

# PROPOSED DISTRICT PLAN CHANGE 25 – Kiwi Point Quarry Extension, Ngauranga Gorge

## SUMMARY OF SUBMISSIONS

**Table of Key Issues/Topics by Submission**

Issue/Topic	Submission
Visual Amenity	1: Keith Goddard Palmer 2: Naomi Lane 3: Robin Dunlop
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### Submissions

<i>Submission 1</i>	<i>Keith Goddard Palmer</i>	<i>175 Fraser Ave Raroa WELLINGTON</i>	<i>Does not wish to be heard</i>
<p><b>Opposes</b> the quarrying of the north face of the new proposed area due to the impact it will have on the harbour view from parts of the submitter's property.</p> <p><b>Seeks</b> to see the quarry extension limited to the approach from the south, leaving the north face intact.</p>			
<i>Submission 2</i>	<i>Naomi Lane</i>	<i>85 Beauchamp St Karori WELLINGTON</i>	<i>Does not wish to be heard</i>
<p><b>Opposes</b> the plan change on grounds that it will damage the visual amenity from the submitter's property at 59 Mandalay Terrace, Khandallah. Also considers that the quarry extension will effect the value of the submitter's property.</p>			

**Seeks** that the changed be restricted so the extension area is only visible to those travelling on the motorway and does not affect the visual amenity of the houses on Mandalay Tce.

<b>Submission 3</b>	<b>Robin Dunlop</b>	<b>43 Spenmoor St Newlands WELLINGTON</b>	<b>Wishes to be heard</b>
<p><b>Conditionally supports</b> the Plan Change based on the Council addressing matters sought by the submitter.</p> <p><b>Considers</b> that the Proposed Plan Change is contrary to Part II of the Resource Management Act 1991 (the Act), particularly in that it fails to either:</p> <ul style="list-style-type: none"> <li>- appropriately avoid, remedy or mitigate the visual and landscape effects of the proposed quarry extension; or</li> <li>- maintain or enhance amenity values</li> </ul> <p>The submitter also considers that the proposed quarry extension would impose a quarry in the foreground of the harbour views from many parts of the submitter’s property, and that the Boffa Miskell Landscape assessment fails to consider the visual and landscape effects of the proposal on the submitters property.</p> <p>Submitter is disappointed that no one consulted with them prior to the Proposed Plan Change being publicly notified. Other particular concerns are:</p> <ul style="list-style-type: none"> <li>- the Proposed Plan Change does not require any remediation/mitigation of the visual and landscape effects of cut faces to be carried out until the relevant quarry areas have been quarried to finished levels. Given the indications in the Plan Change that the quarry extension will be worked for 20 – 40 years, many of the cut faces will be left undisturbed for significant periods of time before they are worked again.</li> </ul> <p><b>Seeks</b> an amendment of Proposed Policy 6.2.3.3A to read “Provide for the development and site rehabilitation of Kiwi Point Quarry and Kiwi Point Quarry Extension in a way that maintains and enhances amenity values and avoids, mitigates or remedies adverse effects”, and</p> <p>Either:</p> <p>Deletion of the proposed permitted activity Rule 7.1.3A, and insertion of a new rule which makes quarrying and cleanfilling in the Kiwi Point Quarry Extension area a controlled activity with:</p> <ul style="list-style-type: none"> <li>(a) The Council retaining control over all the matters which are currently proposed to be address in either permitted activity performance standards or the quarry management plan under proposed Rule 7.1.3A; and</li> <li>(b) Making it a standard and term of the controlled activity rule that all the permitted activity performance standards in Rules 7.1.1 and 7.1.2 are to be complied with.</li> </ul> <p>And all consequential amendments to other provisions of the Proposed Plan Change.</p>			

<b>Submission 4</b>	<b>Aggregate Quarry Association of New Zealand Inc</b>	<b>PO Box 12013</b>	<b>Does not wish to be heard</b>
<p><b>Supports</b> the Plan change because the availability of quarry material for the future infrastructure of Wellington City and adjoining areas through roading and building, etc, is essential and there are limited areas available in close proximity.</p> <p>Considers that transporting material from further afield adds to costs as well as placing a further burden on roading infrastructure through use of heavy transport vehicles. The ability to resource quarry material close to a major urban area therefore makes sound economic sense. The existing quarry operation has worked well for many years within a sound management plan and the ability to expand that operation is fully supported.</p> <p><b>Seeks</b> that the Council approves the proposed District Plan Change 25.</p>			

<b>Submission 5</b>	<b>T and T Landfills</b>	<b>C/- Spencer Holmes PO Box 588 WELLINGTON</b>	<b>Wishes to be heard</b>
<p><b>Opposes</b> all parts of the plan change on the basis that it is an inefficient allocation of resources, it will have an adverse effect on the amenity of the city.</p> <p>Considers that there are other locations in the city better suited to this type of activity.</p> <p><b>Seeks</b> that Council decline the Plan Change.</p>			

<b>Submission 6</b>	<b>Horokiwi Quarries Ltd</b>	<b>PO Box 30837 WELLINGTON MAIL CENTRE</b>	<b>Wishes to be heard</b>
<p><b>Opposes</b> all provisions of Plan Change 25 on the basis that the information used and made available is not factually correct. That the public, competitors and the Council itself have been given information that gives a false picture of</p> <ul style="list-style-type: none"> <li>(a) the alternatives</li> <li>(b) the remaining resources within the region</li> <li>(c) the rock quality of other resources</li> <li>(d) the economic benefits</li> </ul> <p>Considers that it is impossible to make submissions when the information given in the proposal is inaccurate.</p> <p><b>Seeks</b> that the Council abandons the proposal at this point and re-starts the process using information that is factual and accurate.</p>			

<b>Submission 7</b>	<b>Winstones Aggregates</b>	<b>Hebden Crescent PO Box 31-447 LOWER HUTT</b>	<b>Wishes to be heard</b>
<p><b>Opposes</b> the entire proposal (in particular Appendix 1) as it is considered the Plan Change is based on significant factual inaccuracies and contrary to the purpose and the principles of the Resource Management Act 1991 (the Act).</p> <p>The submitter considers that the Plan change</p> <ul style="list-style-type: none"> <li>- will not promote sustainable management of aggregate resources</li> <li>- will not meet the reasonably foreseeable needs of future generations</li> <li>- will not enable social, economic and cultural well being</li> <li>- does not have sufficient regard to use and development of quarry activity</li> <li>- is not necessary to avoid, remedy or mitigate the adverse effects of the proposed activity; and</li> <li>- is not appropriate or justifiable under s32 of the Act.</li> </ul> <p>In particular, without limiting the generality of the above points, the Plan Change is considered inappropriate and unreasonable given</p> <ul style="list-style-type: none"> <li>- there are inaccuracies in investigations of alternative resources and quarries capacities</li> <li>- there are inaccuracies in investigations of the lifespan of existing quarries and inaccurate assumptions; and</li> <li>- incorrect traffic calculations and costs if the Kiwi Point Quarry is closed.</li> </ul> <p><b>Seeks</b> that</p> <ol style="list-style-type: none"> <li>(a) the proposed Plan Change be declined or,</li> <li>(b) alternatively that the plan change be withdrawn in its entirety and that Council carry out a further s32 analysis taking into account all relevant information and correcting any inaccuracies in the existing information. Also seeks that council recommences consultation based on updated and factually correct reports. Or,</li> <li>(c) Other such consequential relief that would give effect to Winstone Aggregates concern's.</li> </ol>			

<b>Submission 8</b>	<b>Alex Gray</b>	<b>48 Connaught Tce Brooklyn WELLINGTON</b>	<b>Wishes to be heard</b>
<p><b>Opposes</b> the proposed Plan Change because it is based on significant factual inaccuracies.</p> <p>Considers, as a ratepayer, that Kiwi Point Quarry may not be accurately recording its financial performance and may still be subsidised by rate payers. Considers that other operating quarries in the City (namely Belmont and Horokiwi) have not been consulted to provide information on rock quality and resource lifespan, with or without the Kiwi Point Quarry extension.</p> <p>The submitter also has concerns over the financial reporting of the Kiwi Point Quarry. The submitter considers that accurate information is relevant to the planning application, because the case is made the Kiwi Point Quarry is currently an efficient producer of quarry materials and that extending the quarry is in the best interests of the region. If in fact the quarry is still being subsidised, the converse could be true.</p>			

**Seeks** that the Council decline the Plan Change or alternatively requests that all the inaccuracies in the s32 reports be corrected and a new consultation process started, prior to re-advertising the application.

<b>Submission 9</b>	<b>Prue Hancox C/- Truebridge Callender Beach Ltd</b>	<b>PO Box 13 142 Johnsonville</b>	<b>Wishes to be heard</b>
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**Supports** the proposed Plan Change in its entirety.

Considers that changing the planning maps so the whole of the quarry extension will be incorporated within the Suburban Centre area makes good planning sense in terms of practicality and providing for the future use of the land.

Also considers that the specific rules and conditions to provide permitted activity status for the quarry extension are fair and reasonable. Furthermore, the quarry management plan provides greater certainty in terms of its operation and monitoring of environmental effects (eg: rehabilitation).

**Seeks** that Council approves and adopts proposed Plan Change 25 in its entirety.

<b>Submission 10</b>	<b>David John Tuck</b>	<b>C/- PO Box 23 238 Cable Car Lane WELLINGTON</b>	<b>Does not wish to be heard</b>
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**Conditionally supports** the Plan change for the quarry extension on behalf of the owner of the properties at 12 and 14 Tyers Road, subject to compliance with all the conditions imposed as part of obtaining resource consent, and all other relevant statutory and/or Territorial Authority Requirements.

<b>Submission 11</b>	<b>William Brian Sewell</b>	<b>PO Box 31 568 LOWER HUTT</b>	<b>Does not wish to be heard</b>
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**Conditionally supports** the proposed Plan Change based on an assurance from Council that the submitters property at 101 Homebush Road won't be affected by wind blown dirt or dust from the quarry site, or noise.

Considers that rehabilitation of the quarry site is mentioned but notices that past quarry areas at Kiwi Point Quarry still appear scarred. Wants to know if the old areas will be addressed as well.

<b>Submission 12</b>	<b>Transit New Zealand</b>	<b>C/- Lyndsay Daysh PO Box 27 477 WELLINGTON</b>	<b>Wishes to be heard</b>
<p><b>Conditionally supports</b> the Plan Change.</p> <p>Considers that Transit is responsible for the safe and efficient operation of the national State Highway system in terms of the Transit New Zealand Act 1989. Due to State Highway 1 in the Ngauranga Gorge carrying the second largest volume of traffic in the Wellington Region, it is imperative that all access to adjoining properties be concentrated at a specific location appropriately designed for that purpose.</p> <p><b>Seeks</b> that the Council</p> <ul style="list-style-type: none"> <li>- Amend 7.3.9.4 to read “<i>Traffic movement in rule 7.1.3A.4, where access is proposed from the existing formed intersection of State Highway 1 and Tyers Road.</i>”</li> <li>- Delete bullet point 7.3.9.4 (traffic movement) from the non-notification section under rule 7.3.9</li> </ul> <p style="padding-left: 40px;">Delete the assessment criteria 7.3.9.8.2 and replace with the following “<i>Whether the use of alternative public roads as an alternative to Crossing Place 22 will affect the safe and efficient operation of the State Highway and other roads.</i>”.</p> <ul style="list-style-type: none"> <li>- Insert a new rule 7.5 which specifies that any access from the Kiwi Point Quarry and Kiwi Point Quarry Extension to State Highway 1, that is not from Crossing Place 22 from State Highway 1 or alternatively from the intersection of State Highway 1 with Tyers Road, is a Non-Complying Activity.</li> <li>- Correct a drafting error by amending Rule 7.1.3A. to replace the reference to State highway 2 with State Highway 1.</li> </ul> <p>OR,</p> <p>Such other relief to like effect to remedy the concerns expressed above,</p> <p>AND</p> <p>Provide any consequential amendments necessary as a result of any amendments to grant the relief sought above.</p>			

<b>Submission 13</b>	<b>Wellington City Council</b>	<b>PO Box 2199 WELLINGTON</b>	<b>Wishes to be heard</b>
<p><b>Conditionally supports</b> the proposed Plan Change.</p> <p><i>Considers that an amendment regarding non-notification is required to overcome a technical anomaly resulting from the new requirements for notification set out in the Resource Management Amendment Act 2003. Also considers that the proposed change will ensure consistency with Council’s intention to address this technical anomaly throughout the plan through Proposed Plan Change 28.</i></p> <p><b>Seeks</b> the non-notification statement in Rule 7.3.10 is amended to include the words</p>			

*“Notice of applications need not be served on affected persons” or words to such effect are added after the last bullet point under the hearing “Non-notification” in rule 7.3.10.*