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Quarry Zone

QUARZ	Quarry Zone
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Introduction

The purpose of the Quarry Zone is to enable the continued use and operation of Wellington's large-scale quarries. This zone provides for quarrying activities where quarrying activities may operate as the primary land use activity on the site.

Quarry operations involve the extraction, processing, storage, management of aggregate and other quarry products. The quarry site itself is also subject to blasting, bulk earthworks, cleanfilling and site rehabilitation.

The provisions of the Quarry Zone enable quarrying activities subject to standards that seek to manage the environmental effects of quarrying activities. These effects relate to residential amenity and site vegetation and rehabilitation and are proposed to be managed within the required Site Rehabilitation Plan.

The provisions of the Quarry Zone also broadly discourage non-quarrying land uses on the site except where those activities do not compromise or constrain~~t~~ the continued operation of any quarrying activities.

Within the Quarry Zone is the Horokiwi Quarry Precinct which manages quarrying activities in expansion areas at Horokiwi, and the Kiwi Point Precinct which manages quarrying activities at Kiwi Point Quarry at Ngauranga Gorge. Also located within the Quarry Zone and Kiwi Point Precinct is the Taylor Preston Abattoir.

QUARZ- PREC01	Kiwi Point Precinct
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The purpose of the Kiwi Point Precinct is to enable the continued use, operation, and development of the quarry at Kiwi Point in Ngauranga Gorge. The Kiwi Point Quarry is an important local and regional business that contributes to the social and economic well-being of the Wellington City and the region. The quarry operations are detailed in the required Quarry Management Plan.

However, the Kiwi Point Quarry operates in close proximity to residential properties in the suburbs of Broadmeadows and Johnsonville, and is accessed off State Highway 1. Both State Highway 1 and the neighbouring residential sites are potentially sensitive to the effects of the nearby quarrying activities. These effects are proposed to be managed within the required Quarry Management Plan.

This Quarry Management Plan, in conjunction with the complementary rules of this Chapter, provides a guide for:

1. Managing quarry operations to ensure they are safe for workers, neighbours and the wider public, and
2. Managing the inevitable adverse effects from quarry activities onto the surrounding environment.

This Chapter seeks to ensure the continued safe and effective operation of the Kiwi Point Quarry, subject to management conditions, while managing the effects on the surrounding environment and neighbouring sites.

<u>QUARZ- PREC02</u>	<u>Horokiwi Quarry Precinct</u>
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The purpose of the Horokiwi Quarry Precinct is to enable the expansion of the quarry. The Horokiwi Quarry provides an important source of aggregate for use in Wellington City and is located in a sensitive area close to the coast, State Highway 2 and residential and recreational areas. The Precinct provides for quarrying activities in areas identified for expansion subject to a requirement to obtain resource consent and in accordance with a Quarry Management Plan.

The provisions of the Zone and two Precincts should be read in conjunction. The Zone provisions set the general direction for use and operations of the sites s as a quarry sites s. Meanwhile, the Precinct provisions allow for site-specific management of each quarry in accordance with a Quarry Management Plans s.

Where there is any conflict between the Quarry Zone provisions and Precinct provisions, the Precinct provisions prevail.

Other relevant District Plan provisions

There may be a number of provisions that apply to an activity, building, structure or site. Resource consent may therefore be required under rules in this chapter as well as other chapters. Unless specifically stated in a rule, resource consent is required under each relevant rule. The steps to determine the status of an activity are set out in the General Approach chapter.

Objectives	
Quarry Zone	
QUARZ-01	<p>Purpose</p> <p>Quarrying activities operate safely, efficiently and effectively as locally and regionally significant:</p> <ol style="list-style-type: none"> 1. Sources of quarry products; and 2. Enablers of Wellington's economic well-being.
QUARZ-02	<p>Adverse effects</p> <p>Adverse effects generated by quarrying activities onto adjacent residential sites are appropriately managed.</p>
QUARZ-03	<p>Site rehabilitation</p> <p>Quarry sites and faces are rehabilitated as soon as practicable when surplus to the functional needs and operational needs of quarry activities.</p>
Kiwi Point Precinct	
QUARZ- PREC01-01	<p>Purpose</p> <p>Kiwi Point Quarry is used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City.</p>
<u>Horokiwi Quarry Precinct</u>	
<u>QUARZ- PREC02-01</u>	<p><u>Purpose</u></p> <p><u>Where appropriate, Horokiwi Quarry is expanded in order to ensure the ongoing supply of aggregate for Wellington City.</u></p>
Policies	
Quarry Zone	
QUARZ-P1	Enabled activities

	Recognise and provide for the benefits of quarries by: 1. Enabling quarrying activities within the Quarry Zone; and 2. Having regard to their functional needs and operational needs.
QUARZ-P2	Other activities Only allow non-quarrying activities to establish or operate where they do not constrain or compromise quarrying activities within the zone.
QUARZ-P3	Zone interfaces Require use and development of the Quarry Zone to maintain, where practicable, reasonable amenity for adjoining residential zones or other sensitive uses.
QUARZ-P4	Site rehabilitation Require any new or expanding quarrying activities and changes of use on existing quarry sites to demonstrate, through a detailed Management Plan, how the site will be rehabilitated.
Kiwi Point Precinct	
QUARZ- PREC01-P1	Quarry Management Plan Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities at Kiwi Point Quarry.
QUARZ- PREC01-P2	Enabled activities Enable quarrying activities and site rehabilitation where they are carried out in accordance with the Quarry Management Plan.
<u>Horokiwi Quarry Precinct</u>	
<u>QUARZ- PREC02-P1</u>	<u>Enabled activities</u> <u>Recognise and provide for an extension of quarrying activities where they are carried out in accordance with the Quarry Management Plan that appropriately manages adverse environmental effects.</u>
<u>QUARZ- PREC02-P2</u>	<u>Quarry Management Plan</u> <u>Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities within Horokiwi Quarry Precinct.</u>
Rules: Land use activities in the Quarry Zone	
QUARZ-R1	Rural activities
	1. Activity status: Permitted
QUARZ-R2	Conservation activities
	1. Activity status: Permitted
QUARZ-R3	Quarrying activities
	1. Activity status: Controlled Where: a. Compliance with QUARZ-S1, QUARZ-S2 and QUARZ-S3 is achieved. Matters of control are: 1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-P4; 2. Traffic and access; 3. Noise, vibration, dust and illumination;

4. Visual amenity for residential sites; and
5. Quarry site and face rehabilitation.

Notification status: An application for resource consent made in respect of rule QUARZ-R3.1 is precluded from being publicly notified.

QUARZ-R4	All other activities
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1. Activity status: **Discretionary**

Where:

- a. The activity is not otherwise provided for as a permitted activity or controlled activity.

Rules: Land use activities in the Kiwi Point Precinct

QUARZ- PREC01-R1	Quarrying activities
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1. Activity status: **Controlled**

Where:

- a. Compliance with QUARZ-S1, QUARZ-S3, QUARZ-PREC01-S1, QUARZ-PREC01-S2, QUARZ-PREC01-S3, QUARZ-PREC01-S4, QUARZ-PREC01-S5, QUARZ-PREC01-S6, QUARZ-PREC01-S7, and QUARZ-PREC01-S8 is achieved,

Matters of control are:

1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-P4, QUARZ-PREC01-P1 and QUARZ-PREC01-P2;
2. The importance of quarrying aggregate and meeting the supply demand for the city's use;
3. Maximising the extent of residential buffer areas;
4. The extent to which conditions are required to ensure that quarrying activities are timed and staged to ensure that rehabilitation of cut faces can begin as early as practicable;
5. The detailed contents of a Quarry Management Plan;
6. Optimising the standard, location and staging of ecological mitigation through the provision of an ecological restoration plan including budgets and indicative timetables to ensure effective mitigation and rehabilitation;
7. The design and location of screening quarry activities adjacent to State Highway 1;
8. Measures to manage noise and vibration from blasting activities;
9. Measures to maintain slope stability, and to prevent slope erosion or collapse; and
10. Measures to manage the impact of quarrying activity on the visual amenity of residential properties.

Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R1.1 is precluded from being publicly notified.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance with any of the requirements of QUARZ-PREC01-R1.1 cannot be achieved

Matters of discretion are:

1. The matters in QUARZ-P1, QUARZ-P3, QUARZ-P4, QUARZ-PREC01-P1 and QUARZ-PREC01-P2;
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards;
3. Measures to maintain effective vegetation and visual buffers;
4. Measures to manage noise, vibration, dust and illumination;
5. Measures to maintain reasonable amenity for adjoining residential sites; and
6. Measures to manage quarry site and face rehabilitation.

Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R1.2 is precluded from being publicly notified.

QUARZ- PREC01-R2	All other activities
<p>1. Activity status: Discretionary</p> <p>Where:</p> <p>a. The activity is not otherwise provided for as a permitted activity, controlled activity or restricted discretionary activity.</p>	
Rules: Land use activities in the Horokiwi Quarry Precinct	
QUARZ- PREC02-R1	Quarrying activities within the Horokiwi Quarry Precinct
<p>1. Activity status: Restricted Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance with QUARZ-S1, QUARZ-S2 and QUARZ-S3 is achieved.</u></p> <p><u>Matters of discretion are:</u></p> <ol style="list-style-type: none"> 1. <u>The matters in QUARZ-P1, QUARZ-P3, QUARZ-P4, QUARZ-PREC02-P1 and QUARZ-PREC02-P2;</u> 2. <u>The importance of quarrying aggregate and meeting the supply demand for the city's use;</u> 3. <u>The detailed contents of a Quarry Management Plan;</u> 4. <u>Ecological effects and associated rehabilitation measures;</u> 5. <u>Noise and vibration from blasting activities;</u> 6. <u>Dust and illumination;</u> 7. <u>Access and traffic;</u> 8. <u>Slope stability, and measures to prevent slope erosion or collapse;</u> 9. <u>Visual amenity effects on adjoining residential properties; and</u> 10. <u>The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.</u> 	
<p>1. Activity status: Discretionary</p> <p><u>Where:</u></p> <p>a. <u>Compliance with any of the requirements of QUARZ-PREC02-R1.1. cannot be achieved.</u></p>	
Rules: Building and structure activities in the Quarry Zone	
QUARZ-R5	Maintenance and repair of buildings and structures
<p>1. Activity status: Permitted</p>	
QUARZ-R6	Demolition or removal of buildings and structures
<p>1. Activity status: Permitted</p>	
QUARZ-R7	Construction of buildings and structures and alterations and additions to buildings and structures
<p>1. Activity status: Permitted</p> <p>Where:</p> <p>a. Compliance with QUARZ-S2 and QUARZ-S3 is achieved.</p>	
<p>2. Activity status: Restricted Discretionary</p> <p>Where:</p> <p>a. Compliance with any of the requirements of QUARZ-R7.1 cannot be achieved.</p>	

Matters of discretion are:

1. The matters in QUARZ-P1, QUARZ-P2 and QUARZ-P3; and
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.

Notification status: An application for resource consent made in respect of rule QUARZ-R7.2 is precluded from being publicly notified.

Rules: Building and structure activities in the Kiwi Point Precinct

**QUARZ-
PREC01-R3**

Construction of buildings and structures and alterations and additions to buildings and structures

1. Activity status: **Permitted**

Where:

- a. Compliance with QUARZ-S3, QUARZ-PREC01-S2 and QUARZ-PREC01-S6 is achieved.

2. Activity status: **Restricted Discretionary**

Where:

- a. Compliance any of the requirements of QUARZ-PREC01-R3.1 cannot be achieved.

Matters of discretion are:

1. The matters in QUARZ-P1, QUARZ-P3 and QUARZ-PREC01-P2; and
2. The extent and effect of non-compliance with any relevant standard as specified in the associated assessment criteria for the infringed standards.

Notification status: An application for resource consent made in respect of rule QUARZ-PREC01-R3.2 is precluded from being publicly notified.

Standards: Quarry Zone

QUARZ-S1

Site Rehabilitation Plan

1. Quarrying activities must be carried out in accordance with a Site Rehabilitation Plan; and
2. A Site Rehabilitation Plan must set out the following information as a minimum:
 - a. The objectives, methodology and timescales for rehabilitation;
 - b. The intended end use of the site or parts of the site;
 - c. The location, gradient and depth of excavation;
 - d. The availability of clean fill material, including top soil, and consequent timeframes for rehabilitation;
 - e. The funding required for rehabilitation;
 - f. The surrounding landform and drainage pattern;
 - g. The ability to establish complete vegetation cover;
 - h. The outcomes of any consultation with mana whenua;
 - i. Any adverse effects associated with the rehabilitation;
 - j. Processes for the regular review and updating of the Site Rehabilitation Plan; and
 - k. Processes for receiving and responding to complaints.

Assessment criteria where the standard is infringed:

1. Whether any alternative measures or methods for site rehabilitation will be effective.

QUARZ-S2

Maximum height of buildings and structures

<p>1. Buildings and structures must not exceed a maximum height of 12m above ground level.</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the additional height is necessary to provide for functional needs or operational needs of the activities on the site; 2. Visual amenity effects; 3. Dominance, privacy and shading effects on adjoining sites; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
<p>QUARZ-S3 Height in relation to boundary</p>	
<ol style="list-style-type: none"> 1. For any boundary adjoining a site in the Medium Density Residential Zone or High Density Residential Zone, no part of any building, accessory building or structure may project beyond a line of: 45° measured from a height of 2.5m above ground level. 2. For any boundary adjoining a site in the Open Space Zone no part of any building, accessory building or structure may project beyond a line of: 60° measured from a height of 5m above ground level. 3. No building or structures shall be higher than 3 metres within 5 metres of a Medium Density Residential Zone boundary. <p>These standards do not apply to:</p> <ol style="list-style-type: none"> a. A boundary with a road; b. Internal boundaries; c. Solar panel and heating components attached to a building provided these do not exceed the height in relation to boundary by more than 500mm; and d. Satellite dishes, antennas, aerials, chimneys, flues, architectural or decorative features (e.g. finials, spires) provided that none of these exceed 1m in diameter and do not exceed the height in relation to boundary by more than 3m measured vertically. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The extent to which the infringement is necessary to provide for functional needs or operational needs of the activities on the site; 2. Dominance, privacy and shading effects on adjoining sites; 3. Whether topographical or other site constraints make compliance with the permitted standard impracticable; and 4. The effectiveness of any landscaping, screening or other site mitigation proposed.
<p>Standards: Kiwi Point Precinct</p>	
<p>QUARZ- PREC01-S1</p>	<p>Land stability</p>
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. The finished slope of quarry faces must not exceed 65 degrees from the horizontal; and 2. The maximum height of finished batters must not exceed 15m. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Stability and safety effects; and 2. The extent to which proposed finished faces are able to be rehabilitated following works.
<p>QUARZ- PREC01-S2</p>	<p>Buffer areas and vegetation</p>
<p>Quarrying activities, including associated buildings and structures, must comply with the following:</p>	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effects on safety and amenity values of adjacent residential sites; and

<ol style="list-style-type: none"> 1. For the northern face, a buffer area with a minimum width of 25m must be maintained; 2. The buffer area for the northern face must be allowed to revegetate naturally or through restoration planting associated with site rehabilitation; 3. For the southern face, a buffer area with a minimum width of 70m must be maintained; 4. The buffer area for the southern face must be revegetated through restoration planting; and 5. Quarrying activities must not be undertaken within any buffer area. 	<ol style="list-style-type: none"> 2. The effectiveness of buffer vegetation.
<p>QUARZ- PREC01-S3</p>	<p>Screening and fencing</p>
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. 2m high security fencing must be established prior to commencement of any quarrying operations and maintained along the boundary of the quarry for the duration of site works; 2. The northern buffer area must be fenced prior to the commencement of quarry operations at the northern face. The southern buffer area must be fenced prior to the commencement of quarry operations at the southern face. Where any fence adjoins a residential site boundary it must be a minimum of 1.8m high; and 3. For the southern face near State Highway 1, a vegetated screening bank must be established prior to commencement of any quarrying operations and maintained for the duration of site works. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of buffer vegetation fencing and other screening.
<p>QUARZ- PREC01-S4</p>	<p>Rehabilitation</p>
<p>Quarrying activities must comply with the following:</p> <ol style="list-style-type: none"> 1. All land within the quarry boundary must be rehabilitated as soon as practicable; 2. Planting for rehabilitation must take place as soon as practicable following the completion of quarrying activities or deposition of cleanfill; 3. Planting for rehabilitation will be undertaken using indigenous species from local sources. however, exotic species may be used where required to provide erosion control or temporary nursery cover for rehabilitation with indigenous specimens; and 4. As soon as practicable following completion of quarrying activities or deposition of cleanfill, dust and erosion control measures must be applied to all exposed surfaces. 	<p>Assessment Criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. The effectiveness of site rehabilitation works and vegetation; and 2. The effectiveness of dust and erosion control works.
<p>QUARZ- PREC01-S5</p>	<p>Quarry Management Plan</p>
<ol style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Quarry Management Plan; and 2. The Quarry Management Plan must set out the following information as a minimum: 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative measures or methods for quarry management and rehabilitation will be effective.

- a. Intended staging of the excavation and cleanfilling activities;
 - b. The means of management of surface and groundwater;
 - c. Management of on-site traffic, including maintenance of safe vehicle access and egress for the abattoir;
 - d. Provision for any onsite processing and temporary storage of quarry material;
 - e. Any specific provisions relating to onsite management of noise, dust, vibration, visual impact, water quality and land stability;
 - f. Community liaison practices and a procedure for addressing any complaints;
 - g. Objectives, principles and measures for the rehabilitation of the site, including:
 - i. A phasing plan to indicate order of works, potential greatest extent of cut faces and timetable and associated budget for the rehabilitation of quarry faces;
 - ii. Processes and timeframes for monitoring the effectiveness of rehabilitation measures and contingency plans to improve measures shown to be ineffective;
 - iii. Measures to create soil conditions which will support plant growth;
 - iv. Measures to create a variety of site conditions to support a range of species;
 - v. Means of controlling runoff to avoid erosion;
 - vi. Means of control of plant and animal pests;
 - vii. Measures to avoid fire risks;
 - viii. Means to assist native vegetation to regenerate on grazing land; and
 - ix. Rehabilitation which is compatible with Open Space strategy for adjacent areas of land and with the Ngauranga Gorge's location as a gateway to Wellington City;
 - h. Management of buffer areas including any integrated ecological and landscape remediation and rehabilitation measures;
 - i. Practices and methods that will be adopted to ensure that all standards applying to the activities will be met including descriptions and locations of any monitoring equipment;
 - j. Staged daylighting of identified sections(s) of Waitohi Stream and restoration of its riparian vegetation including widening riparian vegetation to 20 metres where this is feasible; and
 - k. Procedures for monitoring the effectiveness of management plan measures and for improving effectiveness over time where needed; and
3. The Quarry Management Plan must be reviewed at least every 5 years (unless otherwise required by conditions of resource consent).

QUARZ- PREC01-S6	Maximum height of buildings and structures, and relocation of primary crusher	
<p>New buildings or structures must comply with the following:</p> <ol style="list-style-type: none"> 1. Buildings and structures must not exceed a maximum height of 12m above ground level; 2. Any processing plant or buildings within the southern part of the quarry must be relocatable; and 3. The primary crusher may be relocated to meet the functional needs and operational needs of the quarrying activities. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Visual amenity effects; and 2. The extent to which the additional height is necessary to provide for the functional needs or operational needs of activities on the site. 	
QUARZ- PREC01-S7	Access	
<ol style="list-style-type: none"> 1. There shall be one entry point to the quarry, via Crossing Place 22 from State Highway 1 (also the main access to the adjacent Abattoir); 2. This must be the sole means of entry and exit for quarry vehicles; and 3. This access must be maintained to the standard of local streets. 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Effects on safety and amenity for all road users, including cyclists and pedestrians. 	
QUARZ- PREC01-S8	Ecological Survey and Restoration Plan	
<ol style="list-style-type: none"> 1. Quarrying activities must be carried out in accordance with a Restoration Plan; and 2. The Restoration Plan must be preceded by an Ecological Survey, be prepared by a suitably qualified and experienced ecologist, and contain the following: <ol style="list-style-type: none"> a. detailed survey results of all native vegetation that will be damaged or removed as part of the proposed quarrying and cleanfilling activities, including species type, distribution and density of each species and location; b. detailed survey results of birdlife observed during vegetation survey and any evidence of avian habitat; c. a restoration plan for the wider quarry site to be incorporated into the quarry management plan as described in Policy 33.2.2.7, and to include the following: <ol style="list-style-type: none"> i. details – including species type, distribution and density – of proposed planting in Lot 2 DP 91179 and part Lot 4 DP 72996, which is to be commenced prior to any extraction of rock; ii. details – including species type, distribution and density – of proposed planting of part Lot 6 DP 72996, which is to be commenced upon completion of quarrying and cleanfilling activities, or sooner if practicable; iii. details of any enrichment planting and any proposed measures for the management of plant and animal pests in Lot 2 DP 91179, in Imran 	<p>Assessment criteria where the standard is infringed:</p> <ol style="list-style-type: none"> 1. Whether any alternative measures or methods for site restoration will be effective. 	

<p>Terrace / Maldive Street Reserve, in Tyers Reserve and in the Ngauranga Scenic Reserve Lot 3 DP63927;</p> <ul style="list-style-type: none">iv. recommendations for naturalization and riparian enhancement of Waitohi Stream; andv. details of any off-set planting, mitigation planting and pest control to be undertaken outside the quarry site; <p>d. a description of the methodology for adopting the specific suite of matters to address c.i - iv above, with specific regard to be given to the results of the surveys described under a. and b. above; and</p> <p>e. a description of proposed timetables and budgets for implementation, monitoring, and maintenance of the restoration plan measures adopted.</p>	
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