

Response ID ANON-URZ4-5FGJ-1

Submitted to Fast-track approval applications
Submitted on 2024-05-03 13:36:42

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Southern Screenworks Ltd

2 Contact person

Contact person name:
Sarah Bonnington

3 What is your job title

Job title:
Environmental and Compliance Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:
s 9(2)(a)

7 Is your address for service different from your postal address?

Yes

Organisation:
Anderson Lloyd

Contact person:
Jen Vella

Phone number:
s 9(2)(a)

Email address:
s 9(2)(a)

Job title:
Senior Associate

Please enter your service address:

Level 12
Otago House
477 Moray Place
Ōtepoti | Dunedin
9016

Section 1: Project location

Site address or location

Add the address or describe the location:

The site is located at 50 Bealey Road, Aylesbury, Christchurch. The proposed activity will occur on the following land parcels:

- (a) Lot 1 DP 354364 and Reserve 4005 (held together);
- (b) Lot 2 DP 596079;
- (c) Reserve 1038;
- (d) Land parcel 3562533 (road corridor).

The project location is shown on the attached aerial image.

File upload:

Aerial of 50 Bealey Road.pdf was uploaded

Upload file here:

Screenworks - Indicative staging plan only.pdf was uploaded

Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Screenworks - Fast Track - Records of Title.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The land is owned by:

s 9(2)(b)(ii)

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The nature of Southern Screenworks' legal interest in the land parcels is as follows:

s 9(2)(b)(ii)

Section 2: Project details

What is the project name?

Please write your answer here:

Southern Screenworks quarry extension and managed fill

What is the project summary?

Please write your answer here:

The project is to:

- (a) Expand the extraction of aggregate from the existing Southern Screenworks quarry (on Lot 1 DP 354364) to Lot 2 DP 596079 and Reserve 4005; and
- (b) Establish and operate a managed fill on Lot 1 DP 354364 and Reserve 4005 (including an associated truck bed and wheel wash on Reserve 1038).

What are the project details?

Please write your answer here:

- (a) The purpose of the project is to:

- (i) Enable the continued extraction of aggregate for approximately 50 years beyond the life of the current resource, which will be exhausted in the next year or less. One of the objectives of the project is to secure the resource as soon as possible in order to provide certainty of aggregate source to the local market, continuation of employment, and to enable continued investment in the quarry;
 - (ii) Establish and operate a managed fill facility to enable the deposition of soil and materials with low levels of contamination;
- (b) Southern Screenworks has operated a quarry (extracting aggregate) and cleanfill operation since 2011 on Lot 1 DP 354364 and Reserve 1038. Reserve 1038 was originally quarried by Selwyn District Council (SDC). Southern Screenworks has not undertaken any quarrying on that site, but was authorised to rehabilitate and fill the site with cleanfill (SDC consent 145157). That activity is now complete. Related infrastructure (such as haul roads, office and maintenance building, parking, landscape screening via bunds and shelterbelt planting, steam wash facility for washing machinery and plant, and refuelling facilities) have already been established on site. Aggregate is processed (crushed, screened and stockpiled) on site and sold from the site, along with aggregate from Southern Screenworks riverbed gravel extraction activities (which are separately authorised).
- (c) Southern Screenworks seeks to expand the quarry activity (extraction of aggregate) from Lot 1 DP 354364 to Lot 2 DP 596079 and Reserve 4005. It is proposed to maintain the current rates of extraction and use the existing quarry infrastructure on site. A staged approach is proposed, which limits the area of active quarrying and fill at any one time in order to mitigate potential adverse effects.
- (d) Southern Screenworks proposes to backfill the existing quarry (Lot 1 DP 354364), and part of the proposed expansion (Reserve 4005), with managed fill. The staging of the managed fill will follow the staging of aggregate extraction, so as to minimise the area of active operations. The managed fill is proposed as a Class 3 landfill. Waste acceptance criteria have been developed to limit the type of materials that will be accepted at the managed fill, including for the purposes of minimising potential effects on groundwater quality. Operational procedures provided for in management plans will ensure that material accepted will meet the waste acceptance criteria. These are proposed as consent conditions.
- (e) The managed fill proposal involves the establishment of a truck bed and wheel wash facility, for the purposes of avoiding cross-contamination onsite, or contaminated soil exiting the site via truck beds and wheels.
- (f) Offsite trucking movements will remain the same as is currently lawfully established, but the activity will continue for a longer period.
- (g) The project involves a range of mitigation measures, which are contained in proposed conditions.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

The project is proposed to be staged as follows:

- (a) Aggregate extraction will continue on the existing quarry site (Lot 1 DP 354364) until that resource is exhausted. This is anticipated to take a year or less.
- (b) Construction of the truck bed and wheel wash will commence immediately, as this is required before backfilling of the existing quarry site with managed fill can commence. This is expected to take no longer than 2 months. The managed fill operation will commence as soon as any prerequisites have been completed. Until that time, the quarry will continue to be backfilled with cleanfill.
- (c) Once the existing resource is exhausted, aggregate extraction will expand to Reserve 4005, before expanding to Lot 2 DP 596079. Managed fill activities will follow the same staging as aggregate extraction (although is not proposed for Lot 2 DP 596079).
- (d) Exposed quarrying and managed fill areas will be limited in size at any given time to mitigate potential effects, including dust.

An indicative staging plan is attached (and is indicative only).

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource consents under the Resource Management Act 1991 are being sought as follows:

- (a) Land use consent to use land for the purposes of a quarry and a managed fill;
- (b) Land use consent for earthworks on contaminated land (under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES CS));
- (c) Discharge permit to discharge contaminants from managed fill and site rehabilitation into land;
- (d) Discharge permit to discharge contaminants from a truck wheel and bed wash facility onto and into land;
- (e) Discharge permit to discharge operational stormwater onto and into land;
- (f) Discharge permit to discharge construction-phase stormwater onto and into land;
- (g) Discharge permit to discharge contaminants to air;
- (h) Water permit to take and use water.

If you seeking approval under the Resource Management Act, who are the relevant local authorities?

Please write your answer here:

The relevant local authorities are:

- (a) Canterbury Regional Council; and
- (b) Selwyn District Council.

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Southern Screenworks has lodged the following resource consent applications:

(a) Applications to Canterbury Regional Council:

- (i) CRC223620 - A discharge permit to discharge construction-phase stormwater onto and into land;
- (ii) CRC223621 - A discharge permit to discharge operational stormwater onto and into land;
- (iii) CRC223622 - A discharge permit to discharge contaminants from a truck wheel and bed wash facility onto and into land;
- (iv) CRC223623 - A discharge permit to discharge contaminants from managed landfill into land;
- (v) CRC223624 - A discharge permit to discharge contaminants to air;

(b) Applications to Selwyn District Council:

- (i) SDC RC225106 – A land use consent to use land for the purposes of a quarry and a managed fill
- (ii) SDC RC225139 – A land use consent for earthworks on contaminated land (required under the NES CS).

These applications have been peer reviewed and responses to requests for information under section 92 of the Resource Management Act 1991 have been completed. They are currently on hold prior to public notification pending the outcome of the fast track application.

Southern Screenworks has also applied for a mining permit to expand the quarrying of aggregate.

Is approval required for the project by someone other than the applicant?

Yes

Please explain your answer here:

s 9(2)(b)(ii)

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

If the approvals are granted, it is anticipated that construction of infrastructure required to establish the managed fill operation would commence immediately and be completed within two months of commencement.

Detailed design of those elements has been completed and adequate funding is in place. The managed fill operation will commence as soon as those prerequisites are complete.

Extraction of aggregate is ongoing, pursuant to existing consents. Expansion of the quarry is likely to commence in the next 12 months, depending on demand for aggregate.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

The persons potentially affected by the project include:

- (a) Local authorities – Canterbury Regional Council and Selwyn District Council;
- (b) Iwi – Te Rūnunga o Ngāi Tahu (Te Ngāi Tūāhuriri Rūnunga and Te Taumutu Rūnunga, represented by Mahaanui Kurataiao Ltd);
- (c) Treaty settlement entities – Te Rūnunga o Ngāi Tahu;
- (d) Protected customary rights groups, applicant groups under the Marine and Coastal (Takutai Moana) Act 2011, ngā hapū o Ngāti Porou – none as the site is not in or adjacent to the marine and coastal area or the rohe of ngā hapū o Ngāti Porou;
- (e) any person with a registered interest in land that may need to be acquired under the Public Works Act 1981 – none;
- (f) Adjacent landowners at:
 - (i) 23 Bealey Road;
 - (ii) 35 Bealey Road;
 - (iii) 137 Bealey Road;

- (iv) 153 Bealey Road;
- (v) 158 Bealey Road.
- (vi) KiwiRail – the railway line runs adjacent to Res 4005 and Lot 2 DP 596079 and there is a railway crossing on Bealey Road.

Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.

Please write your answer here:

Southern Screenworks has engaged with Canterbury Regional Council and Selwyn District Council on the applications that have been made with those councils. Peer reviews have been completed by technical experts and a notification report prepared. Canterbury Regional Council groundwater experts indicated that further consideration was required in relation to potential effects on groundwater quality. Additional consideration of groundwater has occurred through modelling by technical experts and will form part of an application for consent. Screenworks intends to continue engagement with those councils for the purposes of understanding any remaining matters of concern and identifying how those concerns may be addressed.

Southern Screenworks has consulted with Mahaanui Kurataiao Ltd (who represent Te Ngāi Tūāhuriri Rūnunga and Te Taumutu Rūnunga). Mahaanui Kurataiao Ltd have provided a report which sets out the values and policies of the Mahaanui Iwi Management Plan, along with recommendations for the project. These recommendations have been considered as part of Southern Screenworks final design. Southern Screenworks intends to continue to engage with mana whenua on the proposal.

Southern Screenworks intends to undertake further consultation with potentially affected parties. Southern Screenworks has obtained written approvals from some potentially affected parties.

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Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:

Please write your answer here:

There have been no processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur and none are required.

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

The Ngāi Tahu Claims Settlement Act 1998 applies to the majority of the South Island, including the entire Canterbury Region. The relevant principles and provisions in that settlement include:

- (a) The Crown recognises Ngāi Tahu as the tāngata whenua of, and as holding rangatiratanga within, the takiwā of Ngāi Tahu Whānui;
- (b) The settlement provides for statutory acknowledgements and nohoanga entitlements, however there are none in the vicinity of 50 Bealey Road.

Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?

No

If yes, what are they?:

Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?

No

If yes, what are they?:

Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?

No

Has the applicant has secured the relevant landowners' consent?

s 9(2)(

Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?

No

If yes, what are they?:

Has there been an assessment of any effects of the activity on the exercise of a protected customary right?

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

The proposal has been comprehensively assessed by technical experts over a period of 2.5 years. The potential adverse effects of the project are as follows:

(a) Groundwater quality – Discharge of contaminants to land (eg from managed fill) have the potential to impact groundwater quality. Baseline water quality monitoring is in place. The proposed activity has been assessed by a hydrogeologist experienced in contaminated land and it is expected that potential adverse effects can be sufficiently mitigated such that they are minor.

(b) Visual and landscape – The quarrying and managed fill activities, including stockpiling, occur below ground level. A range of landscape mitigation measures are proposed, including bunds and planting for the purposes of screening potential adverse visual effects for neighbouring properties and activities. Adverse landscape effects are likely to be minor.

(c) Noise – Processing and crushing of aggregate may generate noise. Southern Screenworks proposes to operate within the noise limits specified in the Proposed Selwyn District Plan – Appeals Version, other than where property owners have provided written approval to any exceedance. No blasting or explosives will be used. Adverse noise effects are likely to be minor.

(d) Dust – Earthworks, quarrying and managed fill activities have the potential to generate dust on neighbouring properties. Southern Screenworks currently employs dust management techniques for the existing quarry and managed fill and a dust management plan has been prepared. Baseline air quality monitoring is in place. Adverse effects from dust are likely to be minor.

(e) Traffic – It is not proposed to increase the rate of aggregate extraction or fill, only extend the life of the project. Truck movements are therefore anticipated to be the same as the current operation. No increase in adverse traffic effects are anticipated.

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Section 6: National policy statements and national environmental standards

What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard?

Please write your answer here:

The national policy statements and national environmental standards relevant to the project are:

(a) National Policy Statement for Freshwater Management 2020 (NPS FM) – A robust assessment of the hydrogeology and potential for contaminant transport to groundwater has been undertaken. The proposal can be managed in a way that is consistent with the NPS FM. It is expected that the operation of the managed fill, construction of a low permeability cover, and ongoing groundwater monitoring will maintain the quality of groundwater and downgradient surface water bodies.

(b) National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES CS) – the earthworks on Reserve 1038 required to construct the truck bed and wheel wash is a controlled activity under the NES CS because it is located on a HAIL site.

(c) National Environmental Standards for Air Quality 2004 (NES AQ) – Ambient air quality standards apply off site to areas where people may be exposed. The operation and management of the quarry and managed fill includes dust mitigation measures and monitoring that will ensure the ambient PM10 standard will not be exceeded beyond the boundary of the site. The project is not located within a Polluted Airshed, Canterbury Airshed or Clean Air Zone in the Canterbury Air Regional Plan and the managed fill will not contain putrescible matter and any incidental biodegradable matter in materials will not exceed 2% by weight. It is anticipated that the project will comply with the NES AQ.

(d) National Environmental Standards for Sources of Human Drinking Water 2007 (NES SHDW) – The nearest Community Drinking Water Supply is almost 10km away from the project site. Limits on the waste material to be accepted at the managed fill, combined with the operation of the managed fill and distance from the nearest Community Drinking Water Supply is expected to ensure that any potential discharge from the managed fill will not breach the NES SHDW.

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Section 7: Eligibility

Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?

Yes

Please explain your answer here:

Access to the fast-track process will enable the project to be processed in a more timely and cost-efficient way than under normal processes. It will enable prompt processing and certainty of outcome for Southern Screenworks, where the current aggregate resource has a year or less to run. This is a straightforward project where adverse effects are able to be managed via the imposition of conditions which have already largely been tested through current operations.

What is the impact referring this project will have on the efficient operation of the fast-track process?

Please write your answer here:

It is not anticipated that referring this project will impact the efficient operation of the fast track process, particularly given that the proposal is relatively straightforward. The project is only seeking one type of approval (resource consents) under the fast track process, the type of activity being contemplated is well known and does not raise novel issues, the potential effects of the activity can be managed via conditions and there are no complicated Treaty settlement, Takutai Moana or ngā hapu o Ngāti Porou factors.

The Councils have already completed peer reviews and the Applicant has responded to requests for further information under section 92 of the Resource Management Act 1991.

Has the project been identified as a priority project in a:

Not Answered

Please explain your answer here:

The project has not been identified as a priority project in any of those documents.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The project will deliver regionally significant waste management infrastructure and aggregate to service growth and re-building post the Christchurch earthquake.

Since the earthquake, the existing managed fill facilities in the Canterbury Region have had to process a significant amount of waste. The Burwood Landfill was closed for receiving any further earthquake material in December 2019 and the Kate Valley Landfill is the region's only municipal waste landfill. It was originally anticipated to have a lifespan until 2040, however it has also received a significant amount of contaminated waste over the last decade. There is therefore a need within the Canterbury Region for sites where the adverse effects of soil and materials with some low levels of contamination can be managed and monitored to ensure the effects are less than minor.

Similarly, several quarry sites across the greater Christchurch and Selwyn area have now been exhausted or are nearing completion. Ensuring the continued availability of aggregate in the region is essential to:

- (a) support growth, including new building, construction and roading projects, and
- (b) enable the maintenance and upgrading of existing infrastructure.

Providing for the supply of aggregates near areas of demand reduces economic, environmental, and social costs that would be increased if new quarries need to be established further away. Southern Screenworks' processing plants can produce a range of higher value aggregate products which provides an additional benefit compared with establishing a quarry operation elsewhere with less versatile processing plant.

Will the project:

increase the supply of housing, address housing needs

Please explain your answer here:

The project will support the increase in housing supply to address housing needs, as aggregate is an essential component of the construction of new homes. Aggregates form an important component of manufactured products such as ready mixed and asphaltic concrete, precast concrete beams and panels, blocks, pavers, pipes, etc. A sustained supply of aggregate is required to provide for new building, construction, roading and other infrastructure projects that support growth. Christchurch City is expecting growth as a Tier 1 city (under the National Policy Statement on Urban Development (NPS UD))

and the Screenworks quarry is well positioned to service that growth (being only 35 km away from the City centre by road).

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

It is expected that the project will deliver significant economic benefits at a regional scale, through its crucial role in supporting the construction and manufacturing industries as outlined above, including via its contribution to the ongoing maintenance and upgrade of infrastructure.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

The project will support primary industries through the provision of aggregate within an economical distance for rural communities. For example, aggregate is supplied for the construction and maintenance of sheds, farm tracks, pivot irrigators and forestry roads.

Will the project support development of natural resources, including minerals and petroleum?

Yes

Please explain your answer here:

The project will support the development of natural resources, being aggregate, for the reasons described above.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

The project may reduce greenhouse gas emissions by providing waste management infrastructure within the Canterbury region. Anecdotally, the Applicant understands that some demolition waste from the region is being transported to landfills on the West Coast, creating unnecessary emissions from transport.

Will the project support adaptation, resilience, and recovery from natural hazards?

Yes

Please explain your answer here:

The project will assist in the recovery from the Christchurch earthquake by providing an alternative managed fill for low contaminant waste. This may assist to create additional capacity at Kate Valley Road to receive demolition material. Provision of aggregate will also support development and assist in the recovery and rebuild following the earthquake.

The quarry and managed fill will be in a good position support recovery from potential future natural hazards.

Will the project address significant environmental issues?

No

Please explain your answer here:

The project will not directly address significant environmental issues. However the use of existing infrastructure in a location where potential adverse effects on groundwater can be managed will reduce the need for similar infrastructure in more sensitive environments.

Is the project consistent with local or regional planning documents, including spatial strategies?

Yes

Please explain your answer here:

The proposed activity has been assessed by a planner as consistent with local and regional planning documents (Canterbury Regional Policy Statement, the Land and Water Regional Plan, the Canterbury Air Regional Plan and the Proposed Selwyn District Plan - Appeals Version) as part of an assessment of environmental effects.

Consistent with the direction of the policy documents, the activity will provide for extraction and processing of a valuable aggregate resource within the growing Selwyn District and near Christchurch. It extends the life of existing physical resources such as the processing plant and site infrastructure on the existing quarry site. The proposal would also provide a regionally important fill disposal site which would in turn extend the life of regional landfill

resources.

This will be achieved while appropriately avoiding or mitigating potential effects on soil, water and air resources, and maintaining amenity values, through the management of traffic, visual, landscape and noise effects.

The proposal is also appropriately located within a rural zoning where quarrying and cleanfilling is already established as part of a quarry operation that is specifically recognised in a schedule (GRUZ-SCHED1) of the Proposed Selwyn District Plan – Appeals Version.

There are no relevant spatial plans or strategies.

Anything else?

Please write your answer here:

Does the project includes an activity which would make it ineligible?

No

If yes, please explain:

Section 8: Climate change and natural hazards

Will the project be affected by climate change and natural hazards?

No

If yes, please explain:

The project will not be affected by climate change and natural hazards. The Site is not subject to any natural environment or hazard and risks overlays in the recently decided Selwyn District Plan (with the exception of a Plains Flood Management Overlay Area – but the activity is an existing activity and can be managed within the controls of this overlay). Liquification damage has been assessed as unlikely.

Section 9: Track record

Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.

Please write your answer here:

An abatement notice was issued to Screenworks in 2020 to cease the deposition of fill which is above background trace element levels of the receiving environment. Screenworks removed the non-compliant fill and the abatement notice was cancelled by Environment Canterbury.

Load your file here:

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Declaration

Do you acknowledge your submission will be published on environment.govt.nz if required

Yes

By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here:

Sarah Bonnington

Important notes