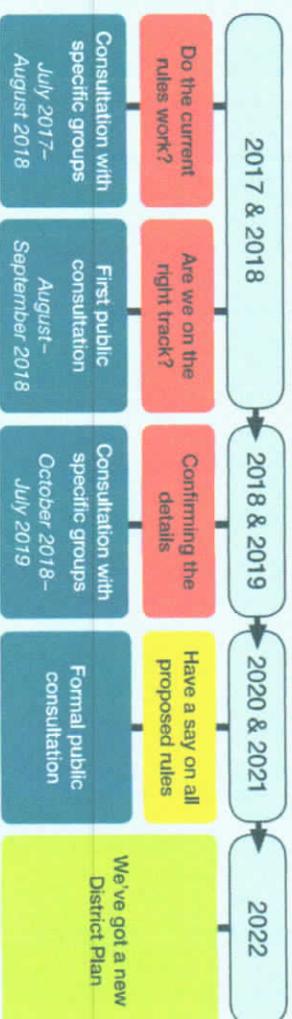
- Help us shape how quarrying is managed in the future Selwyn District Plan. In particular, we would like your feedback on:
 - Whether setbacks for new, and existing quarries that want to expand, should be introduced;
 - Where that setback should start from: residential zone boundary, the dwelling, or the property boundary of the dwelling)
- Environment Canterbury (the regional council) potentially being solely responsible for controlling and monitoring any air discharges from a quarry.

How can I have a say?

- There are many ways for you to give us your feedback on the review of quarrying provisions. You can:
- visit the Council's online engagement hub. Your Say, Selwyn at www.selwyn.govt.nz/dpqquarrying where among other things you can participate in a survey;
 - come to one of the upcoming drop-in sessions for anyone interested in key draft changes to the current District Plan, including in relation to quarrying (visit www.selwyn.govt.nz/districtplanreview to find out when and where they're taking place);
 - Contact us directly via email districtplanreview@selwyn.govt.nz or call 03 347 1856.

There will be many opportunities for public feedback, at different stages of the District Plan Review.

Selwyn District Plan Review – Your Say



Selwyn District Plan Review: Quarrying

This factsheet is about how the current District Plan Review affects quarrying, and its associated rules and policies. The factsheet includes answers to most common questions as well as information on how people can have a say on the draft changes affecting the management of quarrying in the Proposed District Plan.

Introduction

Quarrying activity in Selwyn is primarily related to the extraction of aggregate for use in construction and related sectors. The Canterbury Plains are a rich source of aggregate, with a number of braided rivers that have coursed across the plains over thousands of years. As a result, Selwyn district contains over 200 existing quarries that extract materials either from land or river beds, and which range from small Council pits to large, commercially operated quarries.

Some quarries are historic, dating back to the early days of development in the district, while others have been established in more recent years to provide resources for Selwyn's rapid growth, and for the post-earthquake Christchurch rebuild.

Historically, Council-owned and operated quarries are protected by way of designations in the District Plan, or are relying on existing use rights. New commercially-operated quarries have been established through the resource consent process, usually requiring a suite of resource consents from both Selwyn District Council and Environment Canterbury.

Given the anticipated growth in the district, and the pressure on existing quarries in the neighbouring Christchurch city area due to residential growth and groundwater limitations, it's expected that demand for quarrying will continue to increase within Selwyn.

District Plan Review

A major review is now under way of the current Selwyn District Plan – essentially a 'rule book' which sets out district-wide rules for sustainably managing Selwyn's natural and physical resources. Under the Resource Management Act, councils are required to review their District Plan every 10 years to make sure it's still fit for purpose.

As part of the District Plan Review the Council has been reviewing how to manage quarrying and associated activities, such as screening and processing, in the district, so that it contributes to Canterbury's overall economy while at the same time ensuring its effects on the environment are acceptable.

Quarrying in the current Selwyn District Plan

In the current District Plan quarrying is classified as a discretionary activity in rural zone and a non-complying activity in residential and business zones.

There is a suite of regional policies that manage quarrying activities and which guide how the Council approaches quarrying. For example, the Canterbury Regional Policy Statement requires the District Plan to provide for quarrying in the rural environment as a rural activity.

Earlier this year Environment Canterbury together with the Christchurch City Council and the Canterbury District Health Board ran a comprehensive air quality monitoring programme in response to concerns about the health effects of silica dust coming from quarries in the Yaldhurst area. The monitoring results from the Yaldhurst Quarry Air Quality Monitoring Programme were released at the end of June 2018. For more information visit the Environment Canterbury website at www.ecan.govt.nz/quarries.

Key issues with the current District Plan

- Lack of clear definition of quarrying and associated activities, such as screening and processing, and how quarrying fits into the rural environment.
- Challenge of how best to provide for quarries with high quality gravel areas in close proximity to demand, while sufficiently mitigating adverse environmental effects associated with these activities.

Key draft changes for the Proposed District Plan

- Clearly defining that the excavation of aggregate materials (quarrying) is a rural activity and how the associated industrial activities, such as screening and processing, fit in.
- Develop robust policy/framework for quarrying which ensures that related factors, such as noise, earthworks, traffic and dust, are considered and a comprehensive set of rules is developed.
- Outline minimum information requirements for assessing resource consent applications for quarry developments.
- Introduce setbacks between new quarries or existing quarries that are expanding, and sensitive activities, such as residential areas.

- Potential duplication around the assessment and monitoring of air quality, in particular the effects of dust, as a result of quarrying. New and expanding quarry applications usually require a consent from both Environment Canterbury and Selwyn District Council.

- Quarrying within a rural zone, and if adopted, outside of a setback area, to be classified as a discretionary or restricted discretionary activity.

- Explore delegating to the regional council the Council's function of assessing the adverse effect of dust discharge on amenity values.

- Investigate where the starting point of the quarry setback should be from.



Frequently asked questions about quarrying in the District Plan

Why doesn't the Council ban quarrying in the district?

The Council is required to give effect to the Regional Policy Statement, which clearly identifies quarrying as being a rural activity that needs to be provided for. So banning quarrying in our district would be illegal.

Can a moratorium be put on current applications?

The Council has no legal ability to place a moratorium on quarrying within Selwyn district.

Any applications for resource consent in regards to new/expanding quarries will therefore be looked at by the Council under the current operative District Plan and the Council will approach each consent based on its own merit.

Once the new Proposed District Plan is notified, both the operative and proposed Plans have effect, with the provisions of the Proposed Plan gaining more weight as it moves through the formal statutory process. The current operative District Plan only ceases to have effect when the Proposed District Plan becomes operative.

What setback distances is the Council considering?

Presently we are only considering including a setback into the Proposed District Plan. The actual distance of a setback is yet to be determined and will be subject to the formal consultation once the Proposed District Plan gets notified in early 2020. At the moment we are seeking feedback on where a setback should be from: a dwelling, the property boundary of a dwelling, or the residential zone boundary. The findings of Environment Canterbury's dust monitoring programme at major quarrying sites in the region will also be considered as these may inform any potential setbacks.

What about introducing a quarry zone in the district like they have in the Christchurch city?

The review has looked at introducing a quarry zone within our district, however the Council has expressed not to pursue a quarry zone.

The review found that a quarry zone would provide a higher level of certainty to rural and residential property owners as to the quarries that could establish in proximity to them and reduce the tension between quarries and more sensitive activities. However, a quarry zone would likely cause the land prices within the zone to go up while prices for adjoining land would go down. A zone may also result in a cluster of quarries in one location with significant adverse effects on the surrounding environment which would make it hard to determine from which location the effects were coming from.

Quarry zones also don't provide for the necessary flexibility that is required by the industry to meet the local demand. And finally, a designated quarry zone doesn't necessarily mean quarrying couldn't happen outside of the zone, as resource consents could still be sought to enable this.

The Council will explore developing a map which would show where in the district high quality gravel exists. This would purely be developed for public information rather than the map having any regulatory role.

What is the Council trying to achieve by potentially transferring to the regional council its function of controlling air discharge where there is an adverse effect on amenity values?

Air quality is acknowledged as a key area of overlap and potential duplication between regional and district authorities. For example, Environment Canterbury assesses the discharge of contaminants to air (dust), and the Selwyn District Council assesses an air discharge where an adverse effect occurs on amenity values.

This means that most quarry applications require a consent for the same air discharges from both regional and district councils. By potentially transferring the Council's function to Environment Canterbury we would look at reducing unnecessary duplication and making it clearer for quarry operators and residents who controls air quality.

At this stage of the District Plan Review we're only considering whether we should change how air discharges from quarrying and other similar activities that discharge dust and odour on a regular basis, for example intensive farming and mushroom farming, are controlled. Before we draft the Proposed District Plan, we want to hear what the public's view is on this.

Where can I find more information about the District Plan Review of quarrying to date?

For more information about the Council's preferred option for quarrying and all the work done to date as part of the review visit Your Say Selwyn engagement hub at www.selwyn.govt.nz/districtquarrying.

AP

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Property Summary

Last Official Sale Price: \$5,000,000

Last Official Sale Date: 27-Apr-2017

Last Official Sale Type: Whole - One property involved

Sale Tenure: Freehold

Purchase Relationship: Market - Interim

Net Sale Price: \$5,000,000

Chattels:

Rating Valuations: \$3,370,000

Land Value: \$2,570,000

Improvements Value: \$800,000

Valuation Date: 01-Jul-2015

Valuation Address: 220 JONES ROAD ROLLESTON

Valuation Reference: 2352238000

Legal Description: SEC 6 SO 510345 RURAL SECS 5381 6324 6475 BLK XVI ROLLESTON SD

TA Name: Selwyn District

Tenure: Not Leased (Owner is Occupier)

Floor Area: 850 m²

Land Area: 64.7467 ha

Bedrooms:

Building Age:

Category: Specialist, Horses, excellent economic (SH)

Wall Material: /

Roof Material: /

Contour:

Deck: N

Parking Freestanding: 0 cars

Parking Main Roof: 0

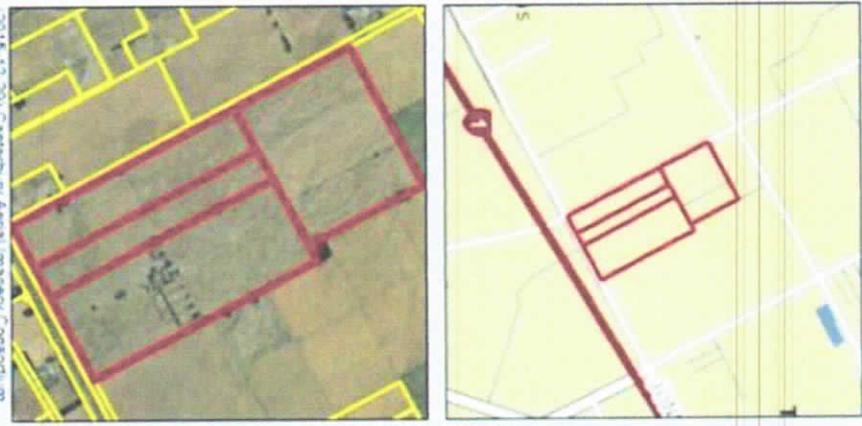
Land Use: Specialist Livestock

Zoning: Rural (1A)

Owners: Fulton Hogan Limited

Certificate Of Title: 315227 (Freehold)

CB20E/554 (Freehold)



(2015-12-29) Canterbury Aerial Imagery Consortium
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Property Summary

Last Official Sale Price: \$8,750,000

Last Official Sale Date: 01-Apr-2017

Last Official Sale Type: Whole One property involved

Sale Tenure: Freehold

Purchase Relationship: Market - interim

Net Sale Price: \$8,750,000

Chattels:

Rating Valuations: \$4,860,000

Land Value: \$4,540,000

Improvements Value: \$320,000

Valuation Date: 01-Jul-2015

Valuation Address: 123 DAWSONS ROAD TEMPLETON

Valuation Reference: 23522/38100

Legal Description: SEC 7 SO 510345 LOT 1 DP 4031 RURAL SEC 6342 BLK XVI ROLLESTON SD-LOT 1 DP 4031 SUBJ TO RESTRICTIVE COVENANT ON DP 61818

TA Name: Selwyn District

Tenure: Not Leased (Owner is Occupier)

Floor Area: 150 m²

Land Area: 105 5883 ha

Bedrooms:

Building Age:

Category: Lifestyle, Bare land with subdivision potential (LB)

Wall Material: /

Roof Material: /

Contour:

Deck: N

Parking Freestanding: 0 cars

Parking Main Roof: 0

Land Use: Vacant Lifestyle

Zoning: Rural (1A)

Owners: [Fulton Hogan Limited](#)

Certificate Of Title: [CB29171](#) (Freehold)

[CB39215](#) (Freehold)



(2015-12-29) Canterbury Aerial Imagery Consortium (CC BY 3.0 NZ) (2016-02-20) Christchurch CC (CC BY 3.0 NZ)

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A4

18 January 2019

Ms Anne Thompson

Via Email: annethompson@xtra.co.nz

Dear Ms Thompson

Local Government Official Information and Meeting Act 1987 request

I refer to your Local Government Official Information and Meeting Act 1987 (LGOIMA) request received on Monday 31 December 2018 requesting information as to whether this Council has had discussions with Fulton Hogan or their representatives in regards to the potential subdivision of the land owned by Fulton Hogan at Dawsons/Jones/Curraghs Road.

We can confirm that Council staff have not had any discussions with Fulton Hogan or their representatives about the potential to subdivide the block of land at Dawsons/Jones/Curraghs Road.

Yours faithfully



David Ward
CHIEF EXECUTIVE OFFICER

annethompson@xtra.co.nz

From: annethompson@xtra.co.nz
Sent: Thursday, 14 June 2018 4:32 PM
To: g_Kilday@hotmail.com
Subject: RE: Roundabout Dawsons/Jones Road

Hi Garry,
I am beyond speechless!
Anne

From: Rae, Leonie <Leonie.Rae@ccc.govt.nz>
Sent: Thursday, 14 June 2018 4:19 p.m.
To: 'annethompson@xtra.co.nz' <annethompson@xtra.co.nz>; 'g_Kilday@hotmail.com' <g_Kilday@hotmail.com>
Subject: Roundabout Dawsons/Jones Road

Hi Anne and Gary

I understand you contacted the Mayors office yesterday regarding a new roundabout at the above roads and that you were concerned that Christchurch City Council were in communication about road changes for the Fulton Hogan proposed quarry.

I can assure you that the work is part of planned a NZTA work programme called the Roads of National Significance.

The New Zealand Transport Agency (NZTA) is extending and building the Christchurch Southern Motorway (CSM2) from Halswell to Rolleston. As part of the CSM2 wider project a roundabout is proposed at Dawsons and Main North Roads and the Jones/Currags and Jones/Dawsons Rd intersections are being upgraded as well. Christchurch City Council did sell a small triangle of land to NZTA to widen the corner splay at Jones Rd and Dawsons Road..

If the Council did not sell the land voluntarily, NZTA can acquire the land from the Christchurch City Council under the Public Works Act 1981.

I hope this answers your concerns.

Kind Regards

Leonie Rae

General Manager
Consenting and Compliance Group

Together we've got this...a safe and healthy environment

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