

13.12 Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

13.12.1 Introduction

- a. This introduction is to assist the lay reader to understand how this chapter works and what it applies to. It is not an aid to interpretation in a legal sense.
- b. This chapter relates to activities that may occur in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone. Objectives, policies, rules, standards and matters of control provide for activities in this zone.
- c. This chapter seeks to provide for the continued [earthquake waste processing activities](#) and [earthquake waste disposal activities](#) and the progressive [restoration](#) of the landfill, while managing adverse environmental effects on residential [amenity values](#) and safety, [recreation activities](#), character and quality of the coastal environment, and [vehicle access](#) and the [road](#) network.
- d. The provisions in this chapter give effect to the [Chapter 3 Strategic Directions Objectives](#).

13.12.2 Objectives and Policies

13.12.2.1 Objective - Efficient operations

- a. The Burwood Resource Recovery Park and Burwood Landfill are operated efficiently, recognising their significance in supporting earthquake recovery in a way which minimises adverse effects on the environment.

13.12.2.1.1 Policy - Facilitating recovery and disposal of earthquake waste

- a. Provide for the existing and ongoing need for [earthquake waste processing activities](#) and [earthquake waste disposal activities](#) as follows:
 - i. encourage the reduction of [earthquake waste](#) by providing for [earthquake waste processing activities](#) and sorting of demolition waste from the Canterbury earthquakes at the Burwood Resource Recovery Park; and
 - ii. allow flexibility for permanent [earthquake waste disposal sites](#) within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

13.12.2.1.2 Policy - Management of adverse environmental effects

- a. Ensure that [earthquake waste processing activities](#) and [earthquake waste disposal activities](#) will be managed to minimise adverse effects on:
 - i. residential [amenity values](#) and safety;
 - ii. [recreation activities](#);
 - iii. character and quality of the coastal environment; and

- iv. [vehicle access](#) and the [road](#) network.

13.12.2.2 Objective - Progressive restoration of the Burwood Landfill

- a. Progressive restoration of the Burwood Resource Recovery Park and Burwood Landfill for open space purposes following the completion of [earthquake waste processing activities](#) and [earthquake waste disposal activities](#).

13.12.2.2.1 Policy - Rehabilitation

- a. Require the progressive rehabilitation of the Burwood Landfill and Burwood Resource Recovery Park following completion of [earthquake waste processing activities](#) and [earthquake waste disposal activities](#).

13.12.3 How to interpret and apply the rules

- a. The rules that apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone are contained in the activity status tables (including activity specific standards) in Rule [13.12.4.1](#).
- b. The activity status tables and standards in the following chapters also apply to activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone:
 - 6 The following sub-chapter of General Rules and Procedures:
 - 6.1 Noise, to the extent that the residential standards apply at the residential boundary. Activities are exempt from the Open Space standards.
 - 9 Natural and Cultural Heritage
- c. For the avoidance of doubt, the activity status tables and standards of other chapters not listed in [13.12.3.b](#) do not apply to activities within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone.

13.12.4 Rules — Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone

13.12.4.1 Activity status tables

13.12.4.1.1 Permitted activities

- a. The activities listed below are permitted activities in the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone if they meet the activity specific standards set out in this table.
- b. Activities may also be controlled, restricted discretionary, discretionary, non-complying or prohibited as specified in Rules [13.12.4.1.2](#), [13.12.4.1.3](#), [13.12.4.1.4](#), [13.12.4.1.5](#), [13.12.4.1.6](#).

Activity	Activity specific standards
P1 Disposal of earthquake	a. Disposal of earthquake waste shall only occur within the area marked

Activity	Activity specific standards
<p>waste.</p>	<p>as “Burwood Landfill” and “Site B” in Appendix 13.12.5.1</p> <p>b. Material disposed shall only be:</p> <ol style="list-style-type: none"> i. residual earthquake waste from the operations at the "Burwood Resource Recovery Park"; or ii. any other earthquake waste. <p>c. Earthquake waste permanently placed shall be :</p> <ol style="list-style-type: none"> i. compacted using specialised compaction equipment; and ii. covered by sand or soil to a minimum depth of 150mm upon completion of filling in any given area. <p>d. Earthquake waste shall at no point be more than 25 metres above the level of the ground as measured at the intersection of Rothesay Road and Bower Avenue, and shall merge with the natural ground level of the terrain at the outer edge of the landfill.</p> <p>e. As long as earthquake waste disposal activities are occurring within the area marked as "Burwood Landfill" in Appendix 13.12.5.1, screen planting in the form of at least three parallel rows of trees, capable of meeting 8 metres in height, shall be maintained from the southern boundary of this area.</p> <p><i>General</i></p> <p>f. Movement of vehicles within the "Burwood Landfill" shall take place between 05:00 and 21:00 Monday through to Saturday, unless exceptional circumstances apply.</p> <p>g. Delivery of earthquake waste shall occur only between 05:30 and 18:30 Monday through to Saturday.</p> <p>h. The site shall not operate on Sundays and public holidays.</p> <p>i. Mesh fences and screens shall be maintained around working areas to contain windblown waste, and any material blown beyond this containment area shall be collected on a weekly basis, or more frequently if required.</p> <p>j. Dust arising from activities, roads or unconsolidated sand, soil or earth is to be suppressed in windy conditions.</p> <p>k. Birds and vermin shall be controlled to avoid nuisance within and adjacent to the site.</p> <p>l. Access shall be provided for fire appliances through boundary planting areas and a water supply shall be available to assist with fire fighting both within the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone and in the adjoining Bottle Lake Forest Open Space Natural Zone.</p> <p>m. Public access to the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be confined to:</p> <ol style="list-style-type: none"> i. vehicles owned by or under contract to the Christchurch City Council; ii. vehicles of any other local authority approved by the Christchurch City Council; iii. vehicles carrying compacted waste; iv. vehicles carrying hardfill or other materials unsuited to compaction;

Activity	Activity specific standards
	<p>v. vehicles carrying cover material; and</p> <p>vi. recreational use as provided for by Rule 13.12.4.1.1 P5.</p> <p>n. All earthquake waste shall be transported in a container or covered, except where because of the nature of the load and/or method of securing it, no problem of litter or dust can arise.</p> <p><i>Transport</i></p> <p>o. For the duration of the operation of the Burwood Resource Recovery Park and Burwood Landfill:</p> <p>i. the only access shall be as shown in Appendix 13.12.5.1 ; and</p> <p>ii. the noise bund and acoustic fence shall be maintained, as shown in Appendix 13.12.5.2.</p> <p>p. Vehicle movements shall not exceed more than 50 vehicle trips per peak hour or 250 heavy vehicle trips per day (whichever is met first). ‘Peak hour’ are those hours between 15:00 and 19:00 on a weekday.</p> <p><i>Rehabilitation</i></p> <p>q. A rehabilitation / closure plan for the Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone shall be provided to the Council which includes:</p> <p>i. the final capping details, likely contouring and landscaping of the site;</p> <p>ii. any on-going aftercare and maintenance activities, including maintenance of capping and site fencing;</p> <p>iii. timeframes for progressive rehabilitation of areas within the zone once disposal of waste is completed in any area;</p> <p>iv. suitable and unsuitable future use, including any relevant health and safety matters; and</p> <p>v. responsibility for on-going aftercare.</p> <p><i>Flood Management Areas</i></p> <p>r. Disposal of earthquake waste shall not take place within a Flood Management Area.</p>
<p>P2 Earthquake waste processing activities.</p>	<p>a. The activity specific standards (g) to (q) outlined under Rule 13.12.4.1.1 P1 also apply to this activity.</p> <p>b. Following completion of activities the site shall be cleared of all machinery and plant used for earthquake waste processing activities and reinstated.</p>
<p>P3 Erection of buildings</p>	<p>a. Any erection of buildings:</p> <p>i. shall be ancillary to Burwood Resource Recovery Park or Burwood Landfill operations;</p> <p>ii. shall not exceed a total of 200 m² gross floor area; and</p> <p>iii. shall be removable/ relocatable at completion of operations.</p>
<p>P4 Stockpiling and use of material used for filling for</p>	<p>a. Any contaminated material used for filling shall meet the recreational standards for contaminants in accordance with the National</p>

Activity	Activity specific standards
the purpose of rehabilitation of the disposal areas	Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health
P5 Recreation activity , conservation activity , park management activity and plantation forestry activity	a. Activities shall only take place in areas where rehabilitation has been completed and appropriate measures are in place to prevent public access to operational areas.

13.12.4.1.2 Controlled activities

- a. The activities listed below are controlled activities.
- b. Discretion to impose conditions is restricted to the matters over which control is reserved, as set out in the following table.

Activity	The matters over which Council reserves its control:
<p>C1</p> <p>a. Activities listed in Rule 13.12.4.1.1 P1 to P3 involving earthquake waste that do not meet one or more of the activity specific standards.</p> <p>b. Any application arising from this rule shall not be limited or publicly notified.</p> <p>c. An application for resource consent arising from this rule must include written comments on the proposal, or evidence of 10 working days having been provided for those comments to be made, from the following parties:</p> <ul style="list-style-type: none"> i. Te Rūnanga o Ngāi Tahu and any relevant Papatipu Rūnanga identified by Te Rūnanga o Ngāi Tahu; ii. Canterbury District Health Board; iii. Burwood-Pegasus Community Board; iv. Parklands Residents Association; v. Queenspark Residents Association; vi. Owners and occupiers of land adjacent to the Burwood Landfill and Burwood Resource Recovery Park. 	<ul style="list-style-type: none"> a. Effects on the amenity of residences along the designated access route. b. Effects in terms of traffic, dust and noise, also taking account of the hours of operation. c. Effects on the coastal environment. d. The extent to which the proposed rehabilitation addresses the matters in Rule 13.12.4.1.1 P1 (q) (i)-(v). e. Mitigation of effects as they impact flooding, surface drainage and flood storage capacity, including any compensatory storage.

13.12.4.1.3 Restricted discretionary activities

There are no restricted discretionary activities

13.12.4.1.4 Discretionary activities

There are no discretionary activities

13.12.4.1.5 Non-complying activities

a. The activities listed below are non-complying activities.

	Activity
NC1	Any activity not provided for as a permitted, controlled, restricted discretionary, discretionary, non-complying or prohibited activity.
NC2	Activities listed in Rule 13.12.4.1.1 P4 that do not meet one or more of the activity specific standards.
NC3	Activities listed in Rule 13.12.4.1.1 P5 that do not meet one or more of the activity specific standards.

13.12.4.1.6 Prohibited activities

There are no prohibited activities

13.12.5 Appendices

13.12.5.1 Site layout – Specific Purpose (Burwood Landfill and Resource Recovery Park) Zone



13.12.5.2 Noise bund and acoustic fencing

