

Building our city



What goes into building our city?

All the buildings and infrastructure we see in Wellington - our magnificent old heritage buildings, the roads we travel, the homes we live in, the schools and universities we learn in, the offices we work from, the parks and gardens we play in, and the waterfront we enjoy - need rock, sand, and gravel to be built and maintained. These materials - called “aggregates” - form the basic building blocks of our infrastructure.

Why quarry?

It supports our industries and economy.

- Quarries support our essential building and construction industries.
- The building and construction industry needs more than 1.8 million tonnes of construction aggregates each year for our homes, workplaces, public buildings and roads.

All construction projects need aggregates.*

- In 2015, New Zealand produced 39 million tonnes of aggregates including limestone and other products.
- That’s around 8.5 tonnes per capita - or the equivalent of nearly a truckload for every New Zealander each year.
- Over half of the aggregate produced in New Zealand is used on roads.

Where do aggregates come from?

We get aggregates through quarrying. Quarrying is the process of removing natural resources from the ground.

Quarries produce all sorts of materials, including limestone, crushed rock, sand, and gravel. Wellington’s major source of rock comes from Kiwi Point Quarry. Two other quarries in the Wellington region help meet the overall demand for quarry products for the region - Horokiwi Quarry and Belmont Quarry.

We all use the finished products.*

- An average new house uses 250 tonnes of aggregate for construction.
- One kilometre of road uses 4000 tonnes of aggregate.
- Aggregates are used for building schools, hospitals, sports facilities, and office spaces.
- An average NZ family of four needs between 22 and 34 tonnes of aggregate per year for direct and indirect use.

* Source of statistics - 2015 Aggregate and Quarry Association

It helps us invest in our city’s future.

- The population of Wellington City is estimated to grow by 53,000 to 82,000 by 2043. This means an additional \$4.5-6.9million tonnes of aggregate will be needed each year for the extra households directly and indirectly.
- There are plans to build a movie museum and convention centre, and rebuild or strengthen the St James Theatre, Town Hall, and other historic buildings in the city. All of these will require millions of tonnes of quarry products.
- We need quarry products for the proposed Petone to Grenada expressway and other northern roading projects.
- New cycleways and road lanes and the new airport hotel also need construction aggregates.

Kiwi Point Quarry: a brief history

Kiwi Point Quarry in Ngauranga Gorge has existed since the 1920s, with rock extraction taking place since the 1880s. It is the last remaining quarry in Wellington City and is owned by Wellington City Council.



*Ngauranga Gorge looking south to Wellington Harbour c1880
Source: Alexander Turnbull Library*



*Ngauranga on the Wellington Coast Road 1870
Source: Wellington City Archives*



Panorama of Kiwi Point Quarry 1964

The quarry provides the raw materials to pave roads and build bridges and buildings across the Wellington region, which has included redevelopment of Lambton Quay, Willis Street, Victoria Street and the Pukeahu National War Memorial Park.



Quarry operations

Since 2006 the quarry has been operated by a contractor - currently Holcim NZ Limited. It pays a royalty to the Council for products sold and clean fill deposited. Every year between 300,000 and 400,000 tonnes of rock is extracted from the northern face and crushed for use. Having a quarry just 5km from the city centre and owned by the City Council has many benefits, including reduced costs and transport. This is estimated to save the city \$2 million a year on road construction alone. This saving has a positive impact on rates.



Quarry operations in 2017



Quarry expansion in 1967



New crusher in 1967

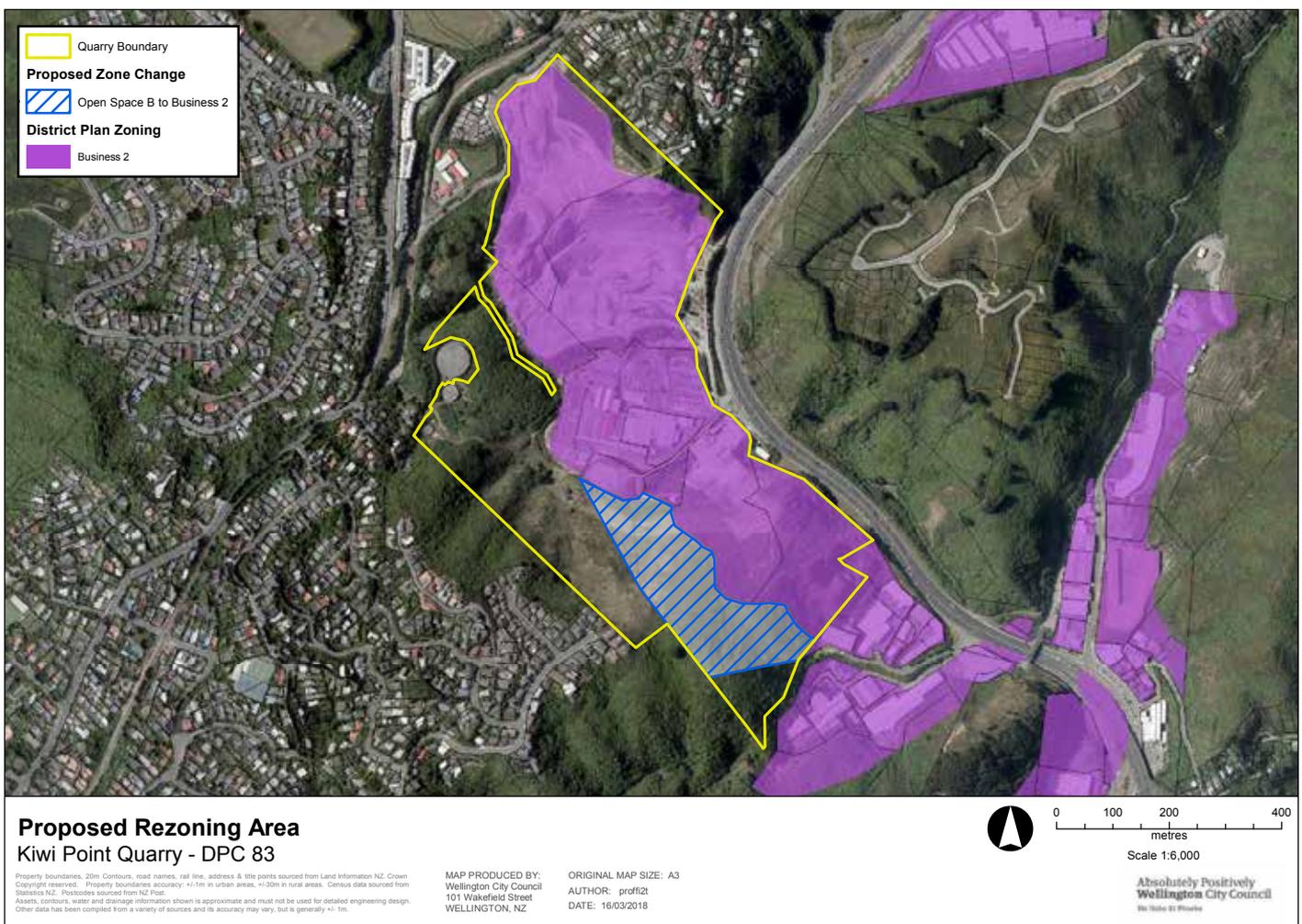
Proposed District Plan Change 83 - Kiwi Point Quarry

In late 2017 Wellington City Council consulted with the public on options for the future of Kiwi Point Quarry. This process enabled us to speak with surrounding residents and businesses to hear their views on the future of the quarry based on four options -

1. Do nothing and close the quarry
2. Quarrying a smaller area on the southern side of the quarry
3. A medium expansion option of the south face of the quarry
4. A maximum expansion option of the south face of the quarry

We received 72 submissions. The majority of submissions favoured the maximum expansion option, however a number of submitters also favoured closure and options in between. The Council agreed to proceed with notifying a Plan Change to rezone an area of the site in-line with the maximum expansion option.

A further proposal was to classify two areas of the site as Reserve and to undertake revegetation of these areas to offset ecological impacts. The Council also committed to investigating further options for ecological mitigation. This work will be undertaken in parallel with the notification of the Plan Change.



Next Steps

We are now notifying a change to the District Plan to rezone an area of land for an expansion of the quarry. The Plan Change will be notified on Friday 13 April 2018. This is a process under the Resource Management Act 1991 and will make changes to the Wellington City District Plan. The District Plan controls land use across the city.

The Plan Change seeks to:

- Rezone an area on the southern side of the quarry from Open Space B to Business 2
- Introduce a new objective that recognises the importance of quarrying aggregates at Kiwi Point Quarry to provide for the future growth and development of the city
- Introduce a new controlled activity rule (i.e. the resource consent standard) that applies to the rezoned southern face expansion area
- Make a range of other consequential changes to the District Plan including performance standards, changes to explanatory text, and rezoning on Planning Maps 22 and 23.

You can make your submission online at wellington.govt.nz/publicnotices, or complete a hard copy form, which is enclosed.

Key timeframes:

- Submissions close at 5pm, Monday 14 May 2018.
- The Council will then summarise these submissions and notify the summary. Further submissions can then be made in support of, or opposition to, the first round of submissions.
- Once submissions conclude, the Council will organise a hearing. Submitters who indicate that they wish to be heard in support of their submission will be able to speak at this hearing.
- Following the hearing, a decision will be issued. Appeal rights to the Environment Court are available.

You can find further information on the Plan Change process and how to make a submission here www.mfe.govt.nz/rma/processes-and-how-get-involved

Tell us what you think by 5pm, Monday 14 May 2018.