

PROPOSED DISTRICT PLAN CHANGE 25 (KIWI POINT QUARRY EXTENSION, NGAURANGA GORGE)

BACKGROUND INFORMATION

Introduction

Kiwi Point Quarry is one of the City and region's key resources for development. Rock material from quarries is essential to providing and maintaining housing, building and infrastructure. As well as Kiwi Point Quarry, there is only one other significant quarry within the City's boundaries – the Horokiwi Quarry.

The present Kiwi Point Quarry will only be able to quarry rock from its present area for the next 3 to 5 years.

The Council has been looking at how to ensure a reliable source of rock beyond that time. It has determined that an extension of the quarry into a formerly-worked area in Nauranga Gorge to the south of the present quarry, behind the industrial buildings on Tyers Road, is the most appropriate option available to ensure a supply for the future. The development of this area will provide a supply of rock material and aggregates for 20 to 40 years.

As part of this exercise, there have been considerable investigations into all aspects of the future development of Kiwi Point Quarry so that the Council and community can be sure that the quarry activity can be extended to the new area proposed without significant adverse effects. It is intended that the present quarry infrastructure – office, weighbridge, crushing and screening plants, storage of aggregates for sale, and water treatment systems – will remain in its present location. The quarry extension area will be used only for the extraction of the rock resource, the temporary storage of material prior to transport to the crushing, screening and sale areas, and in the longer term for a temporary clean filling activity to restore the more deeply excavated area back to road level.

Current District Plan Provisions

The present Kiwi Point Quarry operates as a permitted activity under the Suburban Centre provisions in the District Plan, subject to some specific rules and a plan showing the extent of the area and finished levels for quarrying. Otherwise the quarry must comply with all rules for Suburban Centres.

It is intended to model the Plan provisions for the Kiwi Point Quarry Extension area on these provisions.

Proposed Extension Area Plan Provisions

The Kiwi Point Quarry Extension area is partly zoned Open Space B and partly Suburban Centre. The line separating the two types of area does not follow any particular topographic or cadastral boundary and is therefore not particularly logical. While the proposed quarry extension could probably obtain consent as a non-complying activity for the part within the Suburban Centre area, the policy framework for Open Space B would almost certainly preclude a consent in the other part of the area. In addition, some of the rock resource proposed to be quarried is on adjacent private land behind the industrial buildings on Tyers Road. Part of this area is also Open Space B and part is Suburban Centre. In this area, the boundaries also need rationalising.

The logical way of quarrying the area involves commencing on the southern side, currently Open Space B, to minimise visual effects and to allow for the most effective site restoration.

Thus it is proposed to rezone the Open Space B part of the quarry extension area to Suburban Centre. This will provide consistency in the Plan, and allow for the development of specific plan provisions all within one zone to manage the future quarry activity.

As the long term future of the Kiwi Point Quarry Extension area has not been determined, any other type of activity in this area is proposed to be given the status of a non-complying activity. At present the Council's open space strategy in Capital Spaces indicates that open space is a vital component of the future of the Ngauranga Gorge. It is important that any possible policy issues as to future uses of the quarry Kiwi Point Quarry Extension area once quarrying is completed are resolved by the Council and the community. Because of the long duration of the quarry activity, the proposed plan change leaves any decision on the future of the land to a plan review or future plan change.

There is only one exception to the limitation on future uses in the proposed plan provisions. The excavation which will take the quarry finished level to well below the road will need to be refilled. Therefore cleanfilling is intended to be a permitted activity within a specified part of the Quarry Extension area to specified levels.

As the area is part of a sensitive landscape, the policy and other provisions require that a site rehabilitation plan must be prepared, implemented and monitored. This requirement is part of provisions which recognise that a quarry management plan is a suitable method, along with rules, to avoid, remedy or mitigate potential adverse effects. The provisions will require the development and ongoing application of a quarry management plan for the Kiwi Point Quarry Extension area.

Consultation to Date

The Council undertook an initial consultation exercise in April and May 2003 on Future Quarry Materials Supply. This focussed on the Kiwi Point Extension area as the preferred and only feasible option.

The consultation involved the general public, neighbours and stakeholders such as community groups through media releases, public notices, and the Council's web site. Substantial information was made available through these mechanisms, and also through a brochure and an information pack sent out to stakeholders, potentially affected residents and any others who requested it. While an Open Day had been intended, the level of interest was so low that one-on-one briefing sessions were held instead with those who had indicated an interest. Some 40 written comments were received, of which approximately 80% favoured the proposal and 10% did not have an opinion. The remaining 10% raised issues relating to suitability of other alternatives, and effects and the need to avoid, remedy or mitigate as many effects as practicable.

Summary of Plan Change 25

The Plan Change provides for:

1. A change to the Planning Maps so that the whole of the Kiwi Point Quarry Extension area will be incorporated within the Suburban Centre area.
2. An additional policy and additional explanatory material which recognises and provides a policy framework for the specific rules which already exist in the Plan for the Kiwi Point Quarry, and those that are proposed for the Kiwi Point Quarry Extension.
3. A specific rule to provide permitted activity status for the Kiwi Point Quarry Extension, accompanied by a number of specific conditions which must be met, along with explanatory material which identifies that the quarry will have its own management plan.
4. A new rule which provides for consideration of quarry activities which do not meet some of the specified conditions for a permitted activity within the Kiwi Point Quarry and the Kiwi Point Extension area to be considered as a restricted discretionary activity. Lack of compliance with other conditions will require consideration as a non-complying activity.
5. A specific exemption from the permitted activity provisions normally applying in Suburban Centres, making any activity other than quarrying and cleanfilling in the Kiwi Point Quarry Extension area a non-complying activity (without this rule such activities would be permitted, or discretionary), as a holding provision while the long term future of the quarry land is evaluated. This provision excludes the area from the very permissive rules for land use and development that otherwise apply in Suburban Centres. This provision will ensure that the Council in association with the community has time to investigate and rationalise its open space and development strategies for the Ngauranga Gorge in an integrated way, and that the long term future of the new area of flat land yielded by the quarry and cleanfill activities will be determined through a future plan review, or a plan change.

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The Wellington City District Plan is proposed to be amended as follows:

Chapter 6 – Suburban Centres Objectives & Policies

6.1 Suburban Centres – Introduction

Add a new paragraph at the end of present wording, as follows:

“Kiwi Point Quarry and the Kiwi Point Quarry Extension area are also included within Suburban Centres. Both areas are subject to specific rules as well as to other relevant rules applying elsewhere in Suburban Centres to mitigate adverse effects. This provision recognises both the existing quarry and its economic importance to the City and wider region, and the future importance of the extension area, which will be commenced within the life of this District Plan. As the long term future of the Kiwi Point Extension area following completion of quarrying has not yet been determined, the provisions of this Plan require that any use of this area other than quarrying will require consent as a non-complying activity. It is expected that the long term future of this area will be addressed during a subsequent plan review or by a Plan Change in association with the City’s open space strategy at that time.”

6.2.1.2 Policy to “encourage a wide range of activities...”

Add a new explanatory paragraph before the last paragraph as follows:

“Specific rules apply to Kiwi Point Quarry and the Kiwi Point Quarry Extension area. These rules allow for quarrying and related activities, which are not otherwise provided for in the City, subject to specific rules. For the Kiwi Point Quarry Extension area, the rules restrict alternative future uses. As the area has a long life as a quarry, future uses will be evaluated at a later date as part of a plan review or by a Plan Change.”

New Policy after 6.2.3.3

Add a new policy as follows:

“6.2.3.3A Provide for the development and site rehabilitation of Kiwi Point Quarry and Kiwi Point Quarry Extension to the extent specified in the Plan in a way that avoids, mitigates or remedies adverse effects.

METHODS

- € Rules (including Appendices showing the extent of quarry areas and, for the Extension area, a quarry management plan, including a rehabilitation plan).

Kiwi Point Quarry is an established quarry where extraction activities will be largely completed to the extent provided for in the Plan by 2006. As the continuing availability of aggregate and other quarry materials is economically important for the City and wider region, the Plan also makes specific provision for the Kiwi Point Quarry Extension area. For both of these areas, specific rules and a development plan are incorporated. These provisions provide for the avoidance or mitigation of adverse effects from the quarry activity and the long-term mitigation of effects on landscape and landform following quarrying. For the Extension area it is the Council's intention that cut faces should be designed to yield a relatively natural landform in the long term and that rehabilitation of cut faces should begin as early as practicable. The staging of quarry development, and the day to day management of quarry activities are further detailed and controlled through the application of a quarry management plan, including a rehabilitation plan.

Prior to establishment of the quarrying activity in this area, the quarry operator will prepare a quarry management plan which sets out:

- intended staging of the excavation and cleanfilling activities*
- the means of management of surface and groundwater*
- management of on-site traffic*
- provision for any onsite processing and temporary storage of quarry material*
- any specific provisions relating to onsite management of noise, dust, vibration, visual impact, water quality*
- a rehabilitation plan for the site indicating areas and types of vegetation, methods of establishment, and a monitoring programme*
- a procedure for addressing any complaints*

The quarry management plan will complement the other rules applying to the quarry activity and will provide additional management details. It will be reviewed at least every five years and any necessary adjustments will be made.

As progressive rehabilitation of the area is an important aspect of quarry management, the quarry management plan will include a requirement that regular monitoring is undertaken and regular progress reports will be completed and submitted to the Council. This requirement is included because successful rehabilitation of any disturbed area requires constant monitoring as site conditions vary considerably and evolve over time. Regular observation and recording of results is an essential part of managing the process.

The environmental result will be the availability of quarry materials for the City and wider region in the short and medium term, and long-term achievement of well-vegetated quarry faces with the appearance of a natural landform.”

Chapter 7 Suburban Centre Rules

Guide to Rules

This is not part of the District Plan but provides a summary listing of rules. Modifications will be made to this table to incorporate the new rules in accordance with the Plan Change once it is finalised through the statutory process.

Schedule of Appendices

Add a new line to this table; 5A Kiwi Point Quarry Extension Area (Ngauranga Gorge).

7.1.1 Existing Permitted Activity Rule

Modify the third to last bullet point in this rule by adding at the end of the existing wording “, *except as provided for in rule 7.1.3A in part of the Kiwi Point Extension area in Ngauranga Gorge*”.

Modify the wording under the final bullet-point in this rule to read: “*quarrying, other than that provided for in Ngauranga Gorge under rules 7.1.3 and 7.1.3A*”

Add a new bullet-point “*any activity in the area defined as the Kiwi Point Quarry Extension area in Ngauranga Gorge, other than that provided for in rule 7.1.3A.*”

7.1.3 Existing rule providing for Kiwi Point Quarry

Add subsection numbers to existing conditions under 7.1.3.2, 7.1.3.5 and 7.1.3.6.

Add the following explanation for this rule:

“Kiwi Point Quarry is an established quarry activity which is being developed in accordance with the plan in Appendix 5. Rock extraction will be completed in this area during the life of this Plan, but other activities associated with the quarry and the Kiwi Point Extension, such as processing and aggregate storage, and restoration of the cut faces will continue. The specific rules that apply to the quarry area limit the effects of quarrying”

7.1.3A New Rule for Kiwi Point Quarry Extension

“7.1.3A Quarrying and clean filling on part of Lot 5 and Lot 6 DP 72996, Pt Sec 8 (SO 11031), part of Lot 1 DP 70870 and part of Lot 1, Lot 2 and Lot 3, DP 81732, Ngauranga Gorge (Kiwi Point Quarry Extension) is a Permitted Activity provided that it complies with the following conditions:

7.1.3A.1 Any relevant provisions of rules 7.1.1 and 7.1.2, except that rule 7.1.1.6.2 does not apply to the temporary stockpiling or storage of quarried rock material.

7.1.3A.2 Quarry activities

7.1.3A.2.1 Quarry activities shall be undertaken in accordance with the plan included as Appendix 5A and may continue until the levels shown on the plan are reached.

7.1.3A.2.2 Some blasting may be carried out as part of the normal quarrying operations. Blasting of faces for crushed rock production must take place between 11.30 and 11.40am Monday to Friday only. Other minor blasting and small shots fired for training purposes may be carried out at any time between 9am and 4pm Monday to Friday inclusive.

7.1.3A.2.3 Quarry activities shall be conducted in accordance with a management plan for the whole of the Extension area, prepared by the quarry operator and provided to the Council, which shall set out:

- practices and methods that will be adopted to ensure that all permitted activity conditions applying to the activities will be met
- staging of the excavation and cleanfilling activities
- management of surface and groundwater
- management of on-site traffic
- management of any on-site processing and temporary storage of quarry materials
- any specific provisions relating to on-site management of noise, dust, vibration, visual impact and water quality
- a rehabilitation plan, indicating areas and types of vegetation, methods of establishment, and a monitoring programme
- a complaints procedure

7.1.3A.2.4 The quarry management plan shall incorporate best industry operational practice and any relevant New Zealand standards and codes of practice.

7.1.3A.2.5 The quarry management plan shall be reviewed at least every five years from the date of commencement of the quarry operation, and shall be updated more frequently to address any change in best industry operational practice or changes in relevant standards or codes of practice. Details of reviews and any updates shall be provided to the Council.

7.1.3A.2.6 A progress report on rehabilitation shall be completed and provided to the Council annually for the first five years following commencement of rehabilitation work in accordance with the management plan, and bi-annually thereafter while the quarry is operational. Each progress report will review rehabilitation measures taken up to that time and will specify the programme of rehabilitation work to be undertaken prior to the next progress report.

7.1.3A.3 Cleanfill activities

7.1.3A.3.1 Cleanfill activities shall be restricted to the area shown on the plan included as Appendix 5A and shall continue until the finished levels shown on the plan are reached.

7.1.3A.3.2 The cleanfill shall comply with the definition of cleanfill in Section 3 (Definitions) of this District Plan.

7.1.3A.4 Processing plant and buildings

Any processing plant or buildings shall be relocatable.

7.1.3A.5 Traffic movement

Access shall be only via Crossing Place 22 from State Highway 2 (the access point to Kiwi Point Quarry).

7.1.3A.6 Rehabilitation and Treatment of stripped areas

7.1.3A.6.1 Quarried areas shall be progressively rehabilitated once quarried to finished levels. Any planting will take place as soon as practicable following the completion of the quarry activity. Planting will be undertaken using indigenous species from local sources, except where exotic species are required to provide erosion control and/or temporary nurse cover for revegetation with indigenous species.

7.1.3A.6.2 When the stripping of vegetation and overburden is undertaken to expose rock, dust control measures such as spraying or hosing shall be undertaken to avoid creating a dust nuisance outside quarry boundaries.

7.1.3A.7 Buffer zone

7.1.3A.7.1 A buffer zone with a minimum width of 25 metres shall be maintained on the uphill boundary of the site as shown on Appendix 5A. This area will be allowed to revegetate naturally except where the rehabilitation plan identifies the need for additional planting.

7.1.3A.7.2 Prior to commencement of operations the quarry operator must install and maintain a security fence along the outer edge of the buffer zone.

7.1.3A.7.3 No quarry activities shall be undertaken within the buffer zone.

These provisions allow for the extension of the Kiwi Point Quarry into an additional area of hard rock resource in Ngauranga Gorge to the extent shown in Appendix 5A. As the potential visual and landscape effects of a quarry in this area have been in part mitigated by reducing the extent of hillside to be removed but allowing the quarry to excavate to below the level of the road, cleanfilling of part of the excavated area, and site rehabilitation is also provided for.

As the long term future of the Kiwi Point Quarry Extension area has not been determined, any other type of activity in this area is given the status of a non-complying activity (see rule 7.1.1). At present the Council's open space strategy in Capital Spaces indicates that open space is a vital component of the future of the Ngauranga Gorge. It is important that any possible policy issues as to future uses of the quarry Kiwi Point Quarry Extension area once quarrying is completed are resolved by the Council and the community. Because of the long duration of the quarry activity, the plan leaves any decision on the future of the land to a plan review or future plan change."

7.3 New Restricted Discretionary Activity Rule for Quarry Activities where specified conditions are not met in Appendix 5 and 5A

Modify the reference to rule 7.3.6 in line four of the introduction to "rule 7.3.9".

"7.3.9 Quarrying activities in Ngauranga Gorge (Kiwi Point Quarry and Kiwi Point Quarry Extension) that do not comply with one or more of the following conditions for Permitted Activities:

7.3.9.1 Matters in rules 7.1.3.1 and 7.1.3A.1.

7.3.9.2 Quarry activities in rules 7.1.3.2.2 and 7.1.3A.2.2 (blasting) and rule 7.1.3.2.3 (notice of blasting).

7.3.9.3 Processing plant and buildings in rule 7.1.3A.4.

7.3.9.4 Traffic movement in rule 7.1.3A.5.

are Discretionary Activities (Restricted) in respect of the condition(s) not met.

Non-notification

The written approval of affected persons will not be necessary in respect of:

- € 7.3.9.1, when the non-notification provisions of rule 7.3.1 and rule 7.3.2 apply.
- € 7.3.9.2 in respect of 7.1.3.2.2 and 7.1.3A.2.2 (blasting)
- € 7.3.9.3 (processing plant and buildings)
- € 7.3.9.4 (traffic movement)

and applications need not be notified.

Standards and Terms

The standards and terms which apply in rules 7.3.1 and 7.3.2 shall apply to all applications in respect of item 7.3.9.1.

The duration of a consent granted for processing plant or buildings under rule 7.3.9.3 shall not exceed 10 years.

Assessment Criteria

In determining whether to grant consent and what conditions, if any, to impose, Council will have regard to the following criteria:

7.3.9.5 All matters under 7.3.9.1

- 7.3.9.5.1 Any relevant assessment criteria set out in rules 7.1.3.1 and 7.1.3.2
- 7.3.9.5.2 The extent to which the proposed will result in adverse visual, amenity or safety and efficiency effects, including effects on those using the State Highway and on occupants of nearby dwellings.

7.3.9.6 Quarry Activities

- 7.3.9.6.1 The extent to which the blasting activities will depart from normal practice in terms of timing or duration, and any likely effects on nearby residents or road users.

7.3.9.7 Processing plant or buildings

- 7.3.9.7.1 The visual impact of the building or structure.
- 7.3.9.7.2 How the structure will effectively assist the operation of the quarrying activity, and whether its presence will restrict, inhibit or facilitate successful site rehabilitation.

7.3.9.8 Traffic Movement

- 7.3.9.8.1 Whether the alternative access facilities affect the operation and management of the quarry (or, for the Extension area, the cleanfill) activity.
- 7.3.9.8.2 The effect of the alternative access on the safe and efficient operation of the State Highway and other roads.
- 7.3.9.8.3 The extent of adverse effects of the alternative access on nearby existing activities.

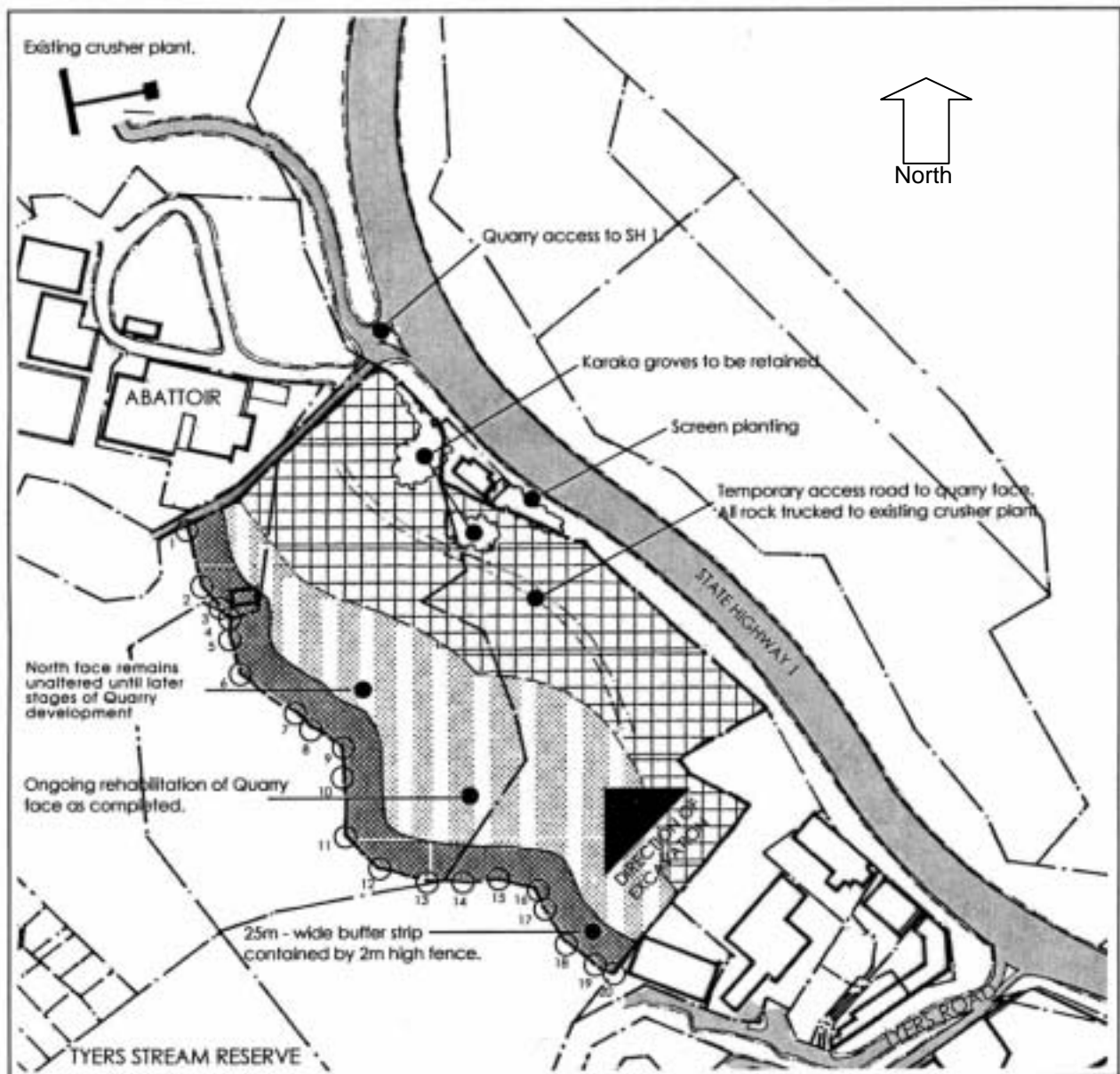
Chapter 7 Appendices

Appendix 5

Amend the quarry boundary in the diagram in Appendix 5 to reflect the proposed amended zone boundary between Suburban Centres and Open Space B. To this effect, the area east of the reservoir and west of the access track (including the paper road) will be removed from the quarry boundary.

Insert the following diagram as Appendix 5A to Chapter 7:

Appendix 5A. Kiwi Point Quarry Extension



SCALE 0 25 50 100 150 200m

KEY

-  Cadastral Boundaries
-  Existing Buildings
-  Existing Roads
-  Quarry Boundary
-  Cut face at completion from 158m asl to meet with platform
-  Excavation to maximum of 30m asl, cleanfilled to a final platform sloping from 64-44 m asl (north - south)

Boundary co - ordinates

1	2661184.26	5994790.43
2	2661193.50	5994793.45
3	2661207.85	5994793.55
4	2661214.15	5994729.40
5	2661213.10	5994716.60
6	2661219.80	5994693.30
7	2661258.35	5994666.75
8	2661266.95	5994655.38
9	2661285.53	5994647.85
10	2661290.16	5994632.62
11	2661291.20	5994582.25
12	2661310.47	5994562.98
13	2661338.60	5994554.55
14	2661369.30	5994553.55
15	2661389.57	5994554.93
16	2661415.60	5994551.27
17	2661420.80	5994537.03
18	2661436.90	5994514.40
19	2661458.27	5994495.60
20	2661470.13	5994490.74

Planning Map Changes (Map 22)

Rezone the area shown on the attached plan from Open Space B to Suburban Centre.

