

Waipuna
Halswell-Hornby-Riccarton Community Board
EXTRAORDINARY AGENDA

Notice of Meeting:

An Extraordinary Meeting of the Waipuna/Halswell-Hornby-Riccarton Community Board will be held on:

Date: Wednesday 5 June 2019
Time: 8am
Venue: Committee Room 1, Civic Offices, 53 Hereford Street,
Christchurch

Membership

Chairperson	Mike Mora
Deputy Chairperson	Helen Broughton
Members	Natalie Bryden
	Vicki Buck
	Jimmy Chen
	Catherine Chu
	Anne Galloway
	Ross McFarlane
	Debbie Mora

30 May 2019

Matthew Pratt
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Note: The reports contained within this agenda are for consideration and should not be construed as Council policy unless and until adopted. If you require further information relating to any reports, please contact the person named on the report.

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Strategic Framework

The Council's Vision – Christchurch is a city of opportunity for all.

Open to new ideas, new people and new ways of doing things – a city where anything is possible.

Whiria ngā whenu o ngā papa Honoa ki te maurua tāukiuki

Bind together the strands of each mat
And join together with the seams of respect
and reciprocity.

The partnership with Papatipu Rūnanga
reflects mutual understanding and respect,
and a goal of improving the economic,
cultural, environmental and social
wellbeing for all.

Overarching Principle

Partnership – Our
people are our taonga
– to be treasured and
encouraged. By working
together we can create
a city that uses their
skill and talent, where
we can all participate,
and be valued.

Supporting Principles

Accountability	Collaboration
Affordability	Prudent Financial Management
Agility	Stewardship
Equity	Wellbeing and resilience
Innovation	Trust

Community Outcomes

What we want to achieve together as our city evolves

Strong communities

Strong sense of
community
Active participation in
civic life
Safe and healthy
communities
Celebration of our
identity through arts,
culture, heritage and
sport
Valuing the voices of
children and young
people

Liveable city

Vibrant and thriving
central city, suburban
and rural centres
A well connected and
accessible city
Sufficient supply of, and
access to, a range of
housing
21st century garden city
we are proud to live in

Healthy environment

Healthy waterways
High quality drinking
water
Unique landscapes and
indigenous biodiversity
are valued
Sustainable use of
resources

Prosperous economy

Great place for people,
business and investment
An inclusive, equitable
economy with broad-
based prosperity for all
A productive, adaptive
and resilient economic
base
Modern and robust
city infrastructure and
community facilities

Strategic Priorities

Our focus for improvement over the next three years and beyond

Enabling active citizenship and connected
communities

Maximising opportunities to develop a vibrant,
prosperous and sustainable 21st century city

Climate change
leadership

Informed and proactive
approaches to natural
hazard risks

Increasing active, public
and shared transport
opportunities and use

Safe and sustainable
water supply and
improved waterways

Waipuna/Halswell-Hornby-Riccarton Community Board – Community Board Plan 2017-2019

Community Outcomes and Priorities

1. Strong Communities

Outcomes for the Halswell-Hornby-Riccarton Community Board area:

- 1.1 A range of social and recreational initiatives which build and develop community wellbeing.
- 1.2 Culturally inclusive and celebrates diversity.

Our Board Priorities are to:

Community

- 1.3 Support and encourage the involvement of children and young people in all aspects of community life including decision making.
- 1.4 Support and advocate for initiatives that address poverty issues and improve the well-being of families and individuals.
- 1.5 Support and advocate for activities for older adults in the ward to reduce social isolation.
- 1.6 Advocate for culturally inclusive practices, where diversity is supported.
- 1.7 Consider disability access across all projects.
- 1.8 Ensure partnerships are created and strengthened with community organisations, schools and the University of Canterbury.
- 1.9 Foster the development of leadership and celebrate this across the wards.

Community Board Engagement

- 1.10 Advocate for the promotion and accessibility of the Community Board and its members so as to enhance more active participation and transparency in the Board's decision-making.
- 1.11 Supporting and enabling consultation to gain clear views from the community.

Social Wellbeing

- 1.12 Advocate for safe, well-run and attractive social housing and strategies that reduce homelessness in the city.
- 1.13 Support the creation of safe, accessible and connected places for people to meet in the community.
- 1.14 Support local events and activities that bring communities together.
- 1.15 Support innovative projects that enhance social wellbeing.

2. Liveable City

Outcomes for the Halswell-Hornby-Riccarton Community Board area:

- 2.1 Residents feel safe in their communities and neighbourhoods.
- 2.2 Residents have ready access to parks and greenspace for recreational facilities and activities.
- 2.3 The cultural, natural and built heritage is acknowledged, valued and enhanced.
- 2.4 Children are provided with fun and safe environments.
- 2.5 Community facilities are provided that meet the needs of communities.
- 2.6 A safe, efficient and sustainable transport and local roading network.

Our Board Priorities are to:

Roading and Transport

- 2.7 Work with schools and community groups to ensure safe crossings and road networks near schools and along key transit routes.
- 2.8 Support public transport and cycling initiatives that promote increased usage.

Planning

- 2.9 Advocate for improvements to parks, greenspace and recreational facilities.
- 2.10 Advocate for the protection of the quality of residential living.
- 2.11 Monitor the issues of green field subdivisions and increasing intensification across the ward.
- 2.12 Advocate for the community facing the challenges of growth.
- 2.13 Advocate and make decisions on effective traffic management measures that contribute to

meeting the needs and connectivity of local communities.

- 2.14 Monitor planning issues and support community concerns through appropriate channels.

Community Facilities and Playgrounds

- 2.15 Ensure the new Riccarton Community Centre and the Hornby Library and Customer Services and South West Leisure Centre meet the needs of the community.

- 2.16 Advocate for the timely provision of local facilities to meet the needs of growing local communities.

- 2.17 Ensure that usage of Council facilities is being optimised.

- 2.18 Advocate for the provision of quality playgrounds throughout the wards.

Heritage

- 2.19 Support and advocate for the enhancement and protection of local heritage assets.

3. Healthy Environment

Outcomes for the Halswell-Hornby-Riccarton Community Board area:

- 3.1 A commitment to protect and improve the local environment.

- 3.2 Climate change and environmental sustainability is considered by the Community Board in its decision making, including for all new facilities.

Our Board Priorities are to:

- 3.3 Support and advocate to maintain clean drinking water and high standards of air quality.

- 3.4 Monitor pollution issues, quarrying effects and compliance of consents.

- 3.5 Support local communities on land use, and air and water quality issues and where appropriate, advocate for and represent any community concerns arising.

- 3.6 Monitor and respond on parks and tree issues raised by the community.

- 3.7 Encourage and support the implementation of local sustainable greenspace use initiatives, for example, food forests and community gardens.

- 3.8 Support and advocate for initiatives aimed at addressing climate change.

4. Prosperous Economy

Outcomes for the Halswell-Hornby-Riccarton Community Board area:

- 4.1 Strong local business communities.

- 4.2 An environment where innovative projects are trialled and supported.

- 4.3 Has a strong social enterprise sector.

Our Board Priorities are to:

- 4.4 Continue to liaise with local business networks.

- 4.5 Support initiatives that promote a wide range of innovative practices.

- 4.6 Foster social enterprise initiatives.

- 4.7 Advocate for Council rate increases to be kept as low as possible.

- 4.8 Support the provision of more affordable and social housing.

Part A	Matters Requiring a Council Decision
Part B	Reports for Information
Part C	Decisions Under Delegation

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1. Apologies

At the close of the agenda, no apologies had been received.

2. Declarations of Interest

Members are reminded of the need to be vigilant and to stand aside from decision making when a conflict arises between their role as an elected representative and any private or other external interest they might have.

3. Deputations by Appointment

There were no deputations by appointment at the time the agenda was prepared.

4. Proposed 'Roydon Quarry' - Submission by Waipuna/Halswell-Hornby-Riccarton Community Board

Reference: 19/556674

Presenter: Matthew Pratt, Community Governance Manager (Halswell-Hornby-Riccarton)

1. Purpose of Report

- 1.1 The purpose of this report is for the Waipuna/Halswell-Hornby-Riccarton Community Board to approve the contents of the submission on the resource consent applications regarding the Proposed 'Roydon Quarry'.

2. Executive Summary

- 2.1 Applications for Resource Consent to establish, operate and rehabilitate a quarry to be known as 'Roydon Quarry' (the Proposed Quarry) at 107 Dawson's Road and 220 Jones Road, Templeton, were publicly notified on Saturday 6 April 2019.
- 2.2 The closing date for submissions is 5pm on Thursday 6 June 2019.
- 2.3 The Council has delegated authority to the Waipuna/Halswell-Hornby-Riccarton Community Board to make a submission regarding the proposed quarry on its behalf, in accordance with the Council's Delegations Register.

3. Staff Recommendations

That the Waipuna/Halswell-Hornby-Riccarton Community Board resolve to:

1. Approve the contents of the submission on the resource consent applications regarding the Proposed 'Roydon Quarry' in accordance with Attachment A.

4. Context/Background

Issue or Opportunity

- 4.1 Fulton Hogan Limited (the Applicant) has applied for Resource Consents to establish, operate and rehabilitate a quarry to be known as 'Roydon Quarry' (the Proposed Quarry) at 107 Dawson's Road and 220 Jones Road in Templeton.
- 4.2 The applications were publicly notified on Saturday 6 April 2019. The closing date for submissions is 5pm on Thursday 6 June 2019.
- 4.3 The proposed quarry is on the boundary of the Selwyn District Council and Christchurch City Council (the Council).
- 4.4 The Applicant has applied for Resource Consents from the Canterbury Regional Council and a land use consent for gravel extraction and processing operations within the Inner Plains Zone from the Selwyn District Council.
- 4.5 The Council has, on its behalf, delegated authority to the Waipuna/Halswell-Hornby-Riccarton Community Board to make a submission regarding the proposed quarry.
- 4.6 To support the Community Board in preparing a submission, an external consultant was engaged. Advice and input was also received through workshops, from Council staff and from subject area experts.

- 4.7 The content of the proposed submission is included as **Attachment A**.

Decision Making Authority

- 4.8 The Council has delegated authority to the Waipuna/Halswell-Hornby-Riccarton Community Board to make a submission regarding the proposed quarry on its behalf, in accordance with the Council's Delegations Register.
- 4.9 Given that the delegation is to the Community Board, the Board's Submissions Committee has not been activated for the purpose of this particular submission.

Attachments

No.	Title	Page
A ↓	Waipuna/Halswell-Hornby-Riccarton Community Board - Proposed Submission on 'Roydon Quarry'	9

Confirmation of Statutory Compliance

Compliance with Statutory Decision-making Requirements (ss 76 - 81 Local Government Act 2002).

(a) This report contains:

- (i) sufficient information about all reasonably practicable options identified and assessed in terms of their advantages and disadvantages; and
- (ii) adequate consideration of the views and preferences of affected and interested persons bearing in mind any proposed or previous community engagement.

(b) The information reflects the level of significance of the matters covered by the report, as determined in accordance with the Council's significance and engagement policy.

Signatories

Author	Matthew Pratt - Manager Community Governance, Halswell-Hornby-Riccarton
Approved By	Matthew McLintock - Manager Community Governance Team John Filsell - Head of Community Support, Governance and Partnerships Mary Richardson - General Manager Citizen and Community

SUBMISSION ON APPLICATIONS FOR RESOURCE CONSENT

Section 96 of the Resource Management Act 1991

To: Selwyn District Council and
Environment Canterbury

Submitter: Waipuna/Halswell-Hornby-Riccarton Community
Board of the Christchurch City Council

Applicant: Fulton Hogan Limited

Proposed Activity: Establish and Operate Roydon Quarry,
107 Dawsons Road and 220 Jones Road Templeton

Application Refs: Selwyn District Council: RC185627
Environment Canterbury: CRC192408, CRC192409,
CRC192410, CRC191411, CRC192412, CRC192413,
CRC192414

Draft for Community Board Approval

Item 4
Attachment A

NAME OF SUBMITTER

1. Waipuna/Halswell-Hornby-Riccarton Community Board of the Christchurch City Council (**the submitter**).

APPLICATIONS TO WHICH SUBMISSION RELATES

2. This is a submission on the applications by Fulton Hogan Limited (**the applicant**) for resource consent to establish, operate and rehabilitate a quarry at 107 Dawsons Road and 220 Jones Road, Templeton (**the proposal**). The specific applications which are subject of this submission are:

CONSENT TYPE: Land Use Consent (s9)

CRC192408 & RC185627

to use land to excavate material

CONSENT TYPE: Land Use Consent (s9)

CRC192409 to use land for the deposition of backfill over an unconfined or semi-confined aquifer

CONSENT TYPE: Discharge Permit (s15)

CRC192410 to discharge of contaminants into air

CONSENT TYPE: Discharge Permit (s15)

CRC192411 the discharge of contaminants which may enter water

CONSENT TYPE: Discharge Permit (s15)

CRC192412 the discharge of stormwater into land where contaminants may enter groundwater

CONSENT TYPE: Discharge Permit (s15)

CRC192413 the discharge to land associated with the deposition of cleanfill material for site rehabilitation

CONSENT TYPE: Water Permit (s14)

CRC192414 to take water for aggregate washing and dust suppression

3. The submitter is not a trade competitor for the purposes of s308B of the Resource Management Act 1991 (RMA).
4. The submitter opposes all seven applications.

Draft for Community Board Approval

Item 4
Attachment A

THE REASONS FOR MAKING THIS SUBMISSION ARE:

5. In summary, the submitter considers that the proposal will have significant adverse effects on the environment, including but not limited to:
 - a. Significant adverse effects on the existing character and amenity of the surrounding environment including visual, noise, vibration, lighting, health and traffic effects that are generated due to the proposed scale of activity and its proximity to existing and future urban development; which are unable to be avoided, remedied or mitigated;
 - b. Significant adverse effects on the health of water bodies – particularly the quality and quantity of groundwater.
 - c. Significant adverse effects on the condition, operation and maintenance of roading assets owned by the submitter in proximity to the proposal.
 - d. Significant adverse effects on nearby Christchurch City Council land proposed to be used as a future cemetery; including not only the landscape character and effects on visual amenity but also nuisance effects (including, but not limited to, dust and noise impacts) on the cultural setting that is essential for a place of respect, grieving and contemplation.
 - e. Significant adverse impact on nearby businesses – particularly on the training stables businesses located around the proposed quarry that contribute to the economic and social outcomes for the Selwyn District.
6. The submitter also considers that the proposal is not consistent with relevant objectives and policies of the Selwyn District Plan, the Land and Water Plan and the Regional Air Plan and other strategic plans and policies affecting the natural and physical resources in the area.
7. Further specific details of these grounds are made later in this submission notice.

ROLE AND RESPONSIBILITIES OF THE COMMUNITY BOARD

8. The Christchurch City Council has delegated authority to the Waipuna/Halswell-Hornby-Riccarton Community Board (the Community Board) to make this submission.
9. The Community Board's focus is on enhancing the social, environmental and economic well-being of citizens in the Halswell-Hornby-Riccarton wards.
10. To achieve this, the Community Board has five main legislative roles, of which two are particularly relevant to this application; namely:
 - a. Represent and act as advocates for the interests of its community
 - b. Consider and report on all matters referred to it by the Council, or any matter of interest to the Board.

11. It does this by way of delegations from the Christchurch City Council (the Council), which has similar functions for all the citizens of Christchurch as well as wider ones relating to:

- a. the protection of its environment,
- b. public health and,
- c. responsible management of its assets and infrastructure.

12. It is in terms of these roles and responsibilities that the Community Board has cast its submission.

SPECIFIC REASONS FOR MAKING THIS SUBMISSION ARE:

13. In relation to these applications, the submitter considers that all the above listed functions will be compromised, particularly in relation to the following matters:

- a. Effects on traffic safety and efficiency and the impact on transport infrastructure;
- b. Health of water bodies – particularly the quality and quantity of groundwater;
- c. Amenity and health effects on residents, resulting from visual impact, light spill/glare, noise, dust and vibration;
- d. Management of its assets and facilities, particularly the land adjoining the site at 173 Maddisons Road;
- e. Undermining of the draft Future Development Strategy under the National Policy Statement for Urban Development Capacity (NPS-UDC);
- f. Failure to demonstrate compliance with planning documents such as, but not limited to, the draft Future Development Strategy under the NPS-UDC, the Selwyn District Plan, the Land and Water Plan and the Regional Air Plan.

14. Each of these is set out in detail below.

Ground 1: Traffic and the Impact on Transport Infrastructure

15. The traffic and transport aspects of the proposal will create more than minor effects and be contrary to objectives and policies of the Selwyn District Plan, including for, but not limited to, the following reasons:

- a. The applications fail to adequately consider the impact on the submitter's transport infrastructure. Whilst the carriageways designated as transport routes for heavy vehicles might have capacity for additional numbers of vehicles, there is no analysis of the laden trucks per day on the road structure. If the road structure disintegrates,

Draft for Community Board Approval

Item 4
Attachment A

this will result in the submitter being required to mitigate the effects by continually repairing the road. Aside from the additional and ongoing expenditure incurred by the submitter, the regular use of laden and unladen vehicles on disintegrated carriageways will create the following adverse effects:

- i. additional vibration and noise effects on surrounding residents
 - ii. potential traffic safety issues for all vehicles travelling on these routes.
 - b. No safety assessment has been provided for either of the Jones Road or Dawsons Road roundabout options, particularly the three-leg option and how it would interact with the Jones Road T-junction. This creates a high level of uncertainty as to the ability of the intersection to operate in a safe and efficient manner.
 - c. Establishing a development with such high flows of traffic over a level crossing will be inherently unsafe and will create risks for users and operators of both the road and the rail networks. While a level rail safety crossing assessment has been provided as part of the further information, a response from KiwiRail has not been provided. Moreover, an increase in rail traffic to Lyttelton as is intended in the Lyttelton Port Recovery Plan, has not been assessed.
 - d. There is potential for queues that may adversely affect safety and efficiency of traffic on the Main South Road (State Highway 1).
 - e. There is no assessment on the intersection of Dawsons Road with State Highway 72 (West Coast Road).
 - f. The proposal fails to appreciate the value of Jones Road as a cycle corridor.
 - g. The applications also fail to clearly demonstrate adequate measures to prevent quarry truck drivers using local Templeton roads. A lot of commitments are expressed, but no consequences, and no way of tracking the drivers. Templeton's economic development is already stymied by the severance created by State Highway 1 and it is important that there is no reliance on Templeton roads for the development as this would create cumulative adverse severance effects.
 - h. The additional heavy traffic will also result in a change in the character of the area from rural to industrialised. The applicant anticipates that up to 1,500 truck movements will occur daily. To put this into perspective, other large quarries in Canterbury have 300 to 500 truck movements per day. These truck movements do not include retail sales. The applicant also anticipates that the quarry will operate 24 hours per day, six days a week.
16. In the submitter's view, these traffic and transportation effects are a fundamental issue. These effects will be ongoing for the life of the quarry and are unable to be avoided, remedied or mitigated to an appropriate level, and as such will be a continual impost on the Council/Community Board and the residents it represents.

Ground 2: Health of Water Bodies

17. The water takes and discharge to land and water aspects of the proposal will create more than minor adverse effects on the groundwater resource in the locality and will be contrary to objectives and policies of the Regional Land and Water Plan, including for, but not limited to, the following reasons:
- a. The one metre separation between the aquifer and the quarry operations table in a gravel setting, will not prevent contaminants leaching to ground water resources. Whilst this risk may be of low likelihood, if it comes to fruition, it will have a high impact on an important natural resource. Accordingly, caution should be applied. This need for caution is reinforced by the fact that the drinking water is not chlorinated.
 - b. The frequency of monitoring is very low and will not provide sufficient warning if there is a failure in the groundwater protection systems. In other cases where failure will be catastrophic, the Council is required to monitor water quality on an ongoing 24 hour basis.
 - c. The use of detergents in truck washing facilities will prevent effective operation of the separator intended to control hydrocarbons.
18. The new water take application also needs to be accompanied by an interference report in relation to nearby bores to ensure any adverse environmental effects and potential for other bore owners to experience either contamination or depletion, are identified and addressed.
19. On the above basis, the submitter considers that the nature and magnitude of the effects of the proposal on water quality and water quantity have not been adequately assessed to enable certainty that they can be effectively avoided, remedied or mitigated.

Ground 3: Amenity for Nearby Residents

20. The amenity aspects of the proposal will create more than minor effects and be contrary to objectives and policies of the Selwyn District Plan, the Regional Land and Water Plan and the Regional Air Plan including for, but not limited to, the following reasons:
- a. The proposal does not provide adequate protection for nearby residents from:
 - i. loss of rural character
 - ii. adverse visual impacts
 - iii. loss of amenity from adverse noise, vibration, lighting or dust effects
 - iv. potential health effects associated with the discharge of particulate contaminants.

- b. It is unclear how the quarry will operate within its limits on hours of operation given that it will often need to load trucks at nights for large projects, including those contracted by the New Zealand Transport Agency.
 - c. The noise report accompanying the Assessment of Environmental Effects (AEE) fails to appreciate the different types of noise that will be generated and how the quarry operations will generate different types of noise at different frequencies to that of traffic.
 - d. The applications artificially separate the various amenities into separate components and in doing so, fails to appreciate that overall the amenity of nearby residents is constructed from all these attributes, and that effects of vibration, noise, dust, traffic and loss of rural character/visual impact need to be considered cumulatively in terms of their effect on loss of overall amenity.
 - e. The health impacts of silica dust need specific consideration in terms of its ability to result in serious lung disease such as lung cancer, silicosis and chronic obstructive pulmonary disease from particles so small that they are not visible to the naked eye.
 - f. People have chosen to live in the Templeton community for a suburban lifestyle and the quality of life that it provides. The proposed activities would compromise this.
21. Fundamentally, the applicant's mitigation strategy is flawed and cannot be relied upon because:
- a. It inadequately identifies the effects at each individual category level which is further compounded by an underestimating of the cumulative effects; and
 - b. It relies predominantly on a mitigation strategy based on a suite of management plans which are yet to be locked in, in terms of content and actions, and thus their final content will not be known or have any input by those that are directly affected. This is both uncertain and unfair.
22. For the above reasons, there is no certainty to the submitter that the proposal is able to provide the basic level of amenity protection required for nearby residents, and accordingly the applications should be refused.

Ground 4: Direct Impacts on 173 Maddisons Road

23. The proposal will create more than minor effects and be contrary to objectives and policies of the Selwyn District Plan, the Regional Land and Water Plan and the Regional Air Plan in relation to land owned and occupied by the submitter at 173 Maddisons Road for, but not limited to, the following reasons:
- a. The land, although currently largely vacant, is earmarked to be a future cemetery. The need for the cemetery is identified in the Christchurch City Council's Long Term Plan

which provides \$3.3million for the first stage of cemetery development. This funding allocation is in response to Christchurch City Council's statutory requirement under the Burial and Cremation Act 1963 to provide for the burial needs of the community.

- b. Other cemeteries in the area are filling up and the site at 173 Maddisons Road is expected to be the main working cemetery for the next 50 years.
- c. A cemetery requires an environment appropriate to contemplation and grieving. The proposed quarry is fundamentally unable to achieve this because:
 - i. The staging plan for the quarry will result in impacts on the cemetery for the duration of the quarry activities.
 - ii. There is insufficient planting on the quarry land to provide visual separation between the quarry operations and the cemetery. The earth bund will be clearly man made and will not blend in with the landscape.
 - iii. The planting along the Dawsons Road boundary of the quarry will not be completed until the quarry is at the end of extraction. This could result in the significant areas of the cemetery being allocated for planting, reducing the capacity of the cemetery.
 - iv. Ground transmitted vibration generated by the quarrying activities can cause issues with the stability of freshly dug graves which can be a health and safety issue and an inconvenience as well as causing having an emotional cost for grieving families and friends. There can be damage to concrete burial beams and other structures. Similar issues have been experienced at Yaldhurst.
 - v. The noise will be disruptive to services and quiet contemplation, as will ground vibration.
 - vi. The dust will impact graves and cemetery users, and this would have a particular impact during services.
- d. One of the proposed roundabout options includes the taking of land from the proposed cemetery. This is not an option for the Christchurch City Council, as the land is needed for cemetery purposes. In addition, this would reduce the separation between turning traffic and the cemetery.
- e. The proposal will greatly reduce the ability of the land to provide important social infrastructure and render 173 Maddisons Road effectively useless for Christchurch City Council purposes.

24. In light of the above concerns, the Christchurch City Council has commissioned a full review of the AEE and proposed mitigation measures by a New Zealand Institute of Landscape Architects Registered landscape architect. The conclusions of that review are:

- a. The mitigation measures provided by the applicant are a token gesture and are not considered appropriate. For example, it will be many years before any plants reach a height where they can provide any form of mitigation. For many years, all that would be seen is an engineered earth bund, with initial grass cover that would probably die off once irrigation ceases two years after establishment.
 - b. Assessment against the Objectives and Policies within the Selwyn District Plan appears to be incomplete and the assessment that is provided within the Landscape and Visual Impact Assessment is questionable.
 - c. There has been no assessment in regards to future reverse sensitivity issues. At this location so close to the Templeton township where there is a risk of future reverse sensitivity issues, the mitigation proposed by the applicant is not adequate.
25. As part of the above input, an Air Quality Scientist has been also commissioned in terms of air quality impacts on the Christchurch City Council owned land. That review concluded that there is potential for the proposal to discharge contaminants beyond the boundary of the site and therefore impact on the amenity values of users of the proposed cemetery and possibly increase the risk of adverse health effects to users of the cemetery.
26. After reviewing the application, the section 92 responses and considering the mitigation proposed by the applicant and the potential future use of the adjacent land as a potential cemetery it is submitted that the adverse effects of the potential quarry and in particular the effects on character and landscape visual amenity will be unacceptable, and potentially will not be able to be avoided, remedied or mitigated.
27. Given the importance of the cemetery to the community, it is appropriate for a high level of weight to be placed on it as a s104(1)(c) matter.

Ground 5: Failure to Achieve Policy Direction in Strategic Documents

28. The applications fail to achieve the necessary objectives and policies in the following documents:
- a. draft Future Development Strategy under the National Policy Statement for Urban Development Capacity (NPS-UDC),
 - b. the Selwyn District Plan,
 - c. the Land and Water Plan, and
 - d. the Regional Air Plan
29. Moreover, the applications fail to provide a meaningful assessment against the relevant objectives and policies in any of the above documents, such that the applications are remiss in terms of clause 2(2) of Schedule 4 of the Resource Management Act. They should therefore be refused.

30. The specific omissions are as follows:

- a. It is the expectation of the draft Future Development Strategy under the NPS-UDC that there will be growth in this direction. Such growth could be stymied by the applicant, if consents for the proposal are granted, seeking to ensure that any new, anticipated development does not create reverse sensitivity issues. Alternatively, the consent holder could seek to impose restrictions on any new development, which would push up the cost of the housing, contrary to the expectations of the NPS-UDC.
- b. As an additional point, the applications are required by law to provide an assessment of alternatives considered for all aspects of the discharge activities. This is not provided for the following: discharges to air, discharges to land for cleanfill and existing contaminated soils, and discharges to land for truck cleaning.
- c. **Part 2 Assessment:** It is particularly telling that there is no Part 2 assessment, which is required as a result of recent case law (*Davidson*) which identified that assessment under Part 2 is required where there are gaps in lower level planning documents. The Selwyn District Plan has acknowledged gaps in relation to quarries as evidenced by the Council preparing a plan change specific to this matter, regardless of being in a full plan review process.

31. A proper Part 2 assessment with its focus on the issues raised in Grounds 1 to 4 of this submission would clearly result in the applications not fulfilling the expectations of sustainable development, such that they must be refused.

Ground 6 – Impact on Nearby Businesses

32. The area surrounding Templeton is well known for racehorse training. These animals represent a significant investment for their owners and trainers and are very sensitive to ground vibrations and loud noises. They can spook or shy in response to frights, damaging themselves, property or people around them.
33. The training stables are businesses around the quarry that contribute to the economic and social outcomes sought by Selwyn District Council in a manner consistent with District Plan expectations. They form part of the existing environment and the application fails to assess either its impact on these businesses or its duties under the objectives and policies to these businesses. Accordingly, the application should be refused.

SUBMITTER RELIEF

Relief Sought

34. Based on the foregoing six grounds of submission, the Waipuna/Halswell-Hornby-Riccarton Community Board of Christchurch City Council (**the submitter**) seeks that all resource consent applications for the proposed Roydon Quarry are refused.

Attendance at Hearing:

- 35. The submitter does wish to be heard in support of this submission.
- 36. The submitter will speak at the hearing and will advise the experts to be called closer to the time. It is anticipated that up to four hours will be required to present the submission and respond to questions, which will be confirmed closer to the time.
- 37. The submitter is prepared to present jointly with other submitters raising similar concerns who seek the same relief.

Pre-Hearing

- 38. The submitter is prepared to discuss its issues further with Consent Authority Officers to clarify understanding of the expected effects.

Signed and dated this 5th day of June 2019

Mike Mora
Chairperson
Waipuna/Halswell-Hornby-Riccarton Community Board
For and on behalf of the Christchurch City Council

Address for service:

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Draft for Community Board Approval

Item 4
Attachment A