

15/03/2019

Simon Hedley
Lands and Survey (South) Ltd
PO Box 36 758
CHRISTCHURCH

(sent via e-mail: simon@landsandsurvey.co.nz)

Dear Simon

**APPLICATION FOR RESOURCE CONSENT RMA/2019/373
ADDRESS 93 CONSERVATORS ROAD**

Thank you for your application for resource consent for a quarry extension on the above site.

Further information required

I have assessed your proposal and found that the following additional information is required before your application can be considered further:

1. Your proposal, if granted, will result in the extension of the timeframe of the original resource consent from 15 years to up to 35 in total. Section 127 (1)(b) of the RMA states that no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent. A new consent would need to be issued covering the current site and this expansion area. Please therefore amend this consent to include the original quarry area and the activities taking place on it, and consider the effects of an increased timeframe on adjoining sites and those considered affected under the previous consent. You will also need to ensure that all your technical reports also reference the total site area (including the previously consented site).
2. Please provide details of the existing dust levels at the nearest residential properties. This will require dust monitoring on a number of days with different weather and wind conditions. This information is required after taking into account the Harewood Gravels Environment Court decision, where they state that a comprehensive description of the existing dust environment should have been provided (see paragraph 230). The decision also states, "*We do not consider the identification of sensitive receptors (i.e. residents) and sources of dust in the locality sufficient in this case to establish the background level of dust*".
3. The landscape plan does not include a cross-section of the proposed bunds. The cross section should detail the height and gradient of the bunds, the location of the water race and the bunds within the proposed setback and any landscaping proposed on or next to the bunds. This is required to be able to undertake a full landscape assessment and to ensure that the setbacks proposed from the boundaries are sufficient to provide room for the water race, bund and planting.
4. Initial comments from Council's Ecologist (Nicholas Head) is that the grasslands to the north of the site are ecologically significant and provides very important habitats for rare and threatened indigenous biodiversity. Dust entering the reserve will cause ecological degradation and allow for the expansion of exotic species at the expense of the indigenous component of the ecosystem. Mr Head also states that the bunds and setbacks proposed are not sufficiently

wide or high enough to be a wholly effective ecological barrier. However, to improve the effectiveness of the buffer zone other than making the buffer zone much wider, planting the bunds in appropriate native species, such as kanuka and kowhai, should be undertaken.

Taking into account these comments, please state within your dust assessment, how you propose to mitigate adverse dust effects on the reserve.

5. The application does not include any information regarding the aquatic ecology of the water race or sufficient information regarding the effects on fish. Please provide an ecological assessment to consider the potential effects on aquatic ecology due to the realignment of the water race.
6. Please clarify the distance of the quarry face from Conservators Road. Within your AEE -4.1.1 Table 1, indicates that there will be a 250m setback. However in section 8.10 Table 6 it states "approximately 200m".
7. Please also update the QESMP to amend the following errors:
 - The incorrect zone 'Rural 5' is stated in section 3.1
 - Section 4.3.4 should be amended to "Accidental Discovery Protocol".

The 'Rural 5' and 'Rural 6' zones are also incorrectly referred to in the noise assessment and should be amended.

It would also be useful to include details of monitoring of the vegetation cover on bunds in the table regarding monitoring in section 6 of the QESMP should also.

8. Section 3.3 of the AEE states that there will be two mobile crushing units on site. Please provide details of the closest position the crusher will be located to the site boundaries. In addition, the noise report has not clearly indicated where the crusher is proposed to be located when the predicted noise levels were calculated. Please include these details within the noise report.
9. In addition, the noise assessment needs to measure/quantify and assess the effects of heavy vehicle traffic on nearby dwellings, especially those on the corner of Guys and Ryans Road, which experience breaking and accelerating from trucks turning the corner. Although the traffic numbers per day are not proposed to increase, the proposal, if granted, would now allow for up to a 35 year timeframe. So the noise levels from trucks still needs to be considered as part of this application.
10. Please provide a quarry rehabilitation plan, which includes the existing quarry site. This should be prepared by a suitably qualified or adequately experienced person(s) and include:
 - The proposed final landforms, including cross-sections through key parts of the site (ie adjacent to adjoining rural properties)
 - Whether clean fill or other material will be used in the rehabilitation;
 - The type of land uses that the rehabilitated quarry could support following rehabilitation;
 - The patterns of surface drainage and subsoil drains; and
 - Any landscaping and planting.
 - A program and reasonable timescales for progressive rehabilitation, including a plan or plans showing the staging of rehabilitation.
 - Measures to mitigate potential ongoing adverse effects on the stability of adjoining land and its susceptibility to subsidence and erosion.

Please refer to the Council's Quarry Rehabilitation Plan guidance document for assistance in preparing your quarry rehabilitation plan. This document can be found at

<https://ccc.govt.nz/assets/Documents/Consents-and-Licences/resource-consents/quarry-rehabilitation-plan-guidance.pdf>.

Please respond in writing within 15 working days of the date of this letter (9th April 2019) with one of the following:

- (a) The information requested above; or
- (b) Confirmation that you agree to provide the information, and the date by which you intend to provide it; or
- (c) Advice that you refuse to provide the requested information.

The Resource Management Act requires the Council to **publicly notify** your application if you do not provide the requested information before the date mentioned above (or an alternative date agreed with the Council), or if you refuse to provide the information. It is therefore important that you contact me promptly to discuss an alternative timeframe if you are unable to provide the information within 15 working days of the date of this letter.

Please also note that if the provision of the information requested above raises any additional areas of uncertainty or matters requiring further clarification, your application will remain on hold until sufficient information has been provided to enable processing to continue.

If you are submitting amended plans as part of the further information requirements for this resource consent and you also have a current building consent application lodged with the Council, the amended plans should also be forwarded to the relevant building consent officer.

Written approvals from affected persons

Although a decision on notification has not yet been reached, the following parties are likely to be considered affected:

- 106 Guys Road
- 361 Ryans Road
- 21 Conservators Road
- 715 Pound Road – owned by Canterbury Regional Council.
- 151 Conservators Road, owned by Christchurch City Council. To request this approval, please complete the written approval form and send it with plans and supporting documentation to propertyprojectbriefs@ccc.govt.nz. The Council's Property Consultancy Team will endeavour to provide you with a response within 10 working days. Queries can be directed to the email address above, or telephone (03) 941 8999 and ask to speak to Justin Sims.
- Christchurch International Airport Ltd
- Transpower

The following written approvals are incomplete:

- 93 Conservators Road – no signed plans have been provided
- 133 Conservators Road – no signed plans have been provided

If there is more than one owner or occupier (i.e. joint owners or tenants), all are required to give their written approval. Please also ensure that a copy of the application and plans is signed by all relevant persons.

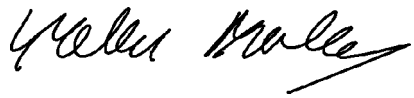
Further copies and information about obtaining neighbours' written approval is available on our website, including the impact of this process on the assessment of your application.

The provision of the further information requested above may reveal the need for you to obtain additional written approvals from affected parties in order for the application to be processed on a non-notified basis. If that is the case, I will contact you again after I have received the information to confirm which, if any, additional approvals will be required.

Please note that your application will be placed on hold until all of the requested information and written approvals have been received.

If you have any queries regarding this letter or your application please contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Helen Bealey', with a long horizontal flourish extending to the right.

Helen Bealey
Senior Planner

DDI 03 941-8887

Email helen.bealey@ccc.govt.nz

Web www.ccc.govt.nz