

Gore District Council Decisions



NOTIFICATION UNDER s95A AND s95B AND DETERMINATION UNDER s104

Resource Management Act 1991

Application reference	LU23059
Applicant	Peter Corcoran Contracting Ltd.
Proposal	Application under Section 88 of the Resource Management Act 1991 (RMA) to establish a quarry operation for 25 years.
Location	212 Wendon Valley Road
Legal Description	Lots 6-9 DP 1717
Activity Status	Restricted Discretionary
Decision Date	30 August 2023

SUMMARY OF DECISIONS

1. Pursuant to sections 95A-95F of the Resource Management Act 1991 (**RMA**) the application will be processed on a **non-notified** basis given the findings of Section 5 of the Section 95A and 95B report. This decision is made by Katrina Ellis, on 30 August 2023 under delegated authority pursuant to Section 34A of the RMA.
2. Pursuant to Section 104 and Section 104B of the RMA, consent is **GRANTED SUBJECT TO CONDITIONS** outlined in this report of the Section 104 decision imposed pursuant to Section 108 of the RMA. This consent can only be implemented if the conditions in this report are complied with by the consent holder. The decision to grant consent was considered by Katrina Ellis, under delegated authority pursuant to Section 34A of the RMA.

1. THE PROPOSAL

Consent is sought to establish a rock quarry operation for 25 years at 212 Wendon Valley Road. Peter Corcoran Contracting Ltd. runs an existing rock quarry on this site. The current quarry operation was granted consent under LU 2013/23 by the Council to establish a rock quarry in 2013 for a period of 10 years, in which time 32,345m³ was extracted. This quarry and the excavating of the rock on the site is to cease on the 1 September 2023, therefore the Applicant has applied to Council for resource consent to continue this quarry operation.

The quarry is to be used for farm and commercial use to provide for general farm maintenance and roading maintenance to surrounding properties in the Gore District. The quarry operation will include the site preparation, the extraction of rock and aggregate and transportation of this from the site. It is proposed to extract 20,000m³ of rock per year, for a period of 25 years. Overall, this equates to up to 500,000m³ of extraction. However due to the limited size of the quarry site, naturally much less than 500,000m³ would be able to be extracted. Rehabilitation of the excavation area will occur as the quarry operates. No rock crushing is proposed to take place on site.

The quarry will be operated between 8:00am to 6:00pm, from Monday to Saturday over this period of 25 years. The extraction of the rock will be from a bulldozer, digger, and loader. This will be transported offsite by trucks and trailers. There will approximately be 16 truck and trailer movements per day over the busy season (autumn and winter), however this could increase if there are larger orders to fill.

Access to the quarry is from the existing gravel track at the subject site 212 Wendon Valley Road. This is used for access to the farm as well. The access was required to be built in accordance with the Diagram R10 'Primary Commercial Access' of the Gore District Council Subdivision and Land Development Bylaw 2011 under LU 2013/23. This was to be arranged to occur during the Gore District Council sealing programme, but was never done.

The quarry activity functions by scrapping the topsoil back so that the underlying rock can be exposed. This results in a stockpile of topsoil on the site, up to 300m³ created at times when soil is scrapped back. Once quarrying activities are complete on a part of the site the land is proposed to be rehabilitated as the quarry operation moves to a new part of the site. Grass seed will be sown over the stockpiles (and spread out topsoil) to restore the soil back to pastoral use. The quarry and these stockpiles are grazed by stock to maintain the pest weeds and plants.

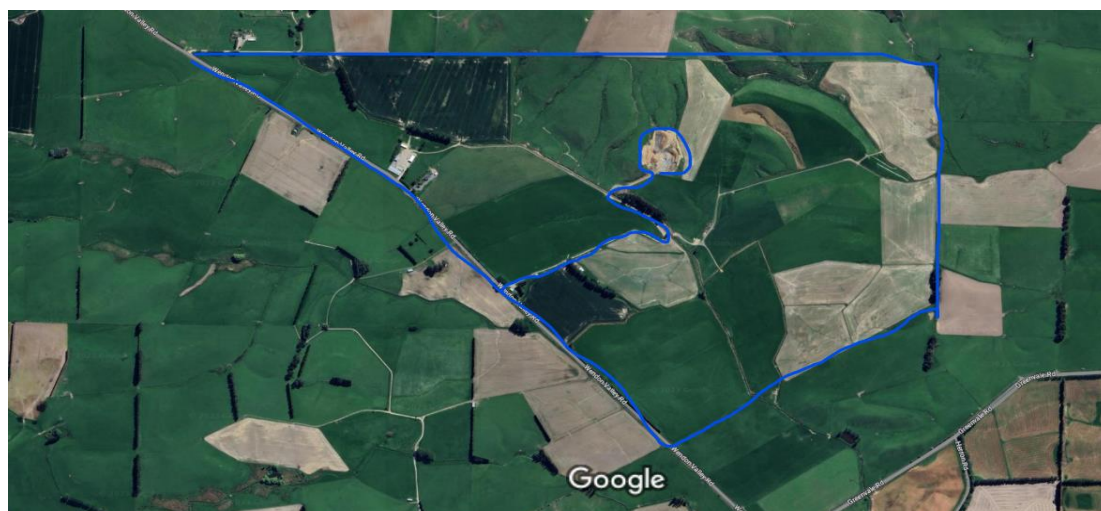


Figure 1: Subject site and quarry outlined in blue. Blue line represents the farm track from the quarry to Wendon Valley Road (Source: Applicant's AEE).

2. SITE DESCRIPTION

The subject site is located at 212 Wendon Valley Road, legally described as Lots 6, 7, 8 and 9 DP 1717. It is zoned Rural and consists of 142.13ha flat and undulating pasture operated as a rural pastoral farm. On the site there is a residential dwelling, and various accessory buildings.

The quarry operation itself is located towards the middle of the subject site, to the north. It is positioned at the top of a hill which descends south of the property to flat pastoral land. The site is located between four defined gully areas.

Access to the site is from two accesses off Wendon Valley Road, a chip sealed road with low volumes of traffic that services the wider farm. These farm tracks are gravel tracks that service farm machinery and trucks and trailers associated with the quarry. The southeast access is primarily used by the trucks and trailers to access the site to the quarry operation.

The site is not identified in the Selected Land Use Sites Register ('SLUS') as an actual or potentially contaminated site. The Council's mapping system, which sources information from Environment Southland, identifies part of the site's liquefaction risk as low.

No inundation overlays apply to the site. A farm creek runs through the subject site, a track has been built over this to allow access to the proposed quarry site and other pastoral activities. A culvert is located underneath this to allow the creek to naturally flow.

Portion of the site is classified as containing Land Use Capability (LUC) 2 and 3 High Class Soils as indicated below in figure 2. However, the proposed quarry is located outside of this area as shown by the yellow circle in figure 2. Due to this area not being identified under the definition of Highly Productive Land it is not subject to the National Policy Statement on Highly Productive Land.

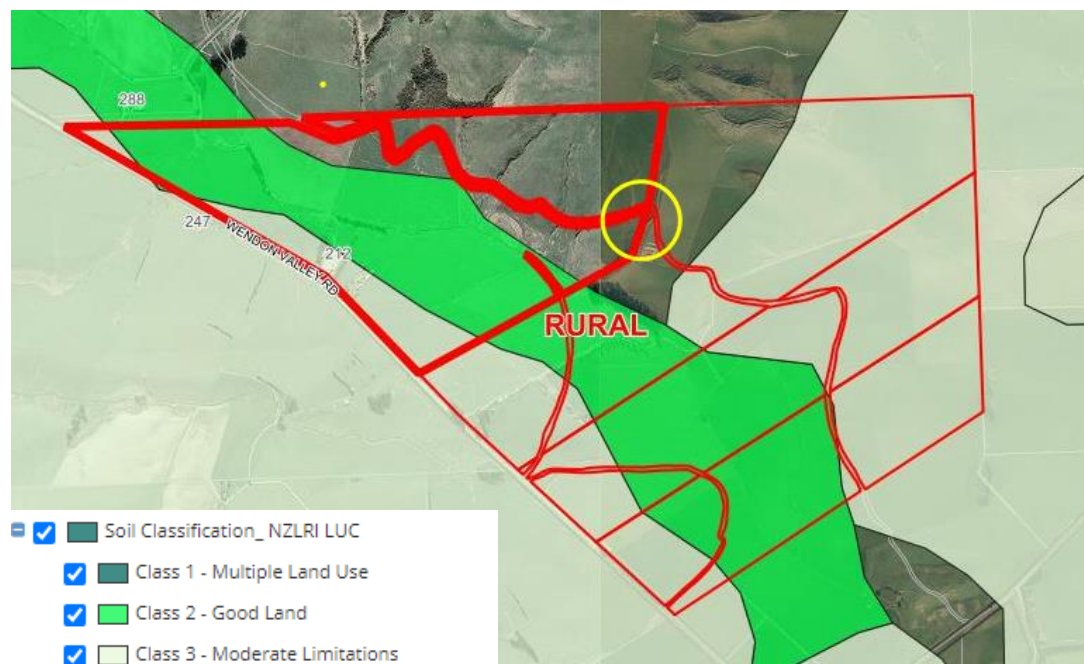


Figure 2: High class soils overlay over the subject site outlined in red and the quarry indicated within the yellow circle.

3. ACTIVITY STATUS

3.1 Gore District Plan

The site is zoned Rural in the Gore District Plan and the proposed activity requires resource consent under the District Plan for the following reason:

- A **restricted discretionary** activity as Ground Disturbance and Earthworks requires consent pursuant to Rule 4.13.1, as the proposed quarry material will be transported off the farm. Council's discretion is restricted to the effects of the earthworks or disturbance to the ground.

3.2 National Environmental Standard for Assessing Contaminants in Soil to Protect Human Health 2011 ("NES-CS")

Based on the applicants review of Council records, the piece of land to which this application relates is not a HAIL site, and therefore the NES-CS does not apply.

4. NOTIFICATION ASSESSMENT

Sections 95A – 95F (inclusive) of the Resource Management Act 1991 ('RMA') set out the steps the Council is required to take in determining whether or not to publicly notify an application or notify on a limited basis.

4.1 Public notification – Section 95A

In accordance with section 95A, the following steps have been followed to determine whether to publicly notify the resource consent application:

Step 1 – Mandatory public notification

Mandatory public notification, is not required because:

- The applicant has not requested public notification.
- Public notification is not required as a result of a refusal by the applicant to provide further information or refusal of the commissioning of a report under section 92(2)(b) of the RMA.
- The application does not involve exchange to recreational reserve land under section 15AA of the Reserves Act 1977.

Step 2 – Public notification is precluded

Public notification is not precluded as follows:

- There are not rules in a plan or National Environmental Standard that preclude notification.
- The application is not:
 - a controlled activity; or
 - a boundary activity as defined by section 87AAB that is restricted discretionary, discretionary or non-complying.

Step 3 – Public notification is required in certain circumstances

- There are no rules in a plan or National Environmental Standard that require notification.
- A consent authority must publicly notify an application if notification is not precluded by Step 2 and the consent authority decides, in accordance with s95D, that the proposed activity will have or is likely to have adverse effects on the environment that are more than minor. An assessment in this respect is undertaken as follows:

The following effects must be disregarded:

- Effects on the owners or occupiers of land on which the activity will occur and on adjacent land.
- Trade competition and the effects of trade competition.
- Any persons that have provided their written approval and as such adverse effects on these parties have been disregarded.

Written Approval/s

No written approvals have been provided.

The following effects may be disregarded:

- An adverse effect of the activity if a rule or national environmental standard permits an activity with that effect – referred to as the “permitted baseline”. The relevance of a permitted baseline to this application is as follows:

Permitted Baseline

The consent authority **may** disregard an adverse effect of the activity if a rule or national environmental standard permits an activity with that effect. In this case, a quarry operation requires resource consent there is strictly no permitted baseline.

Effects on Land Resource

The topsoil and subsoil removed to access the rock, will be stored in stockpiles on the site of quarry operation. This will be grassed over to allow rehabilitation of the soil back to pastoral land to be grazed by stock. The effect of loss of soil will not be permanent. Therefore, the proposed quarry operation has a fixed lifespan, and the rehabilitated land can return to farming uses.

The quarry operation area is located outside of the land identified ‘Land Use Capability (LUC) 1, 2 or 3’. Due to this the NPS-HPL does not apply. The effects of the quarry operation on pastoral land will not be permanent.

Any adverse effects on the soil resources will be no more than minor upon the wider environment.

Visual and Landscape Effect

The proposed quarry is located at the top of a hill, within a gully in the Rural Zone. This is setback some 450m from Wendon Valley Road. Although the quarry is located at the top of the hill, it has been

previously operational for 10 years, making it a well-established presence and activity in the surrounding rural landscape. The quarry is also mitigated by the undulating topography of the landscape, which provides the quarry to be sheltered.

Overall, given the location of the quarry and the site layout, the quarry can be absorbed without resulting in adverse effects on the wider environment. Adverse effects in terms of the visual and landscape will be less than minor.

Traffic Effect

The existing access to the quarry is by a gravel farm track off Wendon Valley Road. This access is proposed to be retained for the use of the quarry and transport.

There are two warning signs that are displayed when trucks and trailers are entering or leaving the site on Wendon Valley Road, from the South and North of Wendon Valley Road.

Council's Senior Roading Operations Officer, Mr Hasler has reviewed the application and provided comment. The vehicle access under LU 2013/23 was not established in accordance with Diagram R10 'Primary Commercial Access' under Gore Subdivision and Development Bylaw 2011. In particular the seal widening required either side of the access has not been sealed.

Mr Hasler advised that the access will need to be upgraded in accordance with Diagram R09 'Commercial Rural Access' contained in the Bylaw. This shall include sealing the widening of 2.5m beyond the existing edge of seal, 10m either side of the access centreline on both sides of the road with 25m tapers.

Consultation has been undertaken with Applicant in relation to the recommended upgrades. The Applicant has agreed to undertake the upgrades.

Noise Effect

The proposed quarry has been previously operating for 10 years and it is continued to be expected to meet the District Plan noise limits for the Rural zone. Due to the location of the quarry up on a hill, in the middle of the site, and setback some 450m from the Wendon Valley Road, noise coming from the quarrying operation would be less than minor upon the wider environment.

Effects on Character and Amenity

The nature of the quarry is consistent with the rural character and amenity of the rural zone. The area is characterised by pastoral farms and associated residential dwellings. The proposed quarry it utilised for maintenance on the pastoral farm it is located and surrounding properties, providing character and amenity values for the rural community. The truck and trailers associated with this is not a full-time operation throughout the year.

Overall, any adverse effects on rural character and the amenity values of the Rural zone will be no more than minor upon the wider environment.

Hazards

The subject site, where the existing quarry is being operated is not located within an inundation layer. Any adverse effects, with respect to natural hazards and other hazards on the wider environment will be less than minor.

Conclusion: Effects on The Environment

On the basis of the above assessment, in terms of s95D, it is assessed that the proposed activity will not have adverse effects on the environment that are more than minor.

Step 4 – Public Notification in Special circumstances

- There are no special circumstances that warrant public notification.

4.2 Limited notification – Section 95B

In accordance with section 95B, the following steps have been followed to determine whether to give limited notification of the application:

Step 1 – Certain affected groups or persons must be notified

- There are no protected customary rights groups or customary marine title groups affected by the proposed.
- The proposal is not on or adjacent to, and will not affect, land that is the subject of a statutory acknowledgment.

Step 2 – Limited notification precluded

- The activity is not subject to a rule or National Environmental Standard that precludes limited notification.
- The application is not for a controlled activity (other than for a subdivision of land) under a district plan.

Step 3 – Certain other affected persons must be notified

- Under Step 3, if the proposal is a boundary activity, only the owner/occupier of the infringed boundary can be considered. The activity is not a boundary activity.
- For any other activity, a consent authority must notify an application on any person, if notification is not precluded by Step 2, and the consent authority decides, in accordance with s95E, that the proposed activity will have or is likely to have adverse effects on that person that are minor or more than minor.

An assessment in this respect is therefore undertaken as follows:

Considerations in assessing adverse effects on persons under s95E

- a) The consent authority **may** disregard an adverse effect of the activity on a person if a rule or national environmental standard permits an activity with that effect (a “permitted baseline”). The

relevance of the permitted baseline to this application is outlined in the above s95D assessment of environment effects.

- b) The consent authority **must** disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and
- c) The consent authority **must** have regard to every relevant statutory acknowledgement specified in Schedule 11.
- d) The consent authority **must** disregard effects on those parties who have provided written approval.

Assessment: Effects on Persons

Taking into account the exclusions in sections 95E, the following outlines an assessment as to whether the activity will have or is likely to have adverse effects on persons that are minor or more than minor.

Neighbouring Properties

The adjacent persons who are assessed below are identified in Figure 3, indicated by yellow circles.

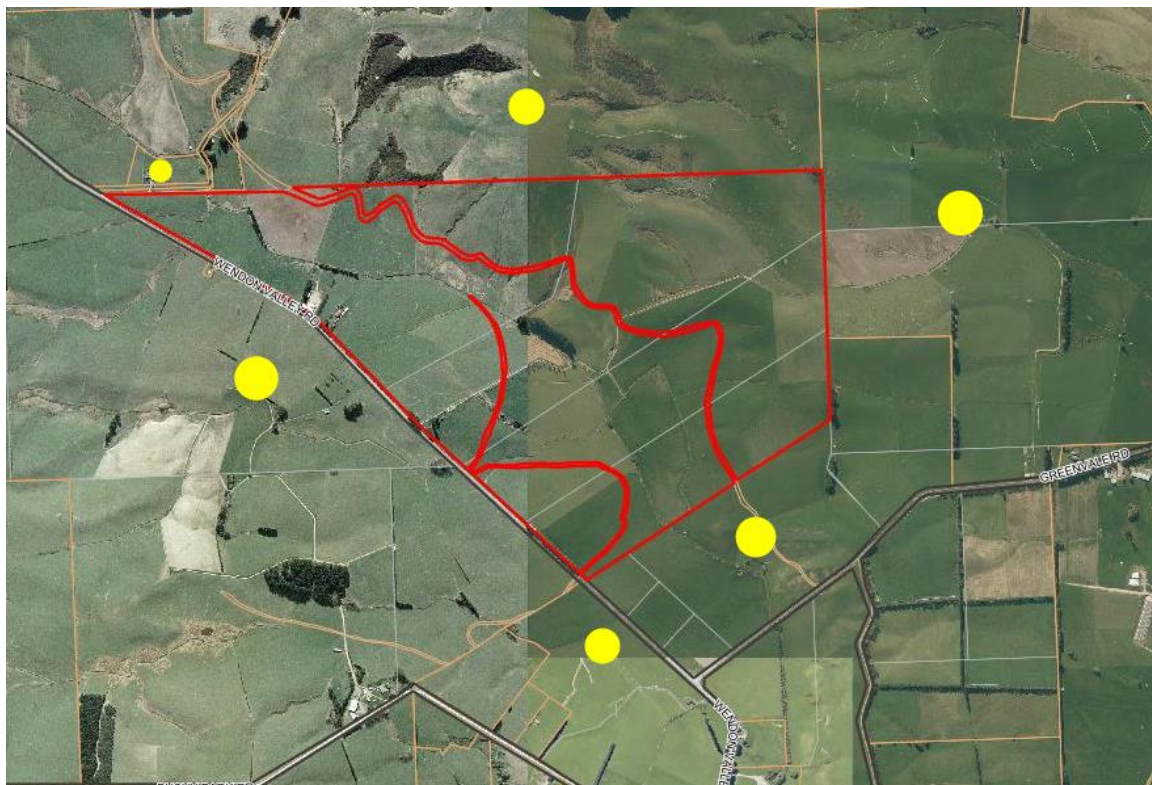


Figure 3: Subject site outlined by red, surrounding neighbouring properties indicated by yellow circles.

The adjacent properties to the west and south of the subject site are visually blocked by the topography of the land. The quarry is located within a gully, meaning that it is not visible from these properties, it is screened by the natural topography of the land. This topography provides a separation distance and buffer between the quarry and these properties. The associated noise and effects from the quarry operation will be buffered by this. It is considered that the adverse effects will be less than minor on these properties and no persons would be adversely affected by the proposal.

The adjacent properties to the north and east of the quarry consist of vacant rural land and residential buildings. Given the distance of the quarry back from the Wendon Valley Road and located in the middle of the subject site, this provides a sufficient buffer between the site and these properties. It is considered that the proposed quarry operation will have less than minor adverse effects on the owners of these properties.

Any other potential effects on properties beyond those identified in Figure 3 are considered to be less than minor or nil, as the effects of the proposal will be mitigated by the location of the quarry.

Conclusions: Effects on Persons

In terms of section 95E of the RMA, and on the basis of the above assessment, no person is considered to be adversely affected.

Step 4 – Special Circumstances for Limited Notification

- There are no special circumstances that warrant limited notification of the application.

5. DECISION PURSUANT TO S95A AND S95B OF THE RMA

For the reasons set out above, under s95A and s95B of the RMA, the application is to be processed on a non-notified basis.

6. SECTION 104 ASSESSMENT

6.1 Matters for consideration

This application must be considered in terms of Section 104 of the RMA.

Subject to Part 2 of the RMA, Section 104 sets out those matters to be considered by the consent authority when considering a resource consent application. Considerations of relevance to this application are:

- (a) *any actual and potential effects on the environment of allowing the activity; and*
- (ab) *any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity; and*
- (b) *any relevant provisions of:*
 - (i) *A national environmental standard;*
 - (ii) *other regulations;*
 - (iii) *a national policy statement;*
 - (iv) *a New Zealand coastal policy statement;*
 - (v) *a regional policy statement or proposed regional policy statement;*
 - (vi) *a plan or proposed plan; and*
- (c) *any other matter the consent authority considers relevant and reasonably necessary to determine the application.*

6.2 Effects on the Environment

Actual and potential effects on the environment have been outlined in the section 95 report. Conditions of consent can be imposed under s108 of the RMA as required to avoid, remedy or mitigate adverse effects.

6.3 Relevant Provisions

District Plan

The relevant operative objectives and policies are contained within Chapter 3: Land Use Activities – A Framework and Chapter 5: Transportation of the District Plan.

Chapter 3: Land Use Activities – A Framework

3.3 Objectives

(1) Maintain and enhance the amenity values of the various localities within the District whilst respecting the different values and characteristics that exist within each area.

(2) Ensure that the effects of land use activities do not adversely affect the quality of the environment and are compatible with the characteristics and amenity values of each locality.

(7) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.

(8) Avoid where practical the adverse effects of land use activities upon infrastructure.

3.4 Policies

(2) Control the adverse effects of land use activities on the environment.

(10) Recognise that earthworks and disturbance of the ground is a necessary part of undertaking many activities.

(11) Ensure that the effects of earthworks and other land disturbance are avoided, remedied or mitigated.

(12) Require any adverse effects of land use activities upon infrastructure to be rectified.

The proposal will not adversely affect the amenity values of the rural area of Wendon Valley Road. The activity is broadly compatible with the existing rural environment as this rock quarry had previously been a present activity for 10 years. The adverse effects of the quarry is able to be mitigated, primarily by the topography of the site. Overall, the proposal is consistent with the relevant objectives and policies of the District Plan.

Chapter 5: Transportation

5.3 Objectives

(1) Sustain the potential of the transportation routes to meet the reasonably foreseeable needs of future generations.

(3) Protect where practical the quality of the adjoining environment and amenity values from the adverse effects of the use of land transport routes.

5.4 Policies

(1) Control the adverse effects of land use activities on transportation networks.

(2) Control, where practical, the adverse effects of land transportation networks and their use on the adjoining environment and amenity values.

Any adverse effects of the proposed quarry on the local transportation network, the adjoining environment and rural amenity values will be controlled by the low volume of truck and trailer movements a day. The existing access to the quarry has been partially upgraded in accordance with the Bylaw to provide suitable sight distances and access for commercial use onto Wendon Valley Road. Additional upgrades are required to be compliant with the Bylaw. The site access in accordance with the Bylaw is able to accommodate the future truck and trailer movements proposed.

Overall, the proposed quarry operation is considered to be consistent with the objectives and policies of the Operative District Plan.

National Policy Statement for Highly Productive Land (NPS - HPL)

The subject site is subject to the Land Use Capability 2 and 3 Overlay and therefore is considered to be High Class Soil under the National Policy Statement for Highly Productive Land (NPS- HPL). The objective of the NPS-HPL is that highly productive land is protected for use in land-based primary production, both now and for future generations.

The location of the quarry itself, is located outside of this area. Due to this area not being identified under the definition of Highly Productive Land, the National Policy Statement on Highly Productive Land does not apply.

Southland Regional Policy Statement 2017

The proposal is consistent with the relevant objectives and policies in the Southland Regional Policy Statement (RPS), specifically the provisions contained in Chapter 5 (Rural land/soils).

Objective RURAL.1 seeks to achieve the sustainable use of rural land resources including in respect of the use of soil resources and mineral extraction activities. The use of the subject rural land for quarrying is consistent with Objective RURAL.1 and Policy RURAL.1. The rock aggregate is being used for maintenance of the farm and surrounding farms to upgrade farm tracks. This supports the wellbeing of the local people and communities within the wider Gore District.

Objective RURAL.2 seeks to safeguard the life-supporting capacity, mauri, and health of soils in rural areas, and prevent or minimise soil erosion and sedimentation from land use soil disturbance. Policy RURAL.5 focuses on safeguarding soil properties, maintaining or improving soil properties, water quality, indigenous biodiversity and minimising erosion, compaction, nutrient loss and reducing soil disturbance.

The proposed quarry will remove rock aggregate for farming purposes within the Gore District for a period of 25 years. The quarry itself is a small section on the wider site used for primarily for pastoral farming. Whilst a small proportion of soil will be removed from the use of primary production, the activity supports the wider pastoral use on the farm by providing access and maintenance to the land for continued use. Further to this the proposed quarry site is outside of the identified high class soils.

Overall, the proposal will result in a positive rural land development and the proposal is in accordance with the relevant objectives and policies of the Southland Regional Policy Statement.

7. PART 2 OF THE RMA

The purpose of the RMA is to promote the sustainable management of natural and physical resources.

Section 5 - Purpose

The proposed quarry operation takes into account Section 5 of the RMA, as the proposal will provide for the economic needs of the community, without impacting on the ability for the site and the surrounding area to continue to be used for rural purposes. As has been assessed above, the adverse effects of the proposal can be avoided or mitigated.

Section 6 - Matters of national importance

Attention has been given to matters of national importance. This site does not contain any outstanding natural features or landscapes, nor an area of significant indigenous vegetation.

Section 7 - Other matters

Particular regard has been given to the maintenance and enhancement of amenity values (section 7(c)) and any finite characteristics of natural and physical resources (section 7(g)). It is considered that the scale and intensity of the quarry activity for the short timeframe is appropriate within this rural landscape and that it would not adversely affect the amenity of the rural environment and neighbouring sites. The aggregate is a finite resource that will be extracted for use around the Gore District, providing for people and communities wellbeing.

Section 8 - Treaty of Waitangi

This site is not within any known heritage sites or statutory acknowledgement areas and therefore, this recommendation is not inconsistent with the principles of the Treaty of Waitangi.

Overall, the proposal is considered to meet the purpose and principles of the RMA.

8. DECISION ON RESOURCE CONSENT

Pursuant to Section 104B of the RMA, **land use** consent is **granted** to operate a quarry operation at 212 Wendon Valley Road, subject to the following conditions imposed pursuant to Section 108 of the RMA:

Consent Conditions

General

1. The land use activity must be undertaken generally in accordance with the application made to the Council on the 9 August 2023 and the following plans:
 - 'Google maps farm map for Council', dated 04/07/2023

The plans are attached as appendix A

Review

2. In accordance with Section 128 of the Resource Management Act 1991, the consent authority may review any or all conditions of this consent by serving notice on the consent holder within one (1) month of the anniversary of the date of this consent notice, in order to deal with any adverse effects on the natural or built environment which may arise as a direct result of the consented activity.

Duration of Consent

3. This consent shall expire in 25 years from the date it was granted.

Operational Conditions

4. The quarry activity may extract no more than 20,000m³ of material per year.
5. The quarry operation shall operate between the hours of 8:00am to 6:00pm Monday to Saturday. No operation shall occur on Sundays or public holidays.
6. The quarry operation shall comply with District Plan Noise limits at all times.
7. All activities on the site shall be undertaken in such a manner as to avoid dust, sediment or nuisance beyond the site boundary.
8. Any topsoil and subsoil overburden material stripped from areas of work shall be retained on site and used for rehabilitation purposes.
9. Stock piles are to be no higher than 4 metres.

Access

10. Prior to operation, the consent holder is required to seal the widening of 2.5m beyond the existing edge of seal, 10m either side of the access centreline on both sides of the road with 25m tapers (in accordance with Diagram R09-2 of the Gore District Council Subdivision and Land Development Bylaw 2019).

11. The consent holder shall ensure that vehicles leaving the site do not deposit dirt, mud or other material onto any road surface.
12. Heavy vehicle movements shall be limited to an average of 16 movements per day (e.g. eight trips out of the site and eight trips back to the site).

Reporting to Council

13. No later than 1 September each year, the consent holder shall advise the Gore District Council in writing details of
 - i. The volumes of rock removed from the site over the previous twelve (12) months and;
 - ii. Areas currently being worked;
 - iii. Areas where restoration work has been or is currently being carried out.

If Council requests, the details required shall be shown in plan form. The works must be contained within the quarry area limits of the approved plan.

Cultural Matters

14. If kōiwi (human remains including bones), taonga (treasures), wāhi tapu (sacred sites) or other archaeological material is discovered in any area during the extraction works, work must immediately cease, and the consent holder must follow an Accidental Discovery Protocol. Extraction works at the site area shall not recommence until Te Ao Marama Inc. and Hokonui Runanga have been contacted, an archaeological assessment has been made, all archaeological material has been dealt with appropriately, and statutory requirements met.

Advice Notes

1. This consent does not allow for permanent buildings associated with the quarry operation.
2. Any future development on the quarry site will be subject to the requirements of the Gore District Council Subdivision and Land Development Bylaw 2019 and the Gore District Plan and will be assessed at the building consent stage.
3. Any work carried out on the legal roadway requires the prior approval of the Council and the consent holder must consult with the Council's Roading Department to ensure the appropriate processes are being followed and the work is being carried out to the correct standard. The work itself must be undertaken by a Council approved Contractor.
4. Any separate and additional resource consents that are required from the Southland Regional Council must be obtained by the consent holder.

Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

The Council will contact you in due course to arrange the required monitoring. The Monitoring Officers time will be charged to the consent holder. It is suggested that you contact the Council if you intend to delay implementation of this consent or if all conditions have been met.

This resource consent is not a building consent granted under the Building Act 2004. A building consent must be obtained before construction can begin.

This resource consent must be exercised within five years from the date of this decision subject to the provisions of section 125 of the RMA.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email planning@goredc.govt.nz.

Prepared by

A handwritten signature in black ink, appearing to read 'W. Murray', written over a horizontal line.

Werner Murray
Consultant Planner

Decision made by

A handwritten signature in blue ink, appearing to read 'K. Ellis'.

Katrina Ellis
Delegate

Appendix A: Approved Plans

APPENDIX A – APPROVED PLANS

Farm boundary with track to the quarry and the quarry circled

Imagery ©2023 Airbus, CNES / Airbus, Maxar Technologies, Planet.com, Map data ©2023 100 m

