

Proposed District Plan Change Submission form

Submission of Proposed District Plan Change 83
Kiwi Point Quarry

Form 5, Clause 6 of First Schedule, Resource Management Act 1991

Office use only

Submission No: 18

Date received: 11/5/18

**Absolutely Positively
Wellington City Council**
Me Heke Ki Pōneke

To: Wellington City Council

Submissions can be:

Emailed to: district.plan@wcc.govt.nz

Posted to: District Plan Team
Wellington City Council
PO Box 2199
Wellington 6011

Delivered to: Ground Floor Reception
Civic Square/101 Wakefield Street
Wellington

We need your submission by 5pm Monday, 14 May 2018

PRIVACY STATEMENT - WHAT WE DO WITH YOUR INFORMATION

All information included in submissions (including name and contact details) are provided in their entirety to elected members. Your personal information will be used for administration purposes only, including informing you about this proposed Plan Change.

Your name and address for service will be made available to the public, per the requirements of the Resource Management Act, 1991 (RMA). For more information about these requirements please see [Clauses 6- 8a of the RMA](#).

All information collected will be held by Wellington City Council, with submitters having the right to access and correct personal information. For more information about privacy at Wellington City Council see our [privacy statement](#).

Personal Information - contact details will not be made available to the public

Full name: BRIAN STAPLETON & KYLIE McQUELLIN

Postal address:

Phone:

Email:

brianstapleton75@hotmail.co.uk
kyliemcg@live.com

Please note that the information provided below (name and address for service), will be made available to the public, per the requirements of the Resource Management Act, 1991(RMA)

For more information about these requirements please see [Clauses 6- 8a of the RMA](#)

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Your name and address for service - will be made available to the public

Full name of submitter (required):

 Email or postal address
for service of submitter
(required):

Trade Competition - please complete the following declaration

 I could gain an advantage in trade competition through this submission. Yes No (please tick one)

If you ticked yes to the trade competition question above, please complete the following step:

- I am / am not directly affected by an effect of Proposed District Plan Change 83 that:
- (a) Adversely effects the environment, and
- (b) Does not relate to the trade competition or the effects of trade competitions.

Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

Please indicate by ticking the relevant box whether you wish to be heard in support of your submission

- I wish to speak at the hearing in support of my submission
- I do not wish to speak at the hearing in support of my submission

Joint submissions

- If others make a similar submission, please tick this box if you will consider presenting a joint case with them at the hearing.

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Details of Submission:

The specific provisions of proposed District Plan Change 83 that my submission relates to are as follows (Give details below - please continue on separate sheet(s) if necessary)

See pages 1-6

My submission is that...

(You should include whether you support or oppose the specific provisions or wish to have them amended. You should also state the reasons for your views. Please continue on separate sheet(s) if necessary.)

Oppose - see attached

I seek the following decision from Council (please give precise details.)

- ① Close Kiwi Point Quarry OR
- ② Carry on at KPQ until aggregate exhausted
- ③ Transfer operations to Horokiki OR NEW SITE.
- ④ ASSESSMENT AND PROPOSALS FOR ALTERNATIVE USES OF THE LAND.

If you have used extra sheets for this submission, please attach them to this form and indicate this below:

Yes, I have attached extra sheets.

No, I have not attached extra sheets.

Signature of Submitter (or person authorised to sign on behalf of submitter):


BRIAN STAPLETON Date 01/05/2018.


KYLIE MCDOWELL

WCC Proposed District Plan Change - Kiwi Point Quarry, May 2018

1. Scope and Breadth of Consultation

- a) The consultation in late 2017 was ill-timed as is borne by the fact that only 72 submissions were received with the majority favouring maximum expansion of KPQ (Option 4). As a result of the alleged majority of only 72 responses opting for the total expansion of KPQ, Wellington City Council (WCC) proceeded to District Plan Change 83. In the documentation provided it states that there was consultation that "enabled us to speak with surrounding residents and businesses". Unfortunately at that time we were just leaving for an extended holiday overseas and were not able to participate. It is our view that consultation at the end of the year clashes with school summer holidays, travel overseas and Christmas and is not at all a good time for such an important process, as is borne out by there only being 72 submissions received for such an important and life-changing matter for the local community.
- b) The current consultation is strange in that it includes residents of the Kapiti Coast and other non-WCC respondents who are not Wellington City local tax payers. We fail to see the validity of including non-WCC residents as it will inevitably and seriously skew the validity of the consultation process and give a false result. By extending the number of households consulted, the NIMBY (not in my back yard) principle will come into play. Householders in the Kapiti Coast area who live nowhere near Kiwi Point Quarry will vote vigorously for the rezoning and expansion to proceed as they will not want quarrying in their area (back yard!). So we will see a dramatic swing towards Option 4, based on inaccurate sampling for whatever reason WCC has chosen to take this step.
- c) Consultation should only consist of those living in the immediate area to achieve a fair, realistic and unbiased result. In terms of consulting businesses, these have neither been detailed nor their interests in Kiwi Point Quarry, declared, if appropriate. As there are other potential sites for Quarrying or extension, namely Horokiwi, Belmont or Paraparaumu Quarries, the interests shown by any non-tax paying firms and/or individuals must be documented and declared publicly.

2. Who is Affected and How?

There are many homes immediately around the quarry site and its proposed extension. There are also several schools and crèches with many young children in the immediate vicinity. There is also a senior citizen care facility with an attached hospital. The potential effect for those in the immediate area are:

- a) Dust and the effects of dust. Dust may cause childhood asthma, aggravate an asthmatic condition that already exists or cause general malaise and ill-health for the elderly and those vulnerable due to depressed immune systems. None of us know the long term potential effect of the increased blasting, etc. In the 1950s and 60s asbestos was a revolutionary product that was widely used. Now we know, and

have known for some 25 - 30 years the dreadful effects of asbestos and the painful deaths that so many suffered from what was hailed as a miracle product.

- b) So many children at playtime will ingest dust from the increased blasting, so how does this bode for the future of our children? There is also the smoke emissions that we are reassured are clean, but once the output doubles how clean will it be?
- c) We do not know if the increased activity and blasting will cause additional noise, but it stands to reason that it will. Even just increased noise from the vehicles.
- d) Additional light pollution. The site is lit up 24/7 already, so it stands to reason that the current blot on the landscape will become a huge industrial site, that will probably be very noisy, dusty and light intrusive.
- e) A real response by many if this expansion goes ahead will be to try and sell up and move. However, how likely is that their home, their biggest investment, will retain its value? Who will want to live on the edge of a quarry and industrial site.
- f) Something that none of us know is whether extended blasting may have a detrimental effect on the issue of earthquakes. It is something that most of us know little about, but have experienced over the last few years the bad effects and the fear they induce. This is something that WCC does not seem to have addressed.
- g) The effect on traffic into the city each morning and evening would be horrendous. A main arterial Road will be blocked by slow aggregate lorries. We suffer this already, but if the expansion goes ahead. The effect could be disastrous for city workers.

3. Saving Money on the Transportation of Aggregate

It is WCC's view that they save a great deal of money by having a quarry in the city for transporting aggregate for road building and building. No new major roads have been built in Wellington since the new Arras underpass two-three years ago. The current main road building activity is taking place on Highway 1 heading up to the Kapiti Coast.

4. The use of the current land for Kiwi Point.

Due to Wellington's geographic make up, there are few level sites where Business Parks or Industrial Parks can grow. By returning the Kiwi Point Quarry to being a Business or Industrial Park, this would encourage different business growth with greater income and revenue for the Wellington region. This area would be an ideal conversion with great links into Wellington and the main arterials. Alternatively this area could be used as a Park and Ride facility to help alleviate the traffic congestion into Wellington City and provide additional income streams to Wellington City Council. The key point here is that none of these alternative options have been investigated or proposed to date.

5. Wellington, the Coolest Little Capital in the World

It is not cool to have a huge, ugly, noisy and smoke-belching quarry on the main arterial road into Wellington. What will our many visitors and tourists think of it? It will be the only one in the world we are sure, but we do not feel it is a good move for the Capital, Wellington or New Zealand. Many tourists will need to avoid dust, it may serve to keep them away, we do not know?

6. Documentation Supplied by WCC

Kiwi Point Quarry has been open and working for nearly 100 years. The site is owned by WCC but operated by a sub-contractor since 2006, who pays Royalties to WCC. Accordingly the bulk of the profits and revenue is made by the contractor.

Additionally, the photoshopped 'artist' impression of how the site will look did not provide the full scope of the what the Quarrying works would look like, but provided more sympathetic views in terms of wanting to soften the submission. I have provided more accurate total site pictures of the current site from my property in section 8.

7. Our Submission - Brian Stapleton and Kylie McQuellin (14, Nagpur Terrace, Broadmeadows, Wellington).

- a) We submit that WCC should close the 100 year old quarry at Kiwi Point and concentrate its efforts at Horokiwi where there is a lesser impact on housing, schools and people's lives generally. Alternatively a new site closer to where the road building for Transmission Gully is taking place be sought.
- b) This would create a great location for aggregate supply and delivery to the new and extensive road building project.
- c) It is important to state here that we overlook the quarry, albeit from a distance in Broadmeadows. However we do suffer the effects of excessive dust and we worry about the welfare of our sons. Above all we really have great sympathy for those who will be living on top of it and the schools nearby.
- d) We propose that WCC looks at alternative uses of the site, such as Business or Industrial Park, or a Park and Ride Scheme. The value proposition of using the land to a much greater commercial or transportation benefit, whilst reducing impacts to residents needs to be investigated. The current proposal is limited in that it only focuses the use of the land as a quarrying site.
- e) It is our deeply held personal belief that WCC intend to drive through this submission irrespective of feedback from the affected householders. The supporting documentation received from WCC creates an impression that this is just following due process only. However, we sincerely hope that we will be proved wrong on this point.

8. Images of Kiwi Point Quarry Extent from Broadmeadows



Image 1: View of the main Ngauranga Gorge Part of Quarry.

The faces of the main cut are so steep that there is no soil settling, hence no greenery growing to hide the rock. So unlike the previously doctored images provided by WCC, this would suggest that it will not return to a natural looking state as being proposed by WCC.



Image 2: The view towards Raroa when significant earthworks and further slurry dump has been created.



Image 3: Evidence of the previous quarrying around the proposed extension of the quarry.

This will extend to make the entire area look like a massive quarry. There will be further slurry dumps and industrialisation of the area. The screens proposed have been suggested on the roadside, hence this would no difference to these images and the further scarring of the landscape for those residents living around the quarry..

In Support of our response to the Proposed District Plan Change.

Brian Stapleton

Kylie McQuellin