



IN THE MATTER

of the Resource Management Act 1991 (“RMA” or “the Act”)

AND

IN THE MATTER

of applications under section 88 of the Act to the **Tasman District Council** by **Tasman Bay Asphalt Limited** for resource consents for an Asphalt Plant (**RM201000, RM201002, RM201018**)

**EVIDENCE OF JEREMY DIXON ON BEHALF OF TASMAN BAY ASPHALT LIMITED
(ASPHALT PLANT OPERATIONS)**

1. INTRODUCTION

1.1 My full name is Jeremy Dixon. I am the Chief Executive Officer of Isaac Construction Ltd. I am authorised to give evidence on behalf of Isaac Construction Limited.

1.2 This evidence is given on behalf of Tasman Bay Asphalt Limited (the Applicant). The Applicant has applied for:

- (a) Land Use consent to construct and operate an Asphalt Plant and build an acoustic barrier (RM201000);
- (b) Discharge Permit to discharge contaminants from an Asphalt Plant to air (RM201002); and
- (c) Land Use Consent to undertake earthworks within 10 metres of the toe of the Waimea stopbank (RM201018).

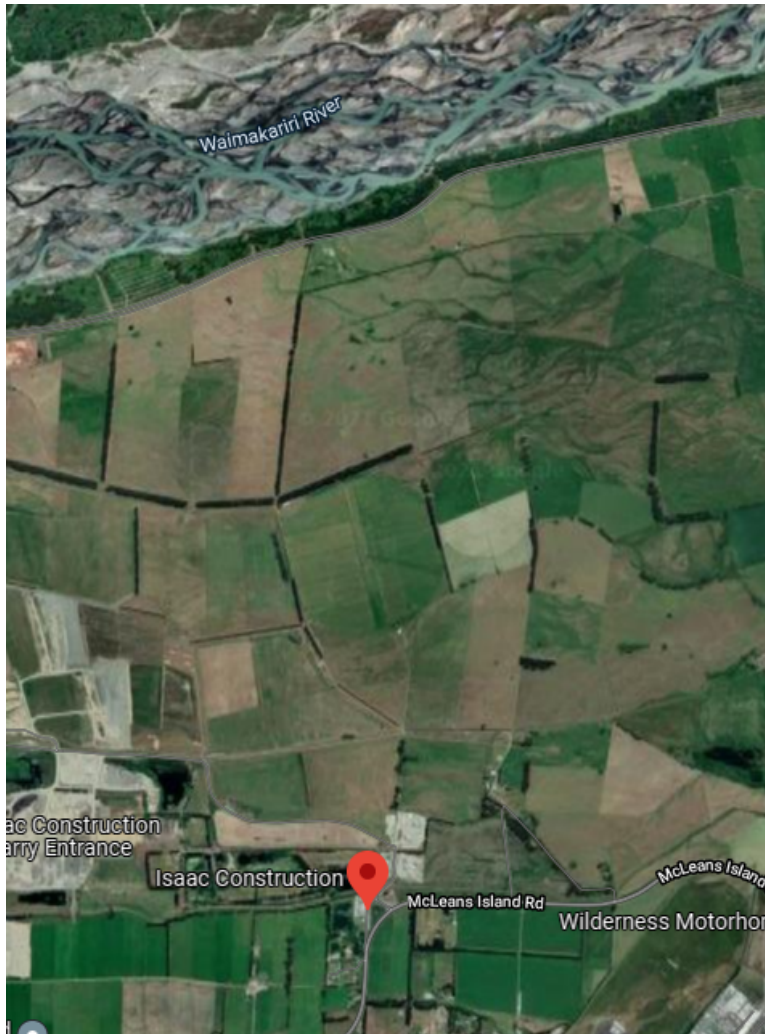
Purpose and scope of evidence

1.3 My evidence addresses:

- (a) The co-existence of Isaac Construction and the Isaac Conservation & Wildlife Trust (ICWT).
- (b) Operation of Isaac Construction's asphalt plant within 200m of critically endangered bird breeding enclosures and wetland areas.
- (c) Operation of the Isaac Construction's asphalt plant within 174m of salmon breeding and growing pens.
- (d) Consent conditions and compliance.
- (e) Conclusion.

2. ISAAC CONSTRUCTION AND THE ICWT

- 2.1 Isaac Construction (Isaac) employs 300+ people and is active in Christchurch, Dunedin, Blenheim and the West Coast of the South Island.
- 2.2 Isaac Construction operates an asphalt plant on ground leased from the Isaac Conservation and Wildlife Trust at 1 McArthur's Road, Christchurch. The headquarters, two quarries and the asphalt plant are on this site. The asphalt plant is a continuous mix plant. It has operated in this location for 40 years.
- 2.3 The Isaac Conservation and Wildlife Trust (ICWT) is a charitable trust with the main focus being the conservation of critically endangered species of New Zealand flora and fauna. The Trust is also sited at 1 McArthur's Road.
- 2.4 The site is on the plains of the Waimakariri River, as shown in the image below:



- 2.5 The site is a mixture of previously mined and rehabilitated berm land, open gravel extraction areas as well as some dry stock and dairy farm land. The area is not dis-similar to the Waimea plains, due to the proximity of the Waimakariri River to the north and the soil profile – topsoil of varying depths and river deposited gravels.
- 2.6 The Asphalt manufacture and quarry operations are run in tandem with, and in close proximity (200m) to, the conservation activities of the trust.
- 3. **OPERATION OF THE ASPHALT PLANT WITHIN 200M OF 200M OF CRITICALLY ENDANGERED BIRD BREEDING ENCLOSURES AND WETLAND AREAS.**
- 3.1 The site includes approximately 85 hectares of rehabilitated quarry, plus adjacent land that has been repurposed specifically for conservation based activities.

- 3.2 In carrying out its statutory purpose, the Trust breeds and raises critically endangered birds on the site. The bird breeds are the Black Stilt/Kakī, Brown Teal/Pāteke, Orange Fronted Parakeet/Kākāriki Karaka, Shore Plover/Tūturuatu and Blue Duck/Whio. The birds' range in threat classification from Threatened Nationally Critical to At Risk – Recovering.
- 3.3 The ICWT operates aviaries within 200m of the Isaac Asphalt plant. All the birds listed above require minimal disturbance, a clean environment and clean fresh water to be reared and released at sites throughout New Zealand.
- 3.4 The ICWT and Isaac Construction co-exist within proximity to each other. If the asphalt plant had a more than minor detrimental effect on the site and environment the ICWT could not continue their work in proximity.

4. OPERATION OF THE ASPHALT PLANT WITHIN 174M OF SALMON REARING AND GROWING PENS

- 4.1 The Trust leases land to Aoraki Salmon less than 100m from the Isaac Asphalt plant. The hatchery breeds and raises smolt for transfer to grow out at other sites through the South Island and they return for processing. The site produces 350,000-500,000 fish annually and relies on clean water for this..
- 4.2 All pens are open to the air and in the prevailing wind shadow of the asphalt plant.
- 4.3 The Salmon Hatchery could not exist in its current form of open air pens utilizing ground sourced water if the Isaac Asphalt plant were having adverse effects on the water.

5. RESOURCE CONSENT AND COMPLIANCE

- 5.1 A copy of Isaac's resource consent for the asphalt plant is attached as **Appendix 1**. I have made enquiries as to Isaac's compliance history and as far as I can determine there has been no compliance issues with this resource consent.

6. CONCLUSION

- 6.1 It is possible to operate an asphalt plant next to conservation activities as the Trust and Isaac Construction demonstrate.

- 6.2 It is possible to manufacture asphalt with less than minor effects on the environment, including a sensitive environment immediately surrounding the plant itself.
- 6.3 The resource consent conditions that the Isaac plant operates under adequately manages the environmental impacts of the asphalt plant and is a suitable tool to ensure other parties nearby are not subject to more than minor effects of the activity

Jeremy Dixon

10 December 2021

Appendix 1

Hotmix

Resource Consent Details

RecordNo CRC062026.1 **Consent Summary**

Type Consent

Source Change
Conds

Section

FileNo CO6C/09949-
07

ClientName The Isaac Construction Company Limited

To To discharge contaminants to air

Location Mcleans Island Road, HAREWOOD

| | |
|---------------------------|-----------------------------------|
| Events 23 Nov 2006 | Change in Conditions takes effect |
| 30 Jun 2011 | Lapse Date if not Given Effect To |
| 16 Sep 2033 | Consent Expires |

Subject to the following conditions:

- 1 GENERAL
- 1 The discharges to air shall only be contaminants from the operation of a parallel flow drum hot-mix asphalt plant at the premises of Isaac Construction Company Limited, 500 McLeans Island Road, Harewood Christchurch at or about map reference NZMS 260 M35:7081-4889.
- 2 The discharges shall be: (a) only combustion products from the operation of an oil-fired burner in the hot mix plant and a diesel oil-fired hot oil burner; and (b) fugitive dust from the handling, crushing and stockpiling of aggregate materials and the movement of vehicles on sealed and unsealed roads.
- 3 The discharges shall not cause odour or deposited particulate material, which is offensive or objectionable, beyond the boundary of the property on which the consent is exercised.
- 4 A record of complaints relating to discharges to air from the premises shall be maintained, and shall include: (a) location of where the discharge was detected by the complainant; (b) date and time when the discharge was detected; (c) a description of the wind speed and wind direction when the discharge was detected by the complainant; (d) the most likely cause of the discharge detected; and (e) any corrective action undertaken by the consent holder to avoid, remedy or mitigate the discharge detected by the complainant. (f) This record shall be provided to the Canterbury Regional Council on request.
- 5 COMBUSTION CONTAMINANTS
- 5 The diesel oil used may be, either marine grade, or automotive gas oil.
- 6 (a) The hot oil burner shall use diesel oil at a rate not to exceed 37.5 litres per hour.
(b) The hot-mix plant burner shall use diesel oil or refined waste oil at a maximum burning rate of 750 litres per hour.
- 7 The sulphur content of the diesel oil shall not exceed 0.3 percent by weight.
- 8 (a) The discharge from the hot-mix plant shall be via a bag filter to a discharge stack with its outlet not less than 12 metres above ground level and an exit diameter of not

greater than 0.734 metres. (b) The discharge shall be directed vertically in to the air and shall not be impeded by any obstruction above the stacks that decreases the vertical velocity below that which would occur in the absence of such obstruction.

9 The discharge from the hot oil burner shall be via a stack with its outlet not less than 12.8 metres above ground level.

10 FUGITIVE DUST CONTAMINANTS

10 All practicable measures shall be adopted to prevent the discharge of fugitive dust. Without limitations, these will include: (i) Cleaning of sealed surfaces to prevent accumulation of dust; (ii) wetting down of unsealed roads with water; (iii) the dampening down of stockpiles of aggregate by sprinklers; (iv) the wet suppression of the crushing operation and front-end loader activities.

11 TESTING

11 The opacity of discharges from the hot oil burner stack shall not be darker than the Ringlemann Shade 1 as determined in accordance with the New Zealand Standard 5201:1973, except for a period not exceeding two minutes in each hour of operation.

12 (a) A representative sample of the re-refined waste oil used in the hot-mix plant burner shall be taken every six months. The sample shall be tested for the following determinands, and their concentrations shall not exceed the stated values. (i) Arsenic 5 ppmw, (ii) Cadmium 2 ppmw, (iii) Chlorine 1000 ppmw, (iv) Chromium 10 ppmw, (v) Copper 100 ppmw, (vi) Lead 100 ppmw, (vii) Total halogens 1000 ppmw, (viii) Sulphur 8000 ppmw. (b) The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.

13 (a) The discharge rate of particulate matter in the discharge from the hot-mix plant stack shall not exceed 0.275 grams per second. (b) The discharge from the hot-mix plant stack shall be measured within 12 months of the date of exercise of this consent and thereafter at least once every two years. (c) Measurements shall occur when the hot-mix plant is operating at greater than 50 percent of maximum continuous rating. (d) The method of sampling and analysis shall be ISO 9096:2003, ASTM D3685-98, USEPA Method 17 or an equivalent method. (e) The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.

14 The laboratory carrying out the analyses under conditions (12) and (13) of this consent, shall be accredited to NZS/ISO/IEC 17025 for the test methods used.

15 MAINTENANCE AND SERVICING

15 (a) The burners shall be serviced at least once every year by a person competent in the servicing of such burners. (b) This servicing shall include ash and carbon deposit removal, and adjustment if necessary of the fuel to air ratio to ensure compliance with conditions (11) and (13). (c) Service reports shall be prepared and retained and copies shall be provided to the Canterbury Regional Council on request.

16 The bag filter will be maintained in an efficient operating condition at all times. Records of the date and type of maintenance and inspections carried out on the unit shall be kept and made available to the Canterbury Regional Council upon request.

17 REVIEW

17 The Canterbury Regional Council may, once per year, on any of the last five working days of January or July, serve notice of its intention to review the conditions of this consent for the purposes of: (a) Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or (b) Requiring the adoption of the best practicable option to

remove or reduce any adverse effect on the environment.

18 The lapsing date for the purposes of section 125 shall be 30 June 2011.

Disclaimer:

This database is updated from time to time and is used for Environment Canterbury's own administrative purposes. While every care is taken to ensure its accuracy it is not a formal record for any statutory purpose. Environment Canterbury does not rely on this record for its own use in any legal forum or for the analysis of one party's rights in comparison with another such for determining priority to any hearing. Any person wishing to see such information should ask to view the relevant files kept at the offices of Environment Canterbury or contact Customer Services

Details for CRC062026.1

| | | | |
|---------------------------------|----------------------------------|--------------------|----------------------------|
| RMA Authorisation Number | CRC062026.1 | Client Name | Isaac Construction Limited |
| Consent Location | McLeans Island Road, HAREWOOD | State | Issued - Active |
| To | To discharge contaminants to air | | |
| Commencement Date | 23 Nov 2006 | | |
| Expiry Date | 16 Sep 2033 | | |

1. The discharges to air shall only be contaminants from the operation of a parallel flow drum hot-mix asphalt plant at the premises of Isaac Construction Company Limited, 500 McLeans Island Road, Harewood Christchurch at or about map reference NZMS 260 M35:7081-4889.
2. The discharges shall be:
 - a. only combustion products from the operation of an oil-fired burner in the hot mix plant and a diesel oil-fired hot oil burner; and
 - b. fugitive dust from the handling, crushing and stockpiling of aggregate materials and the movement of vehicles on sealed and unsealed roads.
3. The discharges shall not cause odour or deposited particulate material, which is offensive or objectionable, beyond the boundary of the property on which the consent is exercised.
4. A record of complaints relating to discharges to air from the premises shall be maintained, and shall include:
 - a. location of where the discharge was detected by the complainant;
 - b. date and time when the discharge was detected;
 - c. a description of the wind speed and wind direction when the discharge was detected by the complainant;
 - d. the most likely cause of the discharge detected; and
 - e. any corrective action undertaken by the consent holder to avoid, remedy or mitigate the discharge detected by the complainant.
 - f. This record shall be provided to the Canterbury Regional Council on request.
5. The diesel oil used may be, either marine grade, or automotive gas oil.
6.
 - a. The hot oil burner shall use diesel oil at a rate not to exceed 37.5 litres per hour.
 - b. The hot-mix plant burner shall use diesel oil or refined waste oil at a maximum burning rate of 750 litres per hour.
7. The sulphur content of the diesel oil shall not exceed 0.3 percent by weight.
8.
 - a. The discharge from the hot-mix plant shall be via a bag filter to a discharge stack with its outlet not less than 12 metres above ground level and an exit diameter of not greater than 0.734 metres.
 - b. The discharge shall be directed vertically in to the air and shall not be impeded by any obstruction above the stacks that decreases the vertical velocity below that which would occur in the absence of such obstruction.
9. The discharge from the hot oil burner shall be via a stack with its outlet not less than 12.8 metres above ground level.
10. All practicable measures shall be adopted to prevent the discharge of fugitive dust. Without limitations, these will include:
 - a. Cleaning of sealed surfaces to prevent accumulation of dust;
 - b. wetting down of unsealed roads with water;
 - c. the dampening down of stockpiles of aggregate by sprinklers;
 - d. the wet suppression of the crushing operation and front-end loader activities.

11. The opacity of discharges from the hot oil burner stack shall not be darker than the Ringlemann Shade 1 as determined in accordance with the New Zealand Standard 5201:1973, except for a period not exceeding two minutes in each hour of operation.
12.
 - a. A representative sample of the re-refined waste oil used in the hot-mix plant burner shall be taken every six months. The sample shall be tested for the following determinands, and their concentrations shall not exceed the stated values.
 - a. Arsenic 5 ppmw,
 - b. Cadmium 2 ppmw,
 - c. Chlorine 1000 ppmw,
 - d. Chromium 10 ppmw,
 - e. Copper 100 ppmw,
 - f. Lead 100 ppmw,
 - g. Total halogens 1000 ppmw,
 - h. Sulphur 8000 ppmw.
 - a. The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.
13.
 - a. The discharge rate of particulate matter in the discharge from the hot-mix plant stack shall not exceed 0.275 grams per second.
 - b. The discharge from the hot-mix plant stack shall be measured within 12 months of the date of exercise of this consent and thereafter at least once every two years.
 - c. Measurements shall occur when the hot-mix plant is operating at greater than 50 percent of maximum continuous rating.
 - d. The method of sampling and analysis shall be ISO 9096:2003, ASTM D3685-98, USEPA Method 17 or an equivalent method.
 - e. The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.
14. The laboratory carrying out the analyses under conditions (12) and (13) of this consent, shall be accredited to NZS/ISO/IEC 17025 for the test methods used.
15.
 - a. The burners shall be serviced at least once every year by a person competent in the servicing of such burners.
 - b. This servicing shall include ash and carbon deposit removal, and adjustment if necessary of the fuel to air ratio to ensure compliance with conditions (11) and (13).
 - c. Service reports shall be prepared and retained and copies shall be provided to the Canterbury Regional Council on request.
16. The bag filter will be maintained in an efficient operating condition at all times. Records of the date and type of maintenance and inspections carried out on the unit shall be kept and made available to the Canterbury Regional Council upon request.
17. The Canterbury Regional Council may, once per year, on any of the last five working days of January or July, serve notice of its intention to review the conditions of this consent for the purposes of:
 - a. Dealing with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage; or
 - b. Requiring the adoption of the best practicable option to remove or reduce any adverse effect on the environment.
18. The lapsing date for the purposes of section 125 shall be 30 June 2011.

11. Jan. 2006 15:55

CCC CIVIC PLANNING

No. 2568 P. 1



CHRISTCHURCH CITY COUNCIL
CIVIC PLANNING TEAM, ENVIRONMENTAL SERVICES UNIT

FACSIMILE MESSAGE

TO: Cathy Bealey ORGANISATION: Dave, Lovell-Smith
 FAX NO: 941 379 5664
 SENDER: Lianne McCoe NO. OF PAGES (including this page): 6
 TELEPHONE: 941 644 72 DATE: 10 January 2005

Resource consent decision RMA 00021479

Site address: 22 McAnnes Rd (500 McLeans Island Rd)

Description of application: To remove an existing hotmix plant & erect a 80-100 tonnes per hour continuous fed hot mix plant

I attach the decision in respect of your recent application for resource consent. As you will see, the consent has been granted subject to you meeting certain conditions.

If any additional fees have been incurred in the processing of this application an invoice will be forwarded to you in due course.

If it is clear that you have already applied for a building consent, a copy of this decision will be forwarded to the Building Team. If you have not already applied for a building consent it is possible that your project will require one. To confirm if one is needed please contact a Building Consent Officer on telephone 941 8995.

YOUR RIGHTS OF OBJECTION

If you do not agree with the Council's decision on this non-notified resource consent, any of its conditions, or any additional fees that have been charged, you may, pursuant to Section 357 of the Resource Management Act 1991, lodge an objection with the Council. The notice of objection to the decision must be received by the Council within 15 working days of receipt of the decision by you. Objections to additional fees must be received within 15 working days of receipt of the invoice by you.

COMMENCEMENT OF CONSENT

The commencement date for your resource consent is the date of this fax advising you of the Council's decision, unless you lodge an objection against the decision. The commencement date will then be the date on which the decision on the objection is determined.

MONITORING

Where appropriate, the Council monitors resource consents to ensure the conditions are complied with and that the development proceeds in accordance with plans and details which were submitted with the application. The costs incurred in carrying out any monitoring, where required, will be charged to the consent holder.

LAPSING OF THIS CONSENT

Any development authorised by a resource consent must be completed within the 5 year period to ensure that it is lawfully established. Any proposal that is not fully implemented and completed within 5 years will require either a new resource consent or an extension of time. If not given effect to in this way, this consent will lapse five years after the date of its commencement. The alternative is to seek an extension of the duration of a consent under Section 125 of the Resource Management Act. Any such application is required to be submitted to Council prior to the consent lapsing.

If you have any queries regarding this fax do not hesitate to contact me or one of the other planners at this office.

Yours faithfully,

Lianne McCoe

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

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RECEIVED TIME 11. JAN. 16:01

PRINT TIME 11. JAN. 16:05



CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

Resource Management Act 1991

Report determining whether an application for Resource Consent should be processed as publicly notified, limited notified or non-notified

Consent Number: RMA 20021479
Applicant: Isaac Construction
Site address: 22 McArthurs Road (500 McLeans Island Road)
Legal Description: Lot 1 DP36807
Activity Status: Non-complying Activity
Description of Application: To remove an existing hot mix (asphalt) plant and erect a new 80-100 tonnes per hour contiguous feed hot mix plant.

Introduction

The applicant proposes to remove the existing hot mix (asphalt) plant and control room, from the site and replace it with a new hot mix plant which will include a drum mix asphalt plant, an exhaust fan, recycling bin, three 60 tonne hot mix storage bins which are 9.3 metres in height, and one 25 tonne run-out silo which is approximately 6.7 metres in height, and a new control room. The existing bulk aggregate storage area, cold feed bins and associated conveyor to the drier drum, the bitumen storage tanks, fuel storage and chimney will remain on the site.

A hot mix plant was originally established on the site in the late 1970's and at that time produced 35 tonnes per hour. During the 1980's the hot mix plant was altered to produce between 40-45 tonnes per hour. Prior to the construction of the plant, Sir Neil Isaac, was advised by the then Paparua District Council, that the activity was permitted on the site. I accept that the current hot mix plant at a scale up to 45 tonnes per hour was lawfully established.

The applicants currently produce up to 40,000 tonnes of hotmix per year and although the proposed new plant is capable of producing up to 100 tonnes of hot mix per hour, the applicants do not anticipate their market share will increase from the existing production levels as a consequence of the new plant. The reason for the replacement plant is to provide a more efficient system of producing hotmix, to allow some hotmix to be stored for limited periods and to reduce the level of contaminants discharged to air.

The proposed hotmix plant will generate the same volumes of traffic movement as the existing plant which is up to 40 truck movements per day, and approximately 10 percent of the entire number of truck movement generated from the site. The existing concrete batching plant and the sale of aggregate from the site generates a majority of the traffic movements. All traffic associated with the fish farm, quarry, concrete production and the existing asphalt plant use only the western entry/access point to the site off McLeans Island Road and 99% of vehicles leaving the site will drive straight back onto McLeans Island Road rather than making a right hand turn at the exit point. Most vehicles heading north use the Johns Road intersection, while those heading south or to the City use the Pounds Road intersection. Trucks visiting the site for asphalt generally arrive and depart between the hours of 7am to 3pm Monday to Friday, and between 7am to 12 pm on Saturdays. There are generally two peak times that trucks arrive to the site to pick up asphalt, being between 7am to 9am and then around 12pm. Loading of trucks (12 tonne payloads) generally occurs at 15 minute intervals and is weather dependent. There are some occasions when asphalt is picked up outside of the above hours if required for roading construction works occurring during the evening. The proposed asphalt plant will not make any changes to the current hours of operation.

The existing hotmix plant is approximately 4,265 m² in area, all of which is covered by an impervious surface. The new plant will be of a different configuration to the existing plant but the total area covered by an impervious surface will be unchanged.

The applicants propose to close the existing plant down for approximately 6 weeks from February to March 2006 for the new plant to be installed. There will be no asphalt production during this time.

A site visit was carried out on 15th December with the applicants and their consultant.

The applicants have not carried out any consultation.

Planning framework

The City Plan became operative in part on the 21st of November 2005. Parts of the Plan applicable to this application however remain subject to outstanding an outstanding Variation. Section 19 of the Resource Management Act requires a rule to be treated as if it is operative if the rule is beyond further challenge. All rules applicable to this application are subject to Variation 93 – Clearwater and the Isaac Conservation Park. The submission period has closed and a hearing is scheduled for 15 February 2005. Accordingly assessment of this application is required under the corresponding provisions of the Transitional District Plan.

The site is zoned Quarry Zone under the Paparua Section of the Transitional District Plan and the proposal is a non-complying activity because asphalt plants are not provided for in the zone.

The site is zoned Open Space 3D under the City Plan and the proposal is to be assessed as a non-complying activity. The Plan anticipates this zone will provide for a substantial area of openspace to be established and utilised for conservation and passive recreation, the ongoing development and expansion of the existing wildlife park and Peacock Springs and the gradual rehabilitation of quarry areas with indigenous vegetation and birdspecies. Quarrying and it associated processing are also anticipated in the zone.

This proposal fails to comply with the following provisions of the City Plan:

- *Critical Standard 6-2.4.8(b) – Scale of Building Environment* – Activities and buildings are restricted to those associated with conservation, wildlife protection, recreation, park maintenance, park administration, golf courses, salmon farm, retailing associated with the salmon farm, agriculture, horticulture or pastoral farming, mineral extraction activities and associated buildings, concrete batching plant, retailing associated with the mineral extraction activity. An asphalt plant is not considered to fit within the mineral extraction activity, therefore the activity is non-complying.
- *Development Standard 6-2.2.3 – Height* – The maximum height of any building shall be 8 metres. The 3 tonne hotmix storage bins will be 9.3 metres in height.

The existing environment

The existing hotmix plant occupies a site of approximately 4,265m² within the 1,150 hectare Isaac Construction and Wildlife Park site located on the northern side of McLeans Island Road. Access to site comes off a major bend in McLeans Island Road.

To the north of the hotmix plant are a number of quarries that are no longer used. One of these unused quarries is currently being used for a salmon farm. North-east of the hotmix plant and east of the salmon farm is a concrete batching plant. Located to the north/north-east and south/south-east of the plant is the main aggregate storage area which also contains one of two screening and crushing plants. East of the hotmix plant and south/south east of the concrete plant is the second screening and crushing plants as well as a workshop.

South of the hotmix plant is a weighbridge, a shop and processing factory for the processing and selling of salmon, and a laboratory. To the west of the site is a unused quarry and south-east of the site approximately 350 metres away is a dairy farm.

When considering an application for a resource consent the consent authority shall have regard to Section 104 (1) of the Resource Management Act 1991.

What are the actual and potential effects on the environment of allowing the activity?

The use of land in the Open Space 3D Zone is for specific purposes which relate to particular projects and proposals, in this case the Isaac Conservation Park. The Plan limits the types of activities permitted in this part of

the City to ensure that that primary functions of these projects are retained. As the rule is a critical standard there are no assessment matters listed in the Plan and therefore consideration must be given to all actual and potential effects on the environment. I consider that the actual or potential effects of the proposal on the environment relate to loss of open space amenity values, visual amenity, noise, traffic, and dangerous goods.

Loss of Open Space Amenity Values and visual amenity

The proposed asphalt plant is replacing an existing plant which has operated on the site since the 1970's and will be located generally in the same location. The site is already covered in an impervious surface and the proposed asphalt plant structure will be similar in size in terms of bulk and component parts. The existing plant already contains a number of structures which exceed 8 metres in height, being the hotmix plant, the bitumen tank room, bitumen tanks, and a bag filter. Some of these components will be removed, so while the 3 bins will exceed the height restriction, they will be comparable to the existing buildings and will therefore not alter the visual character of the plant.

The current hotmix plant is located at least 320 metres from McLeans Island Road at the closest point and some screening exists between the road and plant including a 4-5 metre stop back to the west of the site, a 2 metre stopbank to the south of the site, and various structures and shelterbelts that will screen the plant as viewed from the road and adjoining properties. The structures of the asphalt plant are similar in size and bulk to other activities permitted on the site such as the concrete batching plant. The asphalt plant is located well away and screened from any dwellings, the heritage village, peacock springs, and offices that are also located on the property. I support the applicants view that the new plant will have very little impact on the visual amenity of the area.

Noise

Any noise effects of the proposed asphalt plant will similar to the existing plant and will not be dissimilar to other activities that occur on site including, the batching of concrete, quarrying and the screening and crushing of aggregate. The plant is located well away from any residential properties and from the road, so any adverse effects from noise will be insignificant.

There will also be noise created during the construction of the new plant, however for the same reasons outlined above any adverse effects will be insignificant. The construction will occur over a short period and will comply with the relevant New Zealand Standard (NZ6803:1999).

Traffic

Although the proposed hotmix plant has the potential to increase the volumes of asphalt produced per day, the applicants do not anticipate their market share will increase from the existing production levels as a consequence of the new plant. The existing plant generates an average of 40 truck movements per day which is approximately 10 percent of the entire number of truck movement generated from the site per day. In my view, even if the market demand for hot mix does increase in the future, the number of truck movements that will be generated by the hotmix plant will still be low in comparison to the truck movements generated by the other activities on the site. The site is located in a rural area and quarrying and concrete batching activities are permitted within the zone, so large traffic volumes of truck movements are anticipated. McLeans Island is classified as a Minor Arterial Road within the Plan, and as such has the capacity to carry between 10,000 – 15,000 vehicles per day. Any adverse effects on the environment that will be caused by the proposed hotmix plant, compared to the existing plant, are therefore considered to be insignificant.

Hazardous Substances

A number of hazardous substances are already stored on the site in relation to the existing hotmix plant and the other activities located on the site. The volumes of hazardous substances that will be required by the new plant will be same as required by the existing plant so there will be no changes in effects. The applicants will require certification under the Hazardous Substances and New Organism Act 1996 and regulations in respect to the storage of hazardous substances on the site and this will address aspects of safe storage, use and hazard control.

Summary

Although an asphalt plant is not anticipated in the Open Space 3D Zone, a plant has existed on this site for more than 30 years. The proposed plant is therefore only an upgrade of the existing plant to achieve a greater rate and quality of production rather than increase the overall volumes. Any adverse effects from the proposal will be very similar in nature to the effects already occurring on the site. If there is an increase in the demand for asphalt, there may be an increase in traffic volumes, however this will be insignificant compared to the traffic already generated by the other activities located on the site.

How do any relevant objectives, policies, rules or other provisions of the Transitional or City Plan relate to the proposal?

In relation to the Transitional District Plan, it is considered that this proposal is consistent to the policies and objectives as the Plan seeks to allow the quarry areas of the City to be used for the extraction of sand and gravel over a medium term period to provide the region with an important resource. The objectives and policies also seek to have closed quarries re-established to allow for other permitted uses to be established including pastoral farming, agriculture and horticulture. The objectives also seek to ensure that the amenity values are retained and groundwater qualities are protected.

In relation to the City Plan and Variation, one of the relevant objectives and policies of the plan seek to provide for the establishment and ongoing use of openspace facilities while ensuring that adverse effects on amenity values are avoided, mitigated or remedied. In respect to the Open Space 3D Zone (Isaacs Conservation Park) mineral extraction activities and associated activities such as concrete batching are seen as an integral part of the park's establishment and development however the effects of such activities must be managed in a way to avoid adverse impacts on the environment including adjoining properties and other users of the park. In my view the proposed asphalt plant is of a similar nature and character to a concrete batching plant and in this case located well away from adjoining properties and recreational facilities on the site. I am therefore of the view that the proposal is consistent with this policy.

Other relevant objectives and policies of the City Plan and Variation seek to ensure that the roading network can function and develop with minimal conflict between land use, traffic and people. One way it seeks to achieve this is to control the establishment of land use activities to achieve compatibility with the roads they front. In this case, the activity is already existing and there will be little change to the traffic volumes. Quarrying and associated activities are anticipated on the site and these activities generate large traffic volumes. This type of activity is therefore compatible with the classification of the road the site fronts.

Are there any other matters which are relevant and reasonably necessary to determine the application (including Part II matters)?

The proposal is considered to be consistent with Part II matters in that the proposal will maintain the amenity of the surrounding environment, in accordance with Section 7c and 7f of the Resource Management Act 1991.

Precedent/Plan Integrity

Given the non-complying status of this application it is appropriate to have regard to the issue of precedent, as well as effect of granting consent upon the integrity of the City Plan and public confidence in its consistent administration.

In this case an asphalt plant has lawfully operated on the site for over thirty years and this application is generally for an upgrade of the existing plant. The Open Space 3D Zone (Isaac Conservation Park/Quarry) Zone is the only open space zone which allows for quarrying and related activities and there are a number of sufficiently unique characteristics of this site and proposal which would distinguish it from other applications for an asphalt plant including the size of the site, setback from adjoining roads and properties and stopbanks which provide immediate screening. Given these factors, I consider that the integrity of the City Plan is not challenged by this proposal and that there is unlikely to be any significant precedent effect created.

If the application is for a non complying activity, does it meet at least one of the provisions of Section 104D (1)?

Yes – any adverse effects on the environment are considered to be minor.

Explain what relative weight you will give to the provisions of the Transitional District Plan and Variation in your consideration of this application.

Greater weight has been given to the Variation in my consideration of this application, given the stage to which the Variation has progressed in the public notification process.

Are there any matters that have arisen in the assessment of this application that would indicate the application should have been publicly notified.

No

Recommendation: That for the above reasons the application **be granted** pursuant to Sections 104, 104B, 104D and 108 of the Resource Management Act 1991, subject to the following conditions:

1. The development shall proceed in accordance with the information submitted and plans lodged, and entered into Council records as RMA20021479/1-4 and in accordance with the information amended in a Council letter to the applicants dated 22 December now numbered RMA20021479/5.

Advice Notes:

Certification under the Hazardous Substances and New Organism Act 1996 and regulations in respect to the storage of hazardous substances on the site may be required. Please contact the Hazardous Substances Officers in the Environmental Service Unit.

Reported and Recommended by:

Lianne McCone
Lianne McCone

Date: 10 January 2005

Decision: That, for the reasons outlined above, the above recommendations be adopted.

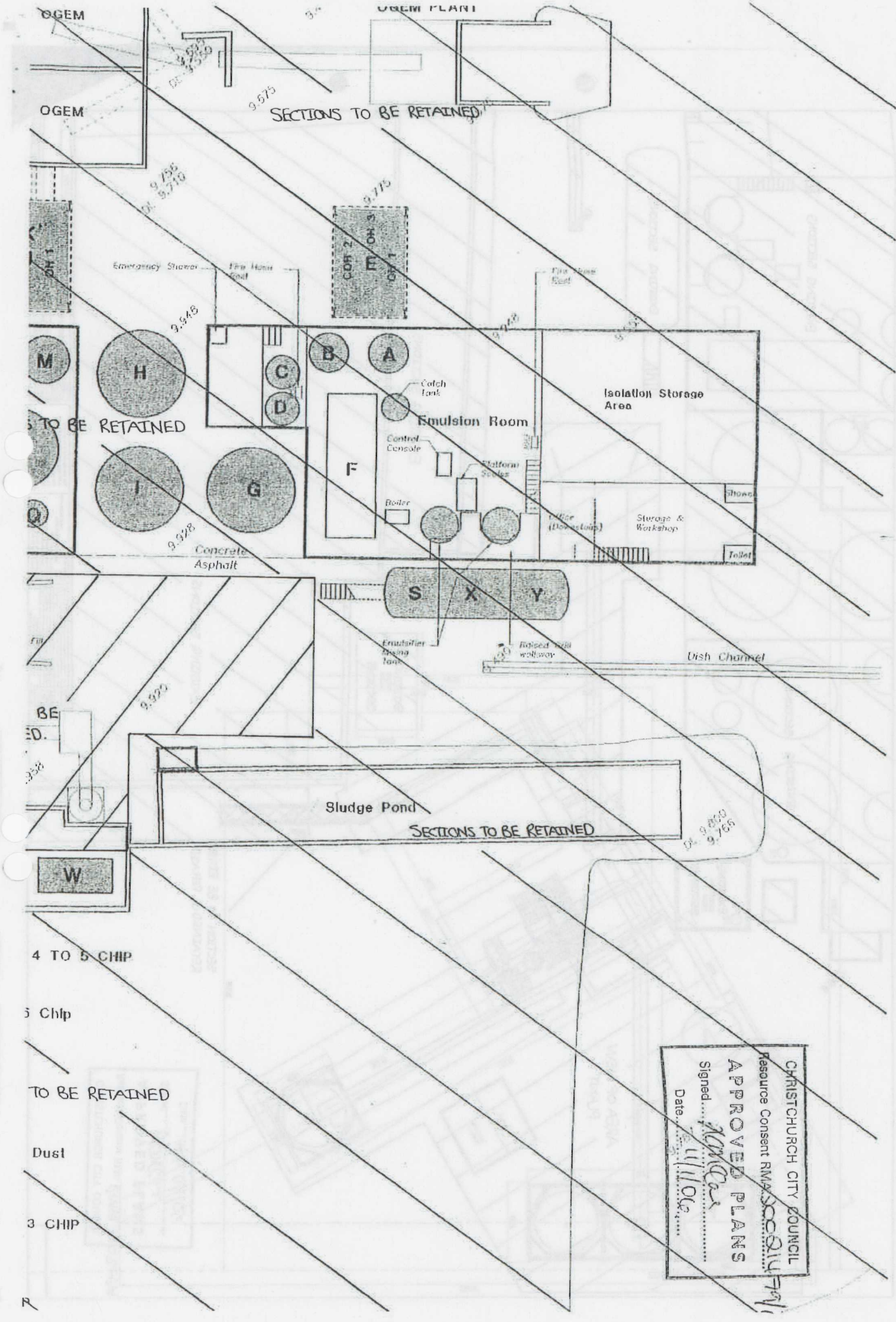
Civic Planning Team Leader / Planning Administration Manager/ Senior Planner:
(Catherine Elvidge) (John Gibson)

(Erina Metcalf/Tracey Kendall/Maurice Dale/Hamish Barrell) JOHN HIGGINS

Civic Planning Team Leader / Planning Administration Manager/ Senior Planner:
(Catherine Elvidge) (John Gibson)

(Erina Metcalf/Tracey Kendall/Maurice Dale/Hamish Barrell)

Date: 11/1/06



CHRISTCHURCH CITY COUNCIL
 Resource Consent RMA 3000/01/71
APPROVED PLANS
 Signed: *[Signature]*
 Date: 11/10/02

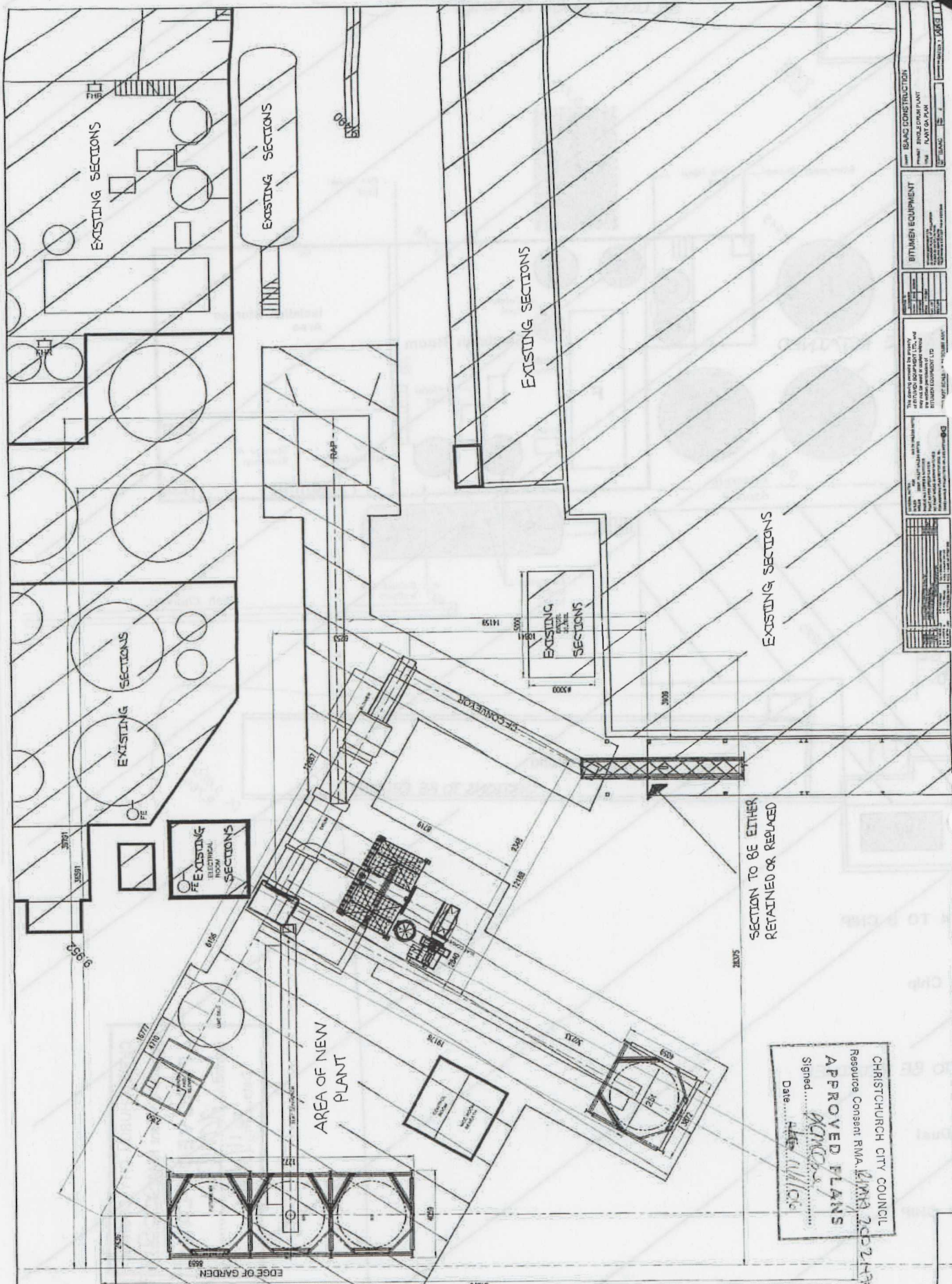
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| <p>BITUMEN EQUIPMENT</p> <p>THESE PLANS ARE THE PROPERTY OF BITUMEN EQUIPMENT LTD. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF BITUMEN EQUIPMENT LTD.</p> <p>DATE: 15/11/2011 DRAWN BY: J. JONES CHECKED BY: M. SMITH APPROVED BY: P. DAVIES</p> | <p>BLAC CONSTRUCTION</p> <p>BLAC CONSTRUCTION LTD. 100, WINDYBUSH ROAD WINDYBUSH, DURHAM, ENGLAND</p> |
|---|--|

CHRISTCHURCH CITY COUNCIL
 Resource Consent RMA 2009/2477
APPROVED PLANS
 Signed: *M. JONES*
 Date: *15/11/2011*

AREA OF NEW PLANT

SECTION TO BE EITHER
 RETAINED OR REPLACED

EXISTING SECTIONS

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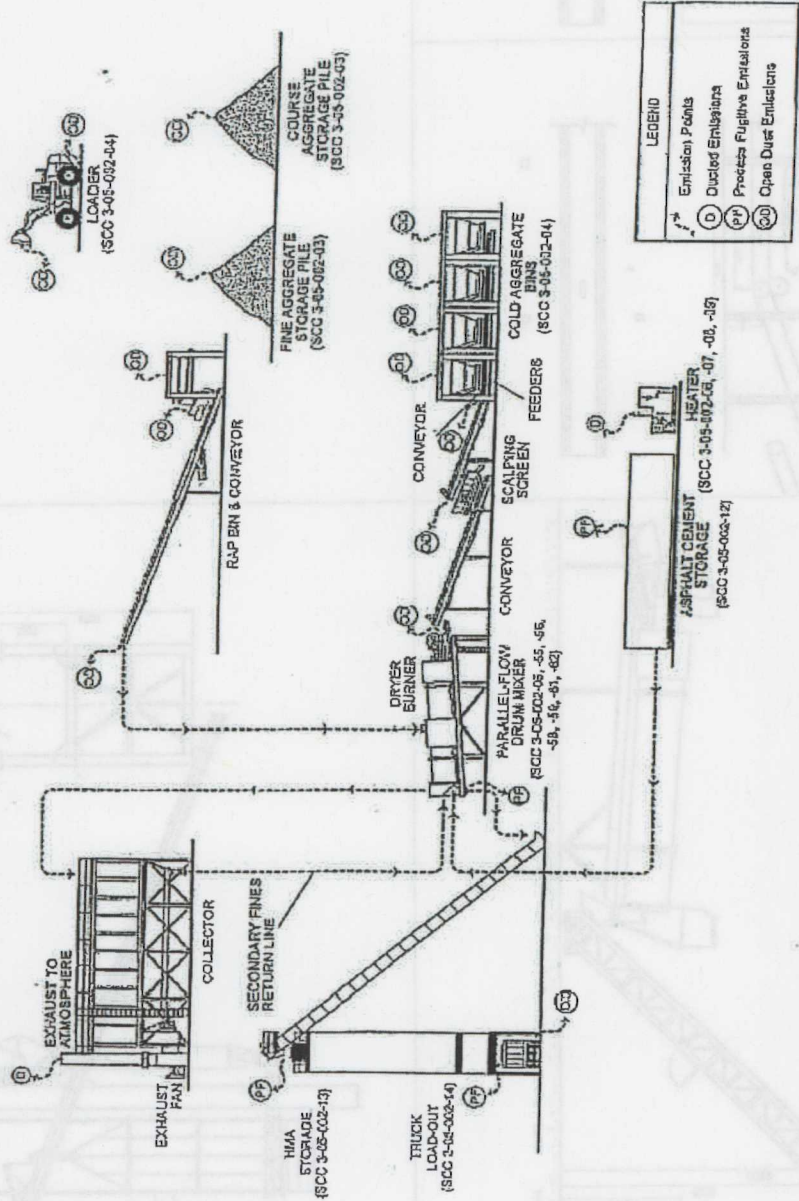
EXISTING SECTIONS

EDGE OF GARDEN

RAMP

CONVEYOR

Figure 1 Parallel Drum Mix Flow Asphalt Plant



General process flow diagram for parallel-flow drum mix asphalt plants (source classification codes in parentheses).

SINCLAIR KNIGHT MERZ

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CHRISTCHURCH CITY COUNCIL
 Resource Consent RMA. PMA 2002 1477/4
APPROVED
 Signed... *[Signature]*
 Date... 11/1/05

Jeremy Dixon

From: Catherine Ott <cott@isaacconservation.org.nz>
Sent: Friday, 24 February 2017 9:43 a.m.
To: Jeremy Dixon
Subject: Asphalt plant consent
Attachments: RMA 20021479.pdf

| <u>CRC062026.1</u> | 23/11/2006 | 16/09/2033 | GENERAL | |
|--------------------|------------|------------|---|--------|
| | | | The discharges to air shall only be contaminants from the operation of a parallel flow drum hot-mix asphalt plant at the premises of Isaac Construction Company Limited, 500 McLeans Island Road, Harewood Christchurch at or about map reference NZMS 260 M35:7081-4889. | Review |
| | | | The discharges shall be: (a) only combustion products from the operation of an oil-fired burner in the hot mix plant and a diesel oil-fired hot oil burner; and (b) fugitive dust from the handling, crushing and stockpiling of aggregate materials and the movement of vehicles on sealed and unsealed roads. | Review |
| | | | The discharges shall not cause odour or deposited particulate material, which is offensive or objectionable, beyond the boundary of the property on which the consent is exercised. | Review |

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| | | | <p>A record of complaints relating to discharges to air from the premises shall be maintained, and shall include: (a) location of where the discharge was detected by the complainant; (b) date and time when the discharge was detected; (c) a description of the wind speed and wind direction when the discharge was detected by the complainant; (d) the most likely cause of the discharge detected; and (e) any corrective action undertaken by the consent holder to avoid, remedy or mitigate the discharge detected by the complainant. (f) This record shall be provided to the Canterbury Regional Council on request.</p> | On request |
| | | | COMBUSTION CONTAMINANTS | |
| | | | The diesel oil used may be, either marine grade, or automotive gas oil. | Review |
| | | | (a) The hot oil burner shall use diesel oil at a rate not to exceed 37.5 litres per hour. (b) The hot-mix plant burner shall use diesel oil or refined waste oil at a maximum burning rate of 750 litres per hour. | Review |
| | | | The sulphur content of the diesel oil shall not | Review |

| | | | | |
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| | | | exceed 0.3 percent by weight. | |
| | | | (a) The discharge from the hot-mix plant shall be via a bag filter to a discharge stack with its outlet not less than 12 metres above ground level and an exit diameter of not greater than 0.734 metres. (b) The discharge shall be directed vertically in to the air and shall not be impeded by any obstruction above the stacks that decreases the vertical velocity below that which would occur in the absence of such obstruction. | Review |
| | | | The discharge from the hot oil burner shall be via a stack with its outlet not less than 12.8 metres above ground level. | Review |
| | | | FUGITIVE DUST CONTAMINANTS | |
| | | | All practicable measures shall be adopted to prevent the discharge of fugitive dust. Without limitations, these will include: (i) Cleaning of sealed surfaces to prevent accumulation of dust; (ii) wetting down of unsealed roads with water; (iii) the dampening down of stockpiles of aggregate by sprinklers; (iv) the wet suppression of the crushing operation and front-end loader activities. | Review |

| | | | TESTING | |
|--|--|--|--|------------------|
| | | | <p>The opacity of discharges from the hot oil burner stack shall not be darker than the Ringlemann Shade 1 as determined in accordance with the New Zealand Standard 5201:1973, except for a period not exceeding two minutes in each hour of operation.</p> | Review |
| | | | <p>(a) A representative sample of the re-refined waste oil used in the hot-mix plant burner shall be taken every six months. The sample shall be tested for the following determinands, and their concentrations shall not exceed the stated values.</p> <p>(i) Arsenic 5 ppmw, (ii) Cadmium 2 ppmw, (iii) Chlorine 1000 ppmw, (iv) Chromium 10 ppmw, (v) Copper 100 ppmw, (vi) Lead 100 ppmw, (vii) Total halogens 1000 ppmw, (viii) Sulphur 8000 ppmw. (b) The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.</p> | |
| | | | <p>(a) The discharge rate of particulate matter in the discharge from the hot-mix plant stack shall not exceed 0.275 grams per second. (b) The</p> | Within 12 months |

| | | | | |
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| | | | <p>discharge from the hot-mix plant stack shall be measured within 12 months of the date of exercise of this consent and thereafter at least once every two years. (c) Measurements shall occur when the hot-mix plant is operating at greater than 50 percent of maximum continuous rating. (d) The method of sampling and analysis shall be ISO 9096:2003, ASTM D3685-98, USEPA Method 17 or an equivalent method. (e) The consent holder shall provide test results to the Canterbury Regional Council within 10 working days of receipt.</p> | |
| | | | <p>The laboratory carrying out the analyses under conditions (12) and (13) of this consent, shall be accredited to NZS/ISO/IEC 17025 for the test methods used.</p> | Review |
| | | | <p>MAINTENANCE AND SERVICING</p> | |
| | | | <p>(a) The burners shall be serviced at least once every year by a person competent in the servicing of such burners. (b) This servicing shall include ash and carbon deposit removal, and adjustment if necessary of the fuel to air ratio to ensure compliance with conditions (11) and (13). (c) Service reports</p> | Annually |

| | | | | |
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| | | | shall be prepared and retained and copies shall be provided to the Canterbury Regional Council on request. | |
| | | | The bag filter will be maintained in an efficient operating condition at all times. Records of the date and type of maintenance and inspections carried out on the unit shall be kept and made available to the Canterbury Regional Council upon request. | Review |

Catherine Ott
Administration Manager



**THE ISAAC CONSERVATION
AND WILDLIFE TRUST**
A study in conservation

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