

Our Reference: RC215276 / 210617098016
Valuation Reference: 2154017402

15 June 2021

Woodstock Quarries Limited
C/- Planning North Canterbury
176 Boundary Road
RD 5
RANGIORA 7475

Dear Emma

**SECTION 92 REQUEST FOR FURTHER INFORMATION
WOODSTOCK QUARRIES LIMITED – 513 TRIG ROAD WOODSTOCK**

Thank you for your application to establish and operate a landfill at the above address. I have assessed the application and require the following information under Section 92 of the Resource Management Act 1991:

1. Drawings

The submitted drawings focus predominantly on the excavation, staging and infilling of the Landfill area. However, based on the site visit undertaken it became obvious that a range of different type of activities occur on each level, it would be useful to have a set of separate layered (tiered) site plans showing the activities that occur on each level, such as the weigh station area, waste drop off area, stockpiling area, excavation pit and infilling areas.

As a minimum, these plans need to show the following additional information:

- Proposed designated location of stockpile areas of quarry material both long term and short term stockpiles.
- Setbacks of stockpiles/excavation from boundaries and waterways.
- Layout and design of proposed waste drop off area.
- Roads used for quarrying activities and for landfilling activities.
- Locations of all structures onsite, associated car parking facilities and the weigh in station.
- Areas of wetlands and streams.
- Stormwater channels/Overland flow paths
- Areas of hazardous substances and fuel facilities storage etc.

2. Consenting activity

Please provide further clarification in terms of how the existing consented quarry will operate in conjunction with the staging operation of the landfill operation, as it remains unclear how the activities will operate in tandem. This should also include an assessment against the conditions of the consented quarry activities in terms of compliance with this resource consent to determine that the proposed landfill operation does not directly trigger any further consents/variations for the quarry as a Section 91 matter.

Please also provide a plan that shows the proposed areas of the proposed landfill operation in relation to the consented quarry area. It may be useful superimpose these two activities over one site plan so that Council can fully understand how these activities will co-locate.

3. **Visual**

Please provide a Landscape and Visual Impact Assessment, prepared by a qualified Landscape Architect that assesses the potential landscape and visual effects of the proposed development including on the adjoining neighbours and wider public environment. This assessment is required to fully understand and assess the nature and extent of the visual and landscape effects of the proposal on the environment, given its location within the Buffer Outstanding Landscape Area.

4. **Bunding**

Please provide further information on the bunding proposed (both internally within the quarry property boundary and the 'optional bunding' that's located within the neighbouring property) for this landfill operation as it is unclear how this bunding is incorporated into this consent. Will it be constructed prior to commencement of the first stage of the landfill or at later stage? Also please provide more detailed cross sectional plans, drawn to scale of the proposed bunding along the adjacent properties or the 'optional bunding' that's located within the neighbouring property.

5. **Roading**

Please provide a traffic assessment report, prepared by a suitably qualified person that assesses the following points below but is not limited to these matters only:

- Provide a traffic management assessment of the proposed day to day operations of the facility noting any conflicts in traffic with regards to heavy vehicles entering and exiting Trig Road, as well as utilising onsite access ways. The assessment should include onsite vehicle movements associated for both the landfill and quarry operation as they are proposed to operate concurrently.
- Please provide a site plan addressing onsite traffic management. This plan shall illustrate the different terraces utilised within the facility including proposed waste and quarry material transfer area, proposed areas designated for stock pile storage (long and short), proposed areas utilised by employees (toilets, kitchen, offices etc.), sediment retention pond area and how vehicles both big and small are to travel between these zones safely without creating points of conflict.
- A designated onsite carpark area will be required for the proposed site use. Please provide further information pertaining to this requirement including required number of parks, parking location and design.

- The provided Drawing labelled 'Excavated Quarry', sheet 1 of 5, shows the proposed roads to be utilised by the landfill and if they are one way or two way access roads. It is noted that some existing roads are not proposed to be used. Are these roads to be decommissioned or are they to be used for current quarrying activities?
- Please provide comment on the suitability for Trig Road for the use of the proposed heavy vehicles.
- Please note that all internal access roads and Trig Road will need to be engineered assessed and upgraded where need be, so that all resulting stormwater flows are appropriately managed and that the access way is stable and not subject to landslips or erosion.

6. **Noise**

The application states that excavation and quarry activities in the landfill area may include occasional blasting, but the effects assessment within the AEE is silent on this matter. On the site visit it became clear that blasting would be required to make space for the landfill, based on demand. Please confirm the likely frequency and areas where it is likely that blasting may occur. It may be that blasting may become more frequent than occasional, due to landfill demand. Please also provide a noise assessment, prepared by a suitably qualified person that assesses the noise effects of blasting on the nearby properties. This information is required to determine if the noise associated with blasting will comply with the relevant noise standards of the District Plan.

7. **Operational**

Please provide further information and clarification in terms of what contingency plans will be in place for rehabilitation if the landfill ceases operating. Will a bond be considered?

8. **Earthworks**

Please provide further information on the degree of earthworks proposed for the purposes of contouring the site for the proposed land use. Is earthworks required on the site to create level terraces to accommodate buildings, car parking, turning areas, drop off zones etc.

9. **Flooding**

The site is affected by flooding in a 1% and 0.5% AEP flood event. Under the current Land Drainage Act all overland flows shall be maintained. However vehicle access shall also be achievable under a 2% AEP event (50yr). As the current access ways utilised by the current onsite quarrying activities cross the onsite overland flow path, please provide further information on the potential and actual flooding effects on the existing overland flow paths and adjoining properties.

10. Sediment Retention Pond

Please provide preliminary design calculations and sediment pond dimensions for the proposed sediment pond located on the site. This also needs to include an assessment of the effects of dam failure for the sediment pond in a large rain event, and whether or not people or property would be adversely affected by a potential breach of the stormwater pond.

11. Rehabilitation

Please provide further information on how the site will be rehabilitated as each stage progresses and works are completed. Will the existing ground levels be maintained and what form of rehabilitation will this look like i.e. soil and rehabilitative planting? Is there a timeframe when these rehabilitation works will be completed for each respective stage, or as a whole? Will a Rehabilitation Management Plan be provided? Given the large area to rehabilitate, please confirm how much soil for remedial planting would be anticipated to truck in? (i.e. volume in cubic metres, and also in terms of numbers of truckloads). Will these increase the potential number of vehicle movements to the site and require a revision to your traffic numbers outlined within your application?

12. Geotechnical

Please provide a geotechnical assessment that assesses any potential risk to infrastructure, roading and points of congregation in regards to natural hazards such as (but not limited to) landslides and flooding. The report shall take into account any proposed future earthworks to create level terraces for infrastructure and accesses and provide earthworks recommendations and building setback requirements.

13. Fire Hazard

Construction and Demolition waste (C&D) landfills have a high operational risk to fire. As such, please provide a fire management assessment for the site. Council recommends that you consult with FENZ to address any fire management and risk issues and how such a situation would be managed and resolved. These comments and feedback should be incorporated into a Fire Management Plan.

14. Earthquake hazard and lining repair

Please provide detail of the seismic environment and the level of expected ground shaking to be provided for in the design. Additionally, describe how the design accommodates the identified seismic conditions and any associated ground movement. Further clarification on how cells will be repaired and monitored after an earthquake event, if damage was to occur, should also be provided.

15. Leachate and monitoring wells for the wider community

Please provide more clarification of ongoing leachate monitoring and testing onsite. Is periodic testing of the lower water aquifers for contamination going to occur and if so, to what extent. I note this was one of Environment Canterbury's key concerns raised in their Section 92 letter.

16. Servicing Amenities

The provided engineering report states that onsite amenities such as toilets, showers, kitchen/lunch room and offices are proposed on the site. Please provide further information on the proposed location of these amenities and servicing. The application states that servicing of these buildings will be via well, waste disposal field and soakpits, however there is concern about well potability and the permeability of the underlying soils to accommodate a waste disposal field and soakpit. Please provide comments on well potability and waste disposal.

17. Stormwater

The proposed location of the onsite sediment ponds is to accommodate stormwater runoff from the top of the hill (landfill area) down to the sediment ponds. Please provide further clarification on how the applicant proposes to manage stormwater runoff from the carpark area, run off from access roads and the designated amenities area.

18. Onsite processing

Please clarify the processing of waste acceptance and how that will work with regards to traffic and vehicle parking at the waste drop off zone;

- What waste will be accepted?
- Timeframe between drop off and the waste being reviewed and accepted / declined.
- What will happen if waste is not accepted?
- Where will it be temporarily stored?
- Will trucks wait onsite to get clarification if the fill is acceptable?
- Is ACM testing going to be accepted and if not, how will testing be completed?
- How will waste be transferred from the waste drop off zone into the landfill?
- How long will waste be held in the drop off zone before being transferred into the landfill?
- Will there be screens around the temporary storage area to catch any wind-blown material?

19. ACM

Please provide further information about how ACM and airborne asbestos will be monitored and managed at the site to reduce the risk to onsite workers and soil contamination of the wider area.

20. Contamination of soils outside of the landfilling area

Please provide a further review of the onsite operation systems on the site and identified zones where contamination to the site (outside of the land fill pit) may occur and how you plan to manage the issue.

21. Tonkin and Taylor CRC214073 Landfill Compliance Review

The Waimakariri District Council has reviewed Tonkin and Taylors landfill compliance review report. Similar to ECANS request for further information the WDC would like further clarification on the issue identified by Tonkin and Taylor Landfill Compliance report from points 1 to 12 and 15 to 39.

Section 92A(1) of the Resource Management Act 1991 requires you, as the applicant, or applicant's agent, to either;

- (a) Provide the information within 15 working days
- (b) Inform Council, in writing, that you refuse to provide the information within 15 working days.
- (c) Inform Council, in writing, that you agree to provide the information within an extended reasonable working day timeframe.

If you wish to extend the working day timeframe for supplying the further information you are required to contact the Planning Officer below before the original timeframe expires. The Act allows for an additional 15 working day extension and a further extension may be granted to a reasonable timeframe agreed between both parties. If the information requested above is not provided within the required time, or is refused to be provided, then the Council must continue to process the application via public notification. All costs associated with this will be passed onto the applicant. A consequence of this may be a recommendation that the Resource Consent be declined on the basis that insufficient information was provided.

If you have any questions regarding the above, I can be contacted on 027 296 6038.

Yours sincerely



Ian Carstens
SENIOR PLANNER