

Section 32 Evaluation Report

Part 2: Special Purpose Quarry Zone

Contents

1.0	Overview and Purpose	5
1.1	Introduction to the resource management issue/s.....	5
2.0	Reference to other evaluation reports	5
3.0	Strategic Direction	5
4.0	Regulatory and policy direction	7
4.1	Section 6.....	7
4.2	Section 7.....	8
4.3	Section 8.....	8
4.4	National Direction	8
4.4.1	National Policy Statements	8
4.4.2	Proposed National Policy Statements	9
4.4.3	National Environmental Standards	9
4.4.4	National Planning Standards	9
4.5	National Guidance Documents	10
4.6	Regional Policy and Plans	10
4.7	Iwi Management Plan(s)	12
4.8	Relevant plans or strategies.....	12
4.9	Other relevant legislation or regulations	12
5.0	Resource Management Issues Analysis	12
5.1	Background.....	12
5.2	Evidence Base - Research, Consultation, Information and Analysis undertaken... 12	
5.2.1	Analysis of Operative District Plan provisions relevant to this topic	13
5.2.2	Analysis of other District Plan provisions relevant to quarrying activities 15	
5.2.3	Advice received from Taranaki Whānui and Ngāti Toa Rangatira	16
5.2.4	Consultation undertaken to date	17
5.3	Summary of Relevant Resource Management Issues.....	18
6.0	Evaluation of the Proposal	19
6.1	Scale and Significance.....	19
6.2	Quantification of Benefits and Costs	21
7.0	Zone Framework	22
8.0	Overview of Proposal	25
9.0	Evaluation of Proposed Objectives	26
9.1	Introduction	26
9.2	Evaluation of Objective QUARZ-O1	27
9.3	Evaluation of Objectives QUARZ-O2 and QUARZ-O3	30

9.4	Evaluation of Objective QUARZ-PREC01-O1	32
10.0	Evaluation of Reasonably Practicable Options and Associated Provisions	36
10.1	Introduction	36
10.2	Evaluation method	36
10.3	Provisions to achieve Objective QUARZ-O1	36
10.4	Provisions to achieve Objectives QUARZ-O2 and QUARZ-O3	40
10.5	Provisions to achieve Objective QUARZ-PREC01-O1	43
11.0	Conclusion.....	47

Table of acronyms

Abbreviation	Full term
DDP	Draft District Plan
GWRC	Greater Wellington Regional Council
NES	National Environmental Standards
NES-F	National Environmental Standards for Freshwater 2020
NPS	National Policy Statements
ODP	Operative District Plan
PDP	Proposed District Plan
PNRP	Proposed Natural Resources Plan
QUARZ	Quarry Zone
RMA	Resource Management Act
RPS	Regional Policy Statement for the Wellington Region 2013

1.0 Overview and Purpose

1.1 Introduction to the resource management issue/s

This section 32 evaluation report is focussed on quarrying activities and the proposed Special Purpose Quarry Zone (QUARZ) including the proposed Kiwi Point Precinct. The purpose of the zone is to enable the continued use and operation of Wellington's large-scale quarries. This zone provides for quarrying activities where they operate as the primary land use activity on the site.

There are two commercial quarries that operate within Wellington City – Kiwi Point Quarry and Horokiwi Quarry. These quarries are a local and regionally significant source of aggregate and quarry materials used in construction, agriculture and other industries.

Quarry operations involve the extraction, processing, storage, management of aggregate and other quarry products. The quarry sites are also subject to blasting, bulk earthworks, cleanfilling and site rehabilitation, and have sensitive land uses in proximity. District Plan provisions need to ensure the appropriate management of adverse environmental effects from quarry operations while providing for the safe and effective operation of quarries.

2.0 Reference to other evaluation reports

This report should also be read in conjunction with the following evaluation reports:

Report	Relationship to this topic
<i>General Rural Zone</i>	This report analyses provisions that apply to the General Rural Zone which includes provisions for quarrying activities.
<i>Natural Features and Landscapes</i>	The natural features and landscapes chapter identifies and manages the protection of Outstanding Natural Features and Landscapes (ONFLs), and Special Amenity Landscapes (SALs). It also contains provisions relating to Ridgelines and Hilltops.
<i>Ecosystems and indigenous biodiversity</i>	The ecosystems and indigenous biodiversity (ECO) chapter identifies and manages the protection of Significant Natural Areas (SNAs).
<i>Coastal Environment</i>	This report analyses provisions that apply to quarrying activities within the Coastal Environment.

3.0 Strategic Direction

The following objectives in the Strategic Direction chapter of the Proposed District Plan that are relevant to this issue/topic are:

CC-01	Capital City
<i>Wellington City continues to be the primary economic and employment hub for the region.</i>	
CC-02	Capital City
<i>Wellington City is a well-functioning Capital City where:</i>	
<i>1. A wide range of activities that have local, regional and national significance are able to establish and thrive;</i>	

	<ol style="list-style-type: none"> 2. <i>The social, cultural, economic and environmental wellbeing of current and future residents is supported;</i> 3. <i>Mana whenua values and aspirations become an integral part of the City's identity;</i> 4. <i>Urban intensification is delivered in appropriate locations and in a manner that supports the needs of current and future generations;</i> 5. <i>Innovation and technology advances that support the social, cultural, economic and environmental wellbeing of existing and future residents are promoted; and</i> 6. <i>Values and characteristics that are an important part of the City's identity and sense of place are identified and protected.</i>
CC-O3	Capital City
<p><i>Development is consistent with and supports the achievement of the following strategic City objectives:</i></p> <ol style="list-style-type: none"> 1. <i>Compact: Wellington builds on its existing urban form with quality development in the right locations;</i> 2. <i>Resilient: Wellington's natural and built environments are healthy and robust, and we build physical and social resilience through good design;</i> 3. <i>Vibrant and Prosperous: Wellington builds on its reputation as an economic hub and creative centre of excellence by welcoming and supporting innovation and investing strategically to maintain our thriving economy;</i> 4. <i>Inclusive and Connected: Wellington recognises and fosters its identity by supporting social cohesion and cultural diversity, and has world-class movement systems and attractive and accessible public spaces and streets;</i> 5. <i>Greener: Wellington is environmentally sustainable and its natural environment is protected, enhanced and integrated into the urban environment; and</i> 6. <i>Partnership with mana whenua: Wellington recognises the unique role of mana whenua within the city and advances a relationship based on active partnership.</i> 	
CEKP-O3	City Economy, Knowledge and Prosperity
<p><i>Mixed use and industrial areas outside of Centres:</i></p> <ol style="list-style-type: none"> 1. <i>Complement the hierarchy of Centres;</i> 2. <i>Provide for activities that are incompatible with other Centres-based activities; and</i> 3. <i>Support large scale industrial and service-based activities that serve the needs of the City and wider region.</i> 	
CEKP-O5	City Economy, Knowledge and Prosperity
<p><i>Strategically important assets including those that support Māori culture, tourism, trade education, research, health are provided for in appropriate locations.</i></p>	
NE-O1	Natural Environment
<p><i>The natural character, landscapes and features, and ecosystems that contribute to the City's identity and have significance for mana whenua as kaitiaki are identified, recognised, protected, and, where possible, enhanced.</i></p>	

An evaluation of these objectives is contained in the companion Section 32 Evaluation Overview Report.

4.0 Regulatory and policy direction

In carrying out a s32 analysis, an evaluation is required of how the proposal achieves the purpose and principles contained in Part 2 of the RMA.

Section 5 sets out the purpose of the RMA, which is to promote the sustainable management of natural and physical resources.

Sustainable management ‘means managing the use, development, and protection of natural and physical resources to enable people and communities to provide for their social, economic and cultural wellbeing and for their health and safety, while -

- (a) *sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*
- (b) *safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*
- (c) *avoiding, remedying, or mitigating any adverse effects of activities on the environment’.*

In achieving this purpose, all persons exercising functions and powers under the RMA also need to:

- Recognise and provide for the matters of national importance identified in s6
- Have particular regard to the range of other matters referred to in s7
- Take into account the principles of the Treaty of Waitangi/Te Tiriti o Waitangi in s8.

4.1 Section 6

The s6 matters relevant to this topic are:

Section	Relevant Matter
(a)	<p><i>the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development</i></p> <p>Horokiwi Quarry is in part located within the coastal environment which needs to be managed as part of quarrying activities. Future quarries may also be partially within such areas.</p>
(b)	<p><i>the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development</i></p> <p>Kiwi Point and Horokiwi quarries have Significant Natural Areas, Special Amenity Landscapes, and Ridgelines and Hilltops mapped on their sites which need to be managed as part of quarrying activities. Future quarries may also be partially within such areas.</p>
(c)	<p><i>the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna</i></p> <p>Kiwi Point and Horokiwi quarries both have Significant Natural Areas mapped on their sites which need to be managed as part of quarrying activities. Future quarries may also be partially within such areas.</p>
(h)	<p><i>the management of significant risks from natural hazards</i></p>

	Kiwi Point and Horokiwi quarries both have natural hazards mapped on their sites which need to be managed as part of quarrying activities. Future quarries may also be partially within such areas.
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4.2 Section 7

The s7 matters that are relevant to this topic are:

Section	Relevant Matter
(b)	<i>the efficient use and development of natural and physical resources:</i> Quarries extract natural resources, being aggregates and other materials used in construction, agriculture and industrial developments.
(c)	<i>the maintenance and enhancement of amenity values</i> Quarrying activities can have a large visual impact.
(d)	<i>intrinsic values of ecosystems</i> The Kiwi Point and Horokiwi quarries both have Significant Natural Areas mapped on their sites which include ecosystems which need to be managed as part of quarrying activities. Future quarries may also be partially within such areas.
(f)	<i>maintenance and enhancement of the quality of the environment</i> Quarrying activities have the potential to adversely affect the quality of the environment if not properly managed.
(g)	<i>any finite characteristics of natural and physical resources</i> Mineral resources are finite and quarrying activities can only occur where the mineral resource is present.

4.3 Section 8

The s8 principles of Partnership and Protection are relevant to these topics. The Council and Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira have worked in partnership to develop provisions to ensure that sites and areas of significance are protected.

4.4 National Direction

4.4.1 National Policy Statements

There are five National Policy Statements (NPS) currently in force:

- NPS for Electricity Transmission 2008
- New Zealand Coastal Policy Statement 2010
- NPS for Renewable Electricity Generation 2011
- NPS for Freshwater Management 2020
- NPS on Urban Development 2020

The NPS on Urban Development 2020 is somewhat relevant to quarrying activities as it requires RMA plans to provide opportunities for land development to meet housing and

business needs, supported by adequate development capacity. The construction of infrastructure and development is dependent upon aggregate supply from quarrying activities.

4.4.2 Proposed National Policy Statements

In addition to the five NPSs currently in force there are also two proposed NPSs under development, noting that these are yet to be issued and have no legal effect:

- Proposed NPS for Highly Productive Land
- Proposed NPS for Indigenous Biodiversity

4.4.3 National Environmental Standards

In addition to the NPSs there are nine National Environmental Standards (NES) currently in force:

- NES for Air Quality 2004
- NES for Sources of Human Drinking Water 2007
- NES for Electricity Transmission Activities 2009
- NES for Assessing and Managing Contaminants in Soil to Protect Human Health 2011
- NES for Telecommunication Facilities 2016
- NES for Plantation Forestry 2017
- NES for Freshwater 2020
- NES for Marine Aquaculture 2020
- NES for Storing Tyres Outdoors 2021

The following standard and associated provisions relevant to these topics are:

NES	Relevant Regulations
NES for Freshwater 2020	<p>The NES for Freshwater 2020 may be relevant to the establishment of new quarries or expansion of existing quarries where waterbodies are affected.</p> <p>Relevant regulations are 52, 53, 54, 57 which regulate earthworks and the taking, use, damming, diversion or discharge of water within 100m of a natural wetland that may drain the wetland as being a non-complying or prohibited activity. Reclamation of the bed of any river is a discretionary activity.</p>

4.4.4 National Planning Standards

The National Planning Standards provide for a range of zone options to be included in Part 3 – Area Specific Matters of the District Plan. This includes special purpose zones, and eight special purpose zones are listed, which do not include a quarrying zone. The National Planning Standards state that an additional special purpose zone must only be created when the proposed land use activities or anticipated outcomes of the additional zone meet all of the following criteria:

- a. are significant to the district, region or country
- b. are impractical to be managed through another zone

c. are impractical to be managed through a combination of spatial layers.

The National Planning Standards also outline when the use of other spatial layers for district plans are appropriate. The Standards describe the function of a precinct as follows:

a precinct spatially identifies and manages an area where additional place-based provisions apply to modify or refine aspects of the policy approach or outcomes anticipated in the underlying zone(s).

The Quarry Zone contains one precinct – being the Kiwi Point Precinct.

4.5 National Guidance Documents

The following national guidance documents are considered relevant to this topic:

Document	Relevant provisions
Responsibly Delivering Value - A Minerals and Petroleum Resource Strategy for Aotearoa New Zealand: 2019 – 2029	<p>This Strategy outlines the Government’s vision for the minerals and petroleum sector over the next 10 years (2019-2029). This Strategy sets out principles that should assist Government, iwi/hapū, industry and any other groups making decisions that affect the sector.</p> <p>The Strategy recognises that our economy currently depends on minerals and we need to ensure we have an affordable and secured supply of the right minerals to support a productive, sustainable and inclusive economy both now and in the future. Houses, roads, bridges and buildings would not exist without aggregates. The crushed rock is expensive to transport (the cost of aggregate doubles in the first 30km of transport) which is why it is important that quarries are located near their end uses.</p> <p>The Strategy also emphasises the importance of environmental and social responsibility for extraction industries including: avoiding, and if unavoidable, minimising disturbance, waste, pollution and emissions; efficiently using inputs such as water and energy; seeking positive environmental outcomes; rehabilitating the environment during operations and once operations cease; active engagement between operators and iwi/hapū and the wider community to ensure community and cultural interests are respected and meaningfully considered.</p>

4.6 Regional Policy and Plans

Regional Policy Statement for the Wellington Region 2013 (RPS)

The table below identifies the relevant provisions and resource management topics for quarrying activities contained in the RPS.

Soil and Minerals

Section	Relevant matters
Objective 31	<p><i>'The demand for mineral resources is met from resources located in close proximity to the areas of demand.'</i></p> <p>This objective is strongly supportive in recognising that resource recovery should be located in close proximity to the areas of demand.</p>
Policy 60: Utilising the region's mineral resources R	<p>Policy 60 requires district plans to have particular regard to:</p> <p><i>a) the social, economic, and environmental benefits from utilising mineral resources within the region; and</i></p> <p><i>b) protecting significant mineral resources from incompatible or inappropriate land uses alongside.</i></p> <p>The explanation of this policy outlines that the protection in b) extends to both the land required for the working site and associated access routes. It also details examples of methods to protect significant mineral resources, including the use of buffer areas in which sensitive activities may be restricted, and the use of noise reduction measures and visual screening.</p>

M = policies which must be implemented in accordance with stated methods in the RPS
R = policies to which particular regard must be had when varying a district plan

Regional Plans

There are currently five operative regional plans and one proposed regional plan for the Wellington region:

- Regional Freshwater Plan for the Wellington Region, 1999
- Regional Coastal Plan for the Wellington Region, 2000
- Regional Air Quality Management Plan for the Wellington Region, 2000
- Regional Soil Plan for the Wellington Region, 2000
- Regional Plan for Discharges to Land for the Wellington Region, 1999
- Proposed Natural Resources Plan, appeals version 2021

The proposed Natural Resources Plan (PNRP) replaces the five operative regional plans, with provisions in this plan now largely operative with the exception of those that are subject to appeal.

The table below identifies the relevant provisions for quarrying activities contained in the PNRP.

Proposed Natural Resources Plan (Appeals version, 2021)	
Section	Relevant matters
Objective O12	<i>The social, economic, cultural and environmental benefits of regionally significant infrastructure, renewable energy generation activities and the utilisation of mineral resources are recognised.</i>

<i>Objective O13</i>	<i>Significant mineral resources use and the ongoing operation, maintenance and upgrade of regionally significant infrastructure and renewable energy generation activities in the coastal marine area and beds of rivers and lakes are protected from incompatible use and development occurring under, over, or adjacent to the infrastructure or activity.</i>
<i>Policy P12A</i>	<i>When considering proposals that relate to the use of the Region's mineral resources, particular regard will be given to the benefits from the utilisation of those resources.</i>
<i>Policy P14</i>	<i>Regionally significant infrastructure, renewable energy generation activities and significant mineral resources shall be protected from new incompatible use and development occurring under, over or adjacent to it, by locating and designing any new use and development to avoid, remedy or mitigate any reverse sensitivity effects.</i>

4.7 Iwi Management Plan(s)

There are no Iwi Management Plans relevant to this topic.

4.8 Relevant plans or strategies

There are no additional plans or strategies relevant to this topic.

4.9 Other relevant legislation or regulations

There is no other legislation or regulations relevant to this topic.

5.0 Resource Management Issues Analysis

5.1 Background

The introduction to this report outlines that Wellington's commercial quarries are locally and regionally significant as a source of aggregate and materials for developments and infrastructure. Their continued safe and effective operation needs to be provided for through the District Plan, while also managing their adverse environmental effects.

Section 5.2 below identifies that the operative District Plan is often requiring consents to be obtained for quarrying activities such as earthworks and cleanfills at existing quarry sites, which lacks efficiency, and does not align with the policy direction provided by the RPS and PNRP. This is despite Horokiwi Quarry holding an Existing Use Certificate issued in 2012 (ref 1048648) authorising quarry activities for the overall site except for "escarpment faces that might have a visual impact when viewed from the direction of the Wellington Harbour".

Section 5.2 also sets out the current District Plan structure for controlling quarrying activities, which differs between the two commercial quarries and is dispersed across different chapters. There is an opportunity for the Proposed District Plan to revise the approach for quarrying activities as part of implementing the National Planning Standards format, to consolidate the provisions and improve plan usability.

5.2 Evidence Base - Research, Consultation, Information and Analysis undertaken

The Council has reviewed the operative District Plan, commissioned technical advice and assistance from various internal and external experts and utilised this, along with internal workshops and community feedback to assist with setting the plan framework. This work has been used to inform the identification and assessment of the environmental, economic, social

and cultural effects that are anticipated from the implementation of the provisions. This advice includes the following:

Title	Author	Brief synopsis
Special Purpose Quarry Zone – Background and Monitoring Report, June 2021	Wellington City Council	Provides a review of the background and recent consenting history for Wellington’s commercial quarries. This monitoring data provides information to assess how the operative District Plan provisions are being implemented and how well they are achieving the intended outcomes of the operative District Plan.
Quarrying Activities Issues and Options Report, July 2021	Wellington City Council	Identifies issues and options informed by a review of the legislative, statutory, and physical context for the management of commercial quarries, and a review of quarrying provisions in other local authority’s District Plans.

5.2.1 Analysis of Operative District Plan provisions relevant to this topic

For the purposes of this report the key provisions in the Operative Wellington District Plan of relevance to this topic are summarised below.

Topic	Summary of relevant provisions
Business Areas Chapter	<p>The Business Areas chapter has a specific objective relating to Kiwi Point Quarry:</p> <ul style="list-style-type: none"> • <i>32.2.14 To recognise the importance of quarrying aggregates in Kiwi Point Quarry to the City's future growth by enabling the use and development of the quarry, while requiring appropriate management and remediation of adverse effects.</i> <p>Objective 33.2.2 generally seeks to enable an appropriate range of activities to occur in Business Areas, provided they do not undermine the City’s Centres, and that adverse effects are avoided, remedied or mitigated.</p> <p>These objectives are implemented by a framework of supporting policies including:</p> <ul style="list-style-type: none"> • <i>Policy 33.2.2.7 Provide for the development and site rehabilitation of the Kiwi Point Quarry to the extent specified in the Plan in a way that avoids, mitigates or remedies adverse effects.</i> • <i>Policy 33.2.2.2 Enable business and industrial activities and specified retail activities within Business 2 Areas provided that character and amenity standards of adjoining Residential Areas are maintained, and that any potential adverse effects can be satisfactorily avoided, remedied or mitigated.</i> <p>Rules and standards relating to land use activities, buildings, signs, subdivision, earthworks, heritage, utilities, contaminated sites are co-located in the chapter.</p> <p>Key activity and building and structure standards include:</p>

Topic	Summary of relevant provisions
	<ul style="list-style-type: none"> • Location-specific activity rules for quarrying at Kiwi Point, including Kiwi Point Quarry Extension Area (where quarrying is permitted subject to standards) and Kiwi Point Quarry southern face (where quarrying and cleanfilling is a controlled activity with 10 different matters of control) • The standards that quarrying needs to comply with are in three different sections (two applying across Business Areas and one applying only to Kiwi Point Quarry). Those specific to Kiwi Point address dust, blasting, slopes and batter heights, locations of cleanfill and quarry plant, buffers and screening, traffic movement and rehabilitation. • Quarrying and cleanfilling activities that do not meet the standards are discretionary (restricted). <p>As a result of recent monitoring of the effectiveness and efficiency of the operative provisions and through this review, a few key matters were identified. These include:</p> <ul style="list-style-type: none"> • The provisions relating to quarrying and the Kiwi Point Quarry are generally stand alone within the Business chapter rather than being integrated with the remainder of the Business Area rules. They also refer to quarrying areas by complicated legal or physical descriptions. Quarrying activities have had to be specifically exempted from some of the standards applying to the remainder of Business Areas. • Plan Changes 25 (2006), 64 (2009) and 83 (2019) updated the district plan provisions managing quarry operations at Kiwi Point. Most recently, Plan Change 83 provided for the expansion of quarrying activities to the southern face and an amended set of standards for quarrying. The rule regime that applies is fairly enabling and does provide for a reasonably efficient and certain consenting process for Kiwi Point Quarry. This is illustrated by consent monitoring over the last 20 years where only 9 resource consent applications were made relating to the Kiwi Point Quarry site, with one of these being for earthworks, one being for a concrete batching plant, one for a new loadout building and the remainder for utilities and telecommunications facilities.
Rural Area Chapter	<p>The Horokiwi Quarry is mostly within the Rural Area. There are no objectives and policies specific to quarrying in this chapter. Relevant objectives and policies generally cover the efficient use and development of natural and physical resources, and maintaining rural character and amenity values.</p> <p>Quarrying is excluded from the definition of rural activities (and from the definition of earthworks). Cleanfills less than 100m³ are permitted activities in the Rural Area. Non-rural activities not provided for, which include quarrying and cleanfills over 100m³, have a discretionary (unrestricted) activity status.</p> <p>As a result of recent monitoring of the effectiveness and efficiency of the operative provisions and through this review, a few key issues were identified. These include:</p> <ul style="list-style-type: none"> • Over the last 20 years, 22 resource consent applications were made relating to the Horokiwi Quarry site. While a range of activities were applied for (including residential dwellings and

Topic	Summary of relevant provisions
	<p>subdivision), many activities related to quarrying were also required to rely on a less efficient and certain consenting process. For example, multiple consents were required for earthworks, cleanfill activities and site upgrades as restricted discretionary, discretionary and non-complying activities. This is despite Horokiwi's Existing Use Certificate issued in 2012 (ref 1048648). All were approved and none were limited or publicly notified.</p> <ul style="list-style-type: none"> • There are policies in place protecting amenity and character from the potential adverse effects of quarrying. However, there are no supportive policies in the Rural Area chapter (or elsewhere in the plan) that would support the ongoing operation of Horokiwi Quarry when consent applications are made.

5.2.2 Analysis of other District Plan provisions relevant to quarrying activities

Current practice has been considered in respect of this topic, with a review undertaken of the following District Plans. It is noted that some of these plans have been prepared in accordance with the National Planning Standards.

Plan	Local Authority	Description of approach
Auckland Unitary Plan	Auckland Council	<p>Mineral extraction is provided for in either the Chapter H28 Special Purpose – Quarry Zone or within Chapter H19 Rural Zones.</p> <p>In the Special Purpose – Quarry Zone, mineral extraction activities are a controlled activity; while processing and recycling mineral material and construction waste, and rehabilitation using cleanfill or managed fill are permitted activities.</p> <p>The Rural Zones classify mineral extraction activities as discretionary or non-complying.</p>
Operative Kapiti Coast District Plan 2021	Kapiti Coast District Council	<p>Extractive industries are provided for in the EW-EXT section of the Earthworks Chapter.</p> <p>The district's three existing quarries are listed in Schedule 10 to the plan, and extractive industries within or contiguous to these sites are Restricted Discretionary Activities, requiring a Quarry Management Plan.</p> <p>The EW-EXT provisions allow for farm-scale quarries on productive farms but also allow for assessment of new commercial-scale quarries in Rural zones, should they appear. These are restricted discretionary if they can comply with standards (separation distances and amenity related), or otherwise discretionary activities. A non-complying activity status applies for quarries proposed within identified Outstanding Natural Features and Landscapes.</p>

Proposed Porirua District Plan	Porirua City Council	The Proposed Porirua District Plan provides for quarrying activities within the General Rural Zone. Objective GRUZ-O4 recognises the benefits of mineral extraction and processing activities while Policies GRUZ-P5 and P6 provide for new quarrying activities where environmental effects are managed. Quarrying activities have a restricted discretionary status except if in a landscape overlay (discretionary or non-complying).
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These plans were selected because:

- They have been subject to recent plan reviews that have addressed similar issues relating to this topic; and/or
- The associated Councils are of a similar scale to Wellington City and are confronting similar issues relating to this topic; and/or
- The associated Councils are adjacent territorial authorities.

A summary of the key findings follows:

- Existing quarrying activities are generally subject to a separate rule regime which is enabling of the activities continuing.
- New quarrying activities at a commercial scale are anticipated within the rural zones, but are to be subject to a comprehensive assessment through the resource consent process.

5.2.3 Advice received from Taranaki Whānui and Ngāti Toa Rangatira

Under Clause 4A of Schedule 1 of the RMA local authorities are required to:

- Provide a copy of any draft policy statement or plan to any iwi authority previously consulted under clause 3 of Schedule 1 prior to notification;
- Allow adequate time and opportunity for those iwi authorities to consider the draft and to supply advice; and
- Have particular regard to any advice received before notifying the plan.

As an extension of this s32(4A) requires evaluation reports prepared in relation to a proposed plan to include a summary of:

- All advice received from iwi authorities concerning the proposal; and
- The response to that advice, including any proposed provisions intended to give effect to the advice.

The District Plan Review has included significant engagement with our mana whenua partners - Taranaki Whānui ki te Upoko o te Ika and Ngāti Toa Rangatira. This has included over 100 hui and wānanga attended by Council officers over the last 12 months. This has provided a much greater understanding of mana whenua values and aspirations as they relate to the PDP.

The PDP elevates the consideration of mana whenua values in resource management processes, including:

- A new Tangata Whenua chapter which provides context and clarity about who mana whenua are and what environmental outcomes they are seeking.
- A new Sites and Areas of Significance to Māori chapter that provides greater protection for sites and areas of significance than the current District Plan.
- Integrating mana whenua values across the remainder of the plan where relevant.

This is consistent with both the City Goal of ‘Partnership with mana whenua’ in the Spatial Plan; and the recently signed Tākai Here (2022), which is the new partnership agreement between the Council and our mana whenua partners, Rūnanga o Toa Rangatira, Taranaki Whānui ki Te Upoko o Te Ika and Te Rūnanganui o Te Āti Awa.

A full copy of the advice received is attached as an addendum to the complete suite of Section 32 reports as Addendum A – Advice received from Taranaki Whānui and Ngāti Toa Rangatira.

No specific advice has been received from Taranaki Whānui and Ngāti Toa in relation to the Quarry Zone.

5.2.4 Consultation undertaken to date

The following is a summary of the primary consultation undertaken in respect of this topic:

Who	What	When	Relevant Issues Raised
Horokiwi Quarry	Targeted engagement in relation to Horokiwi Quarry operations.	November 2021 – May 2022	<ul style="list-style-type: none"> • Appropriateness of zoning for Horokiwi Quarry’s site – whether that is General Rural Zone or Special Purpose Quarry Zone. • Discussions around natural environmental overlays.
Kiwi Point Quarry	Targeted engagement in relation to Kiwi Point Quarry operations.	November 2021 – May 2022	<ul style="list-style-type: none"> • Continued applicability of the Operative District Plan provisions for Kiwi Point Quarry, particularly standards including the Quarry Management Plan.

A summary of specific feedback on this topic received during consultation on the Draft District Plan is contained in Appendix 1, including how it has been responded to in the Proposed District Plan. Additional detail concerning the wider consultation undertaken in preparing the Proposed District Plan is contained in the companion Section 32 Evaluation Overview Report.

In summary, the key findings arising from the consultation undertaken on this topic are:

- General support for the proposed approach to managing commercial quarries.
- General support for a balanced regime that allows for quarry expansions and new quarries, where located outside of specified natural features and landscapes.

5.3 Summary of Relevant Resource Management Issues

Based on the research, analysis and consultation outlined above the following issues have been identified:

Issue	Comment	Response
Issue 1: Effectiveness of existing District Plan provisions	<ul style="list-style-type: none"> • While Kiwi Point Quarry and Horokiwi Quarry have been able to continue operations, Horokiwi Quarry in particular has had to apply for multiple uncertain resource consents to continue to operate and develop because quarrying activities are not provided for in the Rural and Conservation zones. This does not provide for the quarry's efficient operation. • Any new commercial scale quarrying activities in the Rural Area are currently discretionary (unrestricted). 	<ul style="list-style-type: none"> • Collate quarrying provisions for both Kiwi Point Quarry and Horokiwi Quarry in one chapter (this is in line with the National Planning Standards). • Provide for quarrying activities within the Quarry Zone as controlled activities subject to standards. • Continue to require future new commercial quarrying activities within the rural areas to wider scrutiny through a consent process (addressed in separate section 32 report for General Rural Zone).
Issue 2: Appropriateness of District Plan policy direction	<ul style="list-style-type: none"> • There is a lack of policy directive which recognises the benefits of quarrying activities and utilisation of mineral resources. This does not align with the policy direction provided by the RPS and the PNRP. • While there is policy recognition of the importance of Kiwi Point Quarry, there is an absence of policy support for quarries across the operative District Plan, including for Horokiwi Quarry. 	<ul style="list-style-type: none"> • Include objectives and policies that recognise and provide for both existing commercial quarries as locally and regionally significant sources of aggregate. • Include policy support for quarrying activities, while requiring adverse effects to be managed. • Continue to have tailored provisions for Kiwi Point Quarry that reflect recent plan changes related to the management of Kiwi Point Quarry.
Issue 3: Drafting structure	<ul style="list-style-type: none"> • The operative District Plan quarrying provisions are split across the Rural Area and Business Areas chapters. 	<ul style="list-style-type: none"> • Collate quarrying provisions clearly and concisely in one chapter (this is in line with the National Planning Standards) for ease of interpretation.

	<ul style="list-style-type: none"> The Business Areas chapter contains several provisions related to Kiwi Point Quarry that do not integrate with the remainder of the chapter. They also refer to complex legal descriptions and areas of the quarry site. 	<ul style="list-style-type: none"> Group quarrying provisions where possible, in a way that will prioritise and support existing commercial quarries. Identify Kiwi Point Quarry and Horokiwi Quarry spatially via the plan maps, rather than referring to legal descriptions. Include the National Planning Standards definitions of 'quarrying activities' and 'quarry'.
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6.0 Evaluation of the Proposal

This section of the report evaluates the objectives of the proposal to determine whether they are the most appropriate means to achieve the purpose of the RMA, as well as the associated policies, rules and standards relative to these objectives. It also assesses the level of detail required for the purposes of this evaluation, including the nature and extent to which the benefits and costs of the proposal have been quantified.

6.1 Scale and Significance

Section 32(1)(c) of the RMA requires that this report contain a level of detail that corresponds with the scale and significance of the environmental, economic, social and cultural effects that are anticipated from the implementation of the proposal.

The level of detail undertaken for this evaluation has been determined by assessing the scale and significance of the environmental, economic, social and cultural effects anticipated through introducing and implementing the proposed provisions (i.e. objectives, policies and rules) relative to a series of key criteria.

Based on this the scale and significance of anticipated effects associated with this proposal are identified below:

Criteria	Scale/Significance			Comment
	Low	Medium	High	
Basis for change	✓			<ul style="list-style-type: none"> The District Plan needs to give effect to the RPS by giving sufficient regard to the benefits from utilising mineral resources. The District Plan needs to implement the National Planning Standards structure.
Addresses a resource management issue		✓		<ul style="list-style-type: none"> The quarrying activities provisions address the efficient use and development of local mineral resources. There is also the opportunity to appropriately recognise the benefits of quarrying activities, as enablers of

Criteria	Scale/Significance			Comment
	Low	Medium	High	
				<p>Wellington's development and economic well-being.</p> <ul style="list-style-type: none"> Commercial quarrying activities can have large scale environmental effects
Degree of shift from the status quo		✓		<ul style="list-style-type: none"> The proposed provisions will recognise and provide a more supportive regime for Horokiwi Quarry operations. The proposed change to the structure of provisions in the form of a consolidated chapter is a minor shift in improving plan usability that will reduce inefficiencies.
Who and how many will be affected/ geographical scale of effect/s	✓			<ul style="list-style-type: none"> The geographic scale of effects applies to the two existing commercial quarry operators at Kiwi Point and Horokiwi and adjacent land uses. Kiwi Point Quarry has an existing requirement for a Quarry Management Plan, that has been carried through into the proposed Kiwi Point Precinct provisions. Horokiwi Quarry would benefit from a more efficient and certain consenting regime. With the application of standards, surrounding landowners and occupants are unlikely to experience a change in effects. None of Horokiwi's consents have been notified to date.
Degree of impact on or interest from iwi/ Māori	✓			<ul style="list-style-type: none"> Iwi interest is primarily expected to be in relation to quarrying activities near sites and areas of significance, and within natural environment areas.
Timing and duration of effect/s			✓	<ul style="list-style-type: none"> Both the positive and potential adverse effects of commercial quarrying are long term effects.
Type of effect/s		✓		<ul style="list-style-type: none"> The provisions are intended to positively impact development opportunities, and social and economic wellbeing of people and communities through supporting local, affordable and secured aggregate supply. Negative environmental effects of quarrying can be mitigated through

Criteria	Scale/Significance			Comment
	Low	Medium	High	
				<p>careful management of operations and rehabilitation.</p> <ul style="list-style-type: none"> The Quarry Zone intends to provide guidance and clearer direction for decision makers in a manner that removes inefficiencies and costs for the two existing commercial quarries.
Degree of risk and uncertainty	✓			<ul style="list-style-type: none"> The proposal has been generally supported through feedback on the draft District Plan. The proposed approach is consistent with the approach of other District Plans reviewed, and will carry through a similar regime for Kiwi Point Quarry to what already exists and was confirmed through a recent plan change.

Overall, the scale and significance of the proposed provisions are considered to be medium for the following reasons:

- The proposed chapter implements the National Planning Standards and provides a clear provision structure.
- While there is a proposed change to the status quo, that change is seen as beneficial in recognising and providing for Horokiwi Quarry, without impacting upon surrounding landowners and occupants.
- The proposed approach is not novel and is generally similar in effect to the existing regime for Kiwi Point Quarry.
- The adverse effects of commercial quarrying are potentially large scale, but would continue to be managed through standards.

Consequently, a medium level evaluation of these provisions has been identified as appropriate for the purposes of this report.

6.2 Quantification of Benefits and Costs

Section 32(2)(b) requires that, where practicable, the benefits and costs of a proposal are to be quantified.

Specific quantification of the benefits and costs beyond the information and evidence outlined in section 5.2 of this report is neither practicable nor readily available. However, a qualitative assessment of identifiable costs and benefits associated with this proposal is provided below and, where relevant, in the assessment of policies, rules and other methods contained in section 10 of this report. In summary:

- Economic benefits include a more certain and efficient consenting regime and stronger policy support for Horokiwi Quarry; reduced resource and administrative cost involved in

consent applications for existing quarries, including non-notification of applications being assured; indirect benefits to economic growth and wellbeing through better supporting local quarry operations and aggregate extraction.

- Social benefits include assurance of aggregate supply for future development, and the range of social benefits that development brings. Reasonable amenity will be maintained for nearby sensitive land uses, and quarry sites are required to be progressively rehabilitated. This will include recontouring and planting. A Quarry Management Plan will continue to be required for Kiwi Point Quarry, which is a central method for ongoing management of quarrying effects on neighbours, and requires community liaison.
- Environmental benefits include the continued requirement for rehabilitation at Kiwi Point Quarry including the regeneration of native vegetation, ecological measures in the buffer areas and staged daylighting / riparian restoration of sections of Waitohi Stream.
- Economic costs are that a controlled activity status applies, rather than the permitted activity status that applied to quarrying in some areas at Kiwi Point Quarry under the operative District Plan. This may increase the likelihood of resource consent being required and incurring associated resource and administrative costs. Additionally, some required mitigation measures incur capital costs to the operator, and others reduce the productivity levels that would otherwise be able to be achieved.
- Social costs are residual amenity impacts on neighbouring activities from existing quarrying operations will continue to be enabled. There will be no opportunity for neighbours or others to participate in future quarrying consent applications in the proposed Quarry Zone, as notification is precluded. However existing requirements for buffer areas, screening and rehabilitation continue to apply.
- Environmental costs are that the residual environmental impacts of existing quarrying operations will continue to be enabled.

7.0 Zone Framework

Based on the issues analysis in section 5.3 of this report, and the National Planning Standard zone options set out in section 4.4.4, the following zone framework has been selected in relation to this topic:

Zone	Reasons
Quarry Zone	<p>Introducing a Special Purpose Quarry Zone to these sites meets the criteria for a special purpose zone in the National Planning Standards because the proposed land use activities and anticipated outcomes of the zone:</p> <p><i>are significant to the district, region or country:</i></p> <ul style="list-style-type: none"> • Quarrying activities provide a local, secured, affordable aggregate supply that is significant to the district and region. The quarries also provide significant social, economic, cultural and environmental benefits. This is recognised by the RPS and PNRP where there is policy direction that the demand for mineral resources is met from resources located in close proximity to the areas of demand, and to recognise the importance of the utilisation of mineral resources. <p><i>are impractical to be managed through another zone:</i></p>

	<ul style="list-style-type: none"> • It is not as practical to manage existing quarries through another zone as quarrying activities are highly specific and not similar in nature to activities anticipated in other zones. This is demonstrated by the operative District Plan which includes multiple customised provisions and exclusions for Kiwi Point Quarry in the Business Area. While on the other hand, there are no customised provisions for Horokiwi Quarry in the Rural/Conservation Area, resulting in Horokiwi's continued operations not being well supported. • The alternative zone options from the National Planning Standards that most closely match the nature of quarrying activities is the Heavy Industrial Zone, followed by the General Rural Zone. However, either of these zones would still need to have customised provisions so that quarrying activities are not enabled throughout the zone, and to recognise and provide for the two existing commercial scale quarry sites in Wellington City, being the Kiwi Point and Horokiwi quarries. <p><i>are impractical to be managed through a combination of spatial layers:</i></p> <ul style="list-style-type: none"> • If an alternative zone was to apply it would need significant modification via spatial layers, to the point that the majority of underlying zone provisions would not be applicable. • Kiwi Point and Horokiwi quarries operate unique large scale quarrying activities that would be impractical and inefficient to manage through a combination of spatial layers. • A precinct within the Quarry Zone for Kiwi Point Quarry is appropriate as it provides consistency with the existing management regime under the operative District Plan, including the continued requirement for a Quarry Management Plan, which is a central method for ongoing management of quarrying effects on neighbours, and requires community liaison.
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The extent of the proposed Quarry Zone at Kiwi Point and Horokiwi is illustrated below:

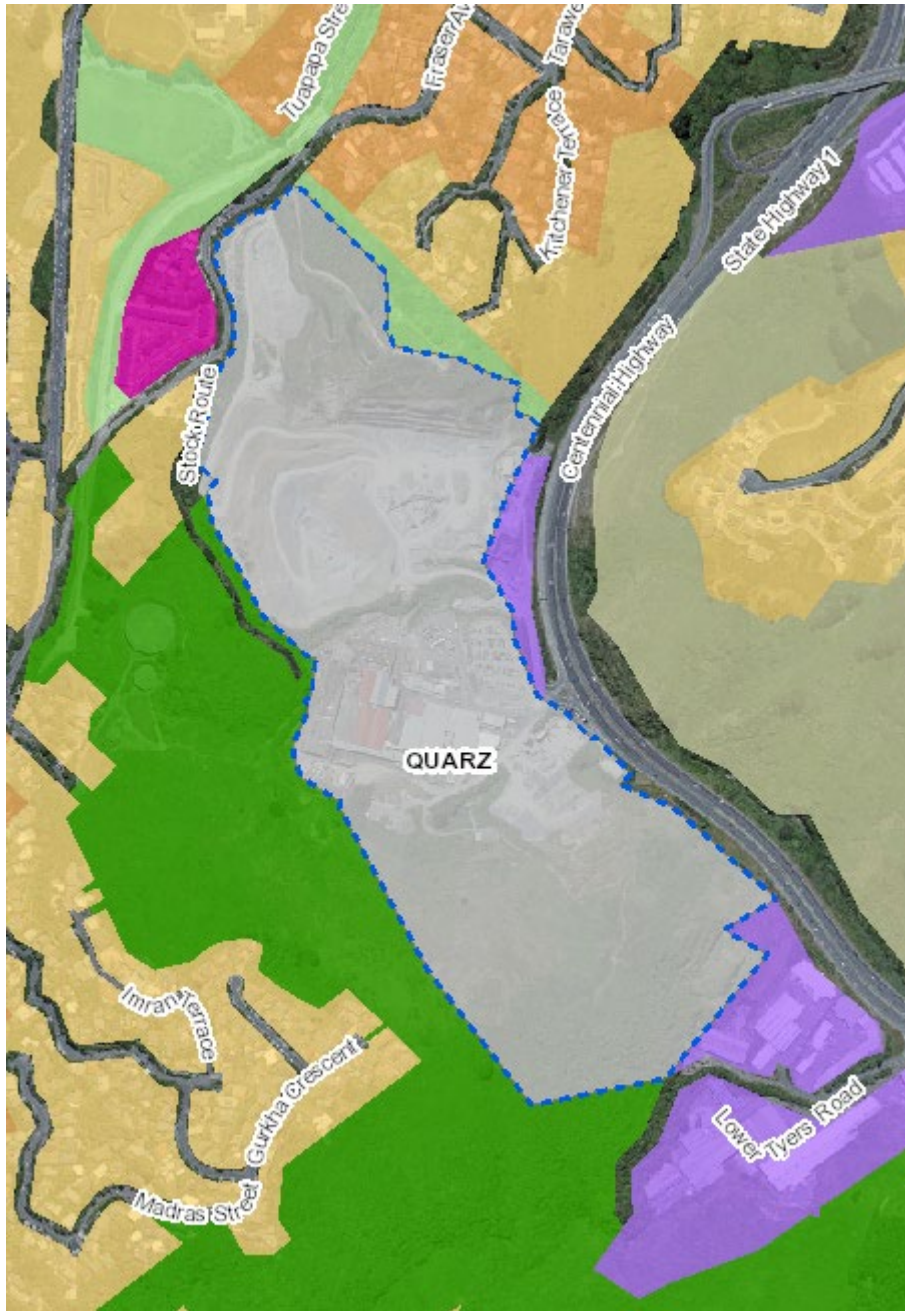


Figure 1: Extent of the Quarry Zone (grey) at Kiwi Point and Kiwi Point Precinct (blue).

The extent of the Quarry Zone applying to Kiwi Point Quarry and the Kiwipoint Quarry Precinct boundary has been determined based on the map of quarry boundaries in Appendix 2 to the Business Areas of the operative District Plan and the operative District Plan zone boundary of the Business 2 Area.

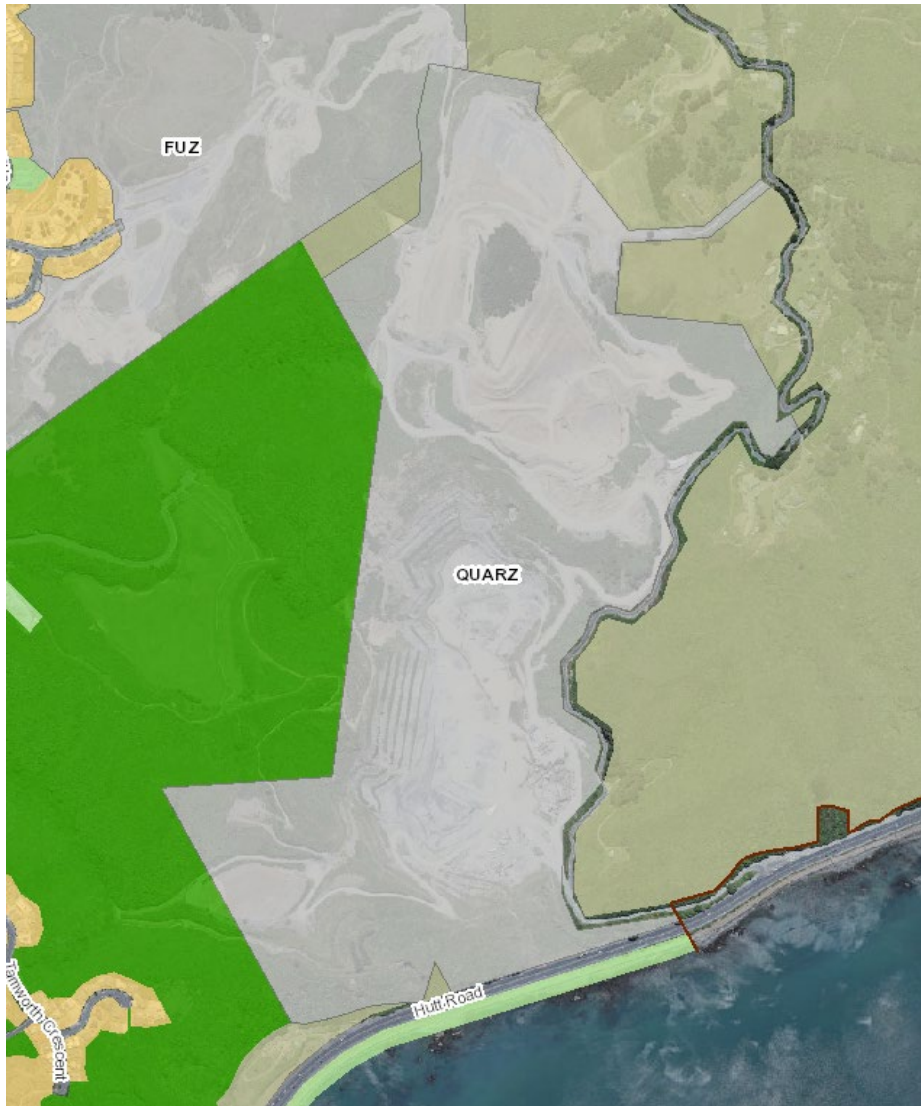


Figure 2: Extent of the Quarry Zone (grey) at Horokiwi.

The extent of the Quarry Zone at Horokiwi Quarry has been determined based on the sites identified in Horokiwi's submission to the draft District Plan, where quarrying activities are currently occurring and/or have existing use rights. Horokiwi also noted in their submission that they would support the wider application of the Quarry Zone to land to the west outside the existing quarry site, should this be an option. Horokiwi identified this land as the preferred expansion location for the quarry. However, this land has not been included within the proposed Quarry Zone boundary, as there is insufficient information available to support this inclusion.

8.0 Overview of Proposal

The proposed provisions relevant to this topic are set out in detail in the ePlan and should be referenced to in conjunction with this evaluation report.

In summary, the proposed provisions include:

- Definitions
 - A set of relevant definitions, including:
 - Quarry
 - Quarrying activities
- 4 objectives that address:
 - Quarries' safe, efficient and effective operation as locally and regionally significant sources of quarry products and enablers of economic wellbeing
 - The appropriate management of adverse effects and progressive rehabilitation of quarry sites and faces
 - Kiwi Point Quarry's safe and effective use, operation and development
- 6 policies that:
 - Recognise and provide for the benefits of quarries by enabling quarrying activities and only allowing non-quarrying activities that do not constrain or compromise quarrying activities
 - Require reasonable amenity be maintained for adjoining residential zones and progressive rehabilitation to occur
 - Require a Quarry Management Plan for Kiwi Point Quarry and enable activities in accordance with that plan
- A rule framework that manages land use and building and structure activities as follows:
 - Landuse activities
 - Rural and conservation activities – permitted
 - Quarrying activities – controlled where compliant with standards, or otherwise discretionary / restricted discretionary (Kiwi Point Precinct)
 - All other land use activities – discretionary
 - Building and structure activities
 - Maintenance, repair, demolition or removal – permitted
 - Construction, additions and alterations – permitted where compliant with standards or otherwise restricted discretionary
- A complementary set of effects standards that address:
 - Activities to be in accordance with a Site Rehabilitation Plan
 - Maximum height – 12m
 - Height in relation to boundary – 2.5m + 45°
 - Precinct specific standards for Kiwi Point Quarry – land stability, buffer areas and vegetation, screening and fencing, rehabilitation, Quarry Management Plan, height and relocation, access, and Ecological Survey and Restoration Plan

9.0 Evaluation of Proposed Objectives

9.1 Introduction

Section 32(1)(a) of the RMA requires that the evaluation report examine the extent to which the objectives of the proposal are the most appropriate way to promote the sustainable management of natural and physical resources.

An examination of the proposed objectives along with reasonable alternatives is included below, with the relative extent of their appropriateness based on an assessment against the following criteria:

1. Relevance (i.e. Is the objective related to addressing resource management issues and will it achieve one or more aspects of the purpose and principles of the RMA?)
2. Usefulness (i.e. Will the objective guide decision-making? Does it meet sound principles for writing objectives (i.e. does it clearly state the anticipated outcome?)
3. Reasonableness (i.e. What is the extent of the regulatory impact imposed on individuals, businesses or the wider community? Is it consistent with identified tangata whenua and community outcomes?)
4. Achievability (i.e. Can the objective be achieved with tools and resources available, or likely to be available, to the Council?)

9.2 Evaluation of Objective QUARZ-O1

While not specifically required under s32, it is appropriate to also consider alternative objectives to those currently included in the Proposed District Plan, so as to ensure that the proposed objective(s) are the most appropriate to achieve the purpose of the RMA.

For the purposes of this evaluation, the Council has considered two potential options:

1. The proposed objective
2. The status quo – no general objective supporting existing quarries.

<p>Proposed objective: QUARZ-O1 Purpose 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. 		
<p>General intent: To provide directive support for the continued operation of existing commercial scale quarries as locally and regionally significant activities.</p>		
<p>Other potential objectives</p>		
<p>Status quo: No general objective supporting existing quarries.</p>		
	Preferred objective	Status quo
<p>Relevance:</p>		
Addresses a relevant resource management issue	Yes, the purpose of the RMA is to promote the sustainable management of natural and physical resources by managing the use, development and protection of physical resources in a way which enables people and communities to provide for their social, economic and cultural wellbeing. Under section 7(b) and (g) of the RMA, this includes having regard to the efficient use and development of natural and physical resources, and any finite characteristics of natural and physical resources.	N/A
Assists the Council to undertake its functions under s31 RMA	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>	N/A
Gives effect to higher level documents	Yes, it implements Policy 60 of the RPS which requires that district plans give particular regard to the social, economic, and environmental benefits from utilising mineral resources within the region; and protecting significant mineral	No, does not implement the RPS in relation to Horokiwi Quarry.

	resources from incompatible or inappropriate land uses alongside.	
Usefulness:		
Guides decision-making	Yes, provides a supportive framework highlighting the benefits of quarrying, which will guide decision making when considering a resource consent application under s104.	No, the lack of a supportive objective does not appropriately guide decision making when considering a resource consent application, particularly for Horokiwi Quarry, as it could skew the focus towards the potential negative impacts of quarrying activities.
Meets best practice for objectives	Yes, the objective clearly states the anticipated outcome and is drafted in plain English and active language.	N/A
Reasonableness:		
Will not impose unjustifiably high costs on the community/parts of the community	The objective does not create unjustifiably high costs on the community.	N/A
Acceptable level of uncertainty and risk	Certainty is provided as to the intention to support ongoing quarrying operations. The objective provides clear direction in recognising the significant role of quarries.	There is a reasonable level of uncertainty and risk caused by a lack of policy and rule support for quarries. This creates uncertainty and risk for existing quarrying operations, particularly Horokiwi Quarry.
Achievability:		
Consistent with identified tangata whenua and community outcomes	Yes, consistent with community needs for aggregate.	N/A
Realistically able to be achieved within the Council's powers, skills and resources	Yes, Council as owner and operator of Kiwi Point Quarry can achieve the continued operation of that quarry. Council as regulator can ease the regulatory pathways for the continued operation of privately operated Horokiwi Quarry through this District Plan review.	N/A
Summary		
The preferred objective provides best practice drafting and a clear outcome that aligns with national and regional direction. It is the most appropriate, relevant, useful and reasonable of the two options.		

9.3 Evaluation of Objectives QUARZ-02 and QUARZ-03

For the purposes of this evaluation, the Council has considered two potential options:

1. The proposed objectives
2. The status quo – no general objectives relating to the adverse effects of existing quarries. Zone objectives would apply.

Proposed objectives: QUARZ-02 Adverse Effects Adverse effects generated by quarrying activities onto adjacent residential sites are appropriately managed.		
QUARZ-03 Site Rehabilitation Quarry sites and faces are rehabilitated as soon as practicable when surplus to the functional needs and operational needs of quarry activities.		
General intent:		
To require the adverse environmental effects of existing quarrying activities to be managed and progressively rehabilitated.		
Other potential objectives		
Status quo: No general objectives relating to the adverse effects of existing quarries. The most relevant objective that would apply to Horokiwi Quarry in the Rural Area is: Objective 14.2.3 <i>To maintain and enhance the amenity values and rural character of Rural Areas.</i> The most relevant objective that would apply to Kiwi Point Quarry in the Business Area is: Objective 33.2.2.7 <i>Provide for the development and site rehabilitation of the Kiwi Point Quarry to the extent specified in the Plan in a way that avoids, mitigates or remedies adverse effects.</i>		
	Preferred objective	Status quo
Relevance:		
Addresses a relevant resource management issue	Yes, the purpose of the RMA is to promote the sustainable management of natural and physical resources by managing the use, development and protection of physical resources in a way which enables people and communities to provide for their social, economic and cultural wellbeing. Under section 7(c) and (f) of the RMA, this includes the maintenance and enhancement of amenity values and quality of the environment.	Yes, the purpose of the RMA is to promote the sustainable management of natural and physical resources by managing the use, development and protection of physical resources in a way which enables people and communities to provide for their social, economic and cultural wellbeing. Under section 7(c) and (f) of the RMA, this includes the maintenance and enhancement of amenity values and quality of the environment.
Assists the Council to undertake its functions under s31 RMA	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of</i>	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of</i>

	<i>the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>	<i>the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>
Gives effect to higher level documents	Not relevant to giving effect to a NPS or the RPS.	Not relevant to giving effect to a NPS or the RPS.
Usefulness:		
Guides decision-making	Yes, specifically requires the management of adverse quarrying effects on adjacent residential sites and timely rehabilitation, which will guide decision making when considering a resource consent application under s104.	No, does not provide specific guidance for decision making, other than the specific direction for Kiwi Point Quarry, when considering a resource consent application for quarrying under s104.
Meets best practice for objectives	Yes, the objectives clearly state the anticipated outcome and are drafted in plain English and active language.	No, the objectives do not clearly state the anticipated outcome and/or are not drafted in active language. The wording 'avoids, mitigates or remedies adverse effects' creates a range of end states and is ambiguous on the type and extent of effects to be considered.
Reasonableness:		
Will not impose unjustifiably high costs on the community/parts of the community	The objectives reflects current expectations and requirements for the management of quarry operations, and do not create unjustifiably high costs on the operators.	The wording 'to maintain and enhance' amenity values is worded as a blanket requirement and does not restrict amenity considerations to particular viewers/receivers of concern. 'Maintaining' all amenity values could be difficult to achieve for a quarry, due to the exposed nature of extraction activities.
Acceptable level of uncertainty and risk	Reasonable certainty provided on the effects of particular concern to be managed, being those on adjoining residential sites, and the timing of required rehabilitation.	Creates uncertainty as to where and how you would need to maintain amenity for quarrying operations. The wording 'avoids, mitigates or remedies adverse effects' creates a range of end states and is ambiguous on the type and extent of effects to be considered.
Achievability:		
Consistent with identified tangata whenua and community outcomes	Generally aligned with the outcomes sought by the quarrying industry through submissions on the draft District Plan.	Not aligned with the outcomes sought by the quarrying industry through submissions on the draft

		District Plan who seek more specific provisions for quarrying activities.
Realistically able to be achieved within the Council's powers, skills and resources	Yes, can be implemented through the District Plan provisions and consent applications.	Yes, can be implemented through the District Plan provisions and consent applications.
Summary		
The preferred objectives provide best practice drafting and clear outcomes. They are the most relevant, useful, reasonable, and achievable of the two options.		

9.4 Evaluation of Objective QUARZ-PREC01-O1

For the purposes of this evaluation, the Council has considered three potential options:

1. The proposed objective
2. The current most relevant objective - the status quo
3. No objective specific to Kiwi Point Quarry precinct - rely on the general objectives for the Quarry Zone

Proposed objective: QUARZ-PREC01-O1 Purpose Kiwi Point Quarry is used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City.			
General intent: Provide continued support for the Kiwi Point Quarry Precinct set of provisions.			
Other potential objectives			
Status quo: Objective 33.2.14 <i>To recognise the importance of quarrying aggregates in Kiwi Point Quarry to the City's future growth by enabling the use and development of the quarry, while requiring appropriate management and remediation of adverse effects.</i>			
Alternative: No objective specific to Kiwi Point Quarry precinct - rely on the general objectives for the Quarry Zone proposed above (QUARZ-O1, O2, and O3)			
	Preferred objective	Status quo	Alternative
Relevance:			
Addresses a relevant resource management issue	Yes, under section 7(b), (c), (f) and (g) of the RMA, the efficient use and development of natural and physical resources, any finite	Yes, under section 7(b), (c), (f) and (g) of the RMA, the efficient use and development of natural and physical resources, any	Yes, under section 7(b), (c), (f) and (g) of the RMA, the efficient use and development of natural and physical resources, any finite

	characteristics of those resources, the maintenance and enhancement of amenity values and the quality of the environment are all relevant.	finite characteristics of those resources, the maintenance and enhancement of amenity values and the quality of the environment are all relevant.	characteristics of those resources, the maintenance and enhancement of amenity values and the quality of the environment are all relevant.
Assists the Council to undertake its functions under s31 RMA	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>	Yes, consistent with s31(1)(a): <i>the establishment, implementation, and review of objectives, policies, and methods to achieve integrated management of the effects of the use, development, or protection of land and associated natural and physical resources of the district.</i>
Gives effect to higher level documents	Yes, it implements Policy 60 of the RPS which requires that district plans give particular regard to the social, economic, and environmental benefits from utilising mineral resources within the region; and protecting significant mineral resources from incompatible or inappropriate land uses alongside.	Yes, it implements Policy 60 of the RPS which requires that district plans give particular regard to the social, economic, and environmental benefits from utilising mineral resources within the region; and protecting significant mineral resources from incompatible or inappropriate land uses alongside.	Yes, it implements Policy 60 of the RPS which requires that district plans give particular regard to the social, economic, and environmental benefits from utilising mineral resources within the region; and protecting significant mineral resources from incompatible or inappropriate land uses alongside.
Usefulness:			
Guides decision-making	Yes, provides a supportive framework for Kiwi Point Quarry's effective operation, which will guide decision making when considering a resource consent application under s104.	Yes, provides an enabling framework for Kiwi Point Quarry's operation, while noting that adverse effects must be managed and remediated. This will guide decision making when considering a resource consent application under s104, although the reference to	Yes, the remainder of the proposed Quarry Zone objectives provide a similar level of guidance to decision making to the proposed Kiwi Point Quarry objective.

		management of adverse effects is quite general.	
Meets best practice for objectives	Yes, the objective clearly states the anticipated outcome and is drafted in plain English and active language.	No, the objective includes outcomes but is not drafted in active language. It also overlaps and is not entirely consistent with the other proposed Quarry Zone objectives in its approach to addressing adverse effects.	The other objectives clearly state the anticipated outcomes and are drafted in plain English and active language. However, the lack of a precinct-specific objective would create an unclear policy cascade for subsequent provisions specific to Kiwi Point Precinct, which is not best practice.
Reasonableness:			
Will not impose unjustifiably high costs on the community/parts of the community	The objective does not create unjustifiably high costs on the community.	The objective does not create unjustifiably high costs on the community.	The objectives do not create unjustifiably high costs on the community.
Acceptable level of uncertainty and risk	Certainty is provided as to the intention to support ongoing quarrying operations at Kiwi Point Quarry.	Certainty is provided as to the intention to support ongoing quarrying operations at Kiwi Point Quarry. Some uncertainty as to what the <i>appropriate management and remediation of adverse effects</i> entails.	Certainty is provided as to the intention to support ongoing quarrying operations within the Quarry Zone.
Achievability:			
Consistent with identified tangata whenua and community outcomes	Similar, but different wording to the outcomes of recent Kiwi Point Plan Change 83. However, very similar in effect when considered in conjunction with the other proposed Quarry Zone objectives.	Same wording as the outcomes of recent Kiwi Point Plan Change 83.	Similar in effect to the outcomes of recent Kiwi Point Plan Change 83, but would not include a specific objective for Kiwi Point.
Realistically able to be achieved within the Council's powers, skills and resources	Yes, can be implemented through the District Plan provisions and consent applications.	Yes, can be implemented through the District Plan provisions and consent applications.	Yes, can be implemented through the District Plan provisions and consent applications.
Summary			

The preferred objective provides best practice drafting and a clear outcome. It is more useful and reasonable than the status quo objective, given the proposed restructuring of the quarrying provisions into the National Planning Standards format and the proposed inclusion of zone-wide objectives. While it does not add a whole lot of value to the other proposed objectives for the Quarry Zone, it is considered drafting best practice to include a precinct-specific objective to support the package of Kiwi Point precinct provisions and provide a complete and clear policy cascade.

10.0 Evaluation of Reasonably Practicable Options and Associated Provisions

10.1 Introduction

Under s32(1)(b) of the RMA, reasonably practicable options to achieve the objective/s associated with this proposal need to be identified and examined. This section of the report evaluates the proposed policies and rules, as they relate to the associated objectives.

Along with the proposed provisions, the Council has also identified through the research, consultation, information gathering and analysis undertaken in relation to this topic a reasonably practicable alternative option to achieve one of the objectives.

The technical and consultation input used to inform this process is outlined in section 5 of this report.

10.2 Evaluation method

For each potential approach an evaluation has been undertaken relating to the costs, benefits and the certainty and sufficiency of information (as informed by section 5 of this report) in order to determine the effectiveness and efficiency of the approach, and whether it is the most appropriate way to achieve the relevant objective(s).

This evaluation is contained in the following sections.

10.3 Provisions to achieve Objective QUARZ-O1

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The status quo being the provisions applying to the Rural Areas (Horokiwi Quarry) and Business Areas (Kiwi Point Quarry).

Objectives: QUARZ-O1 Purpose Quarrying activities operate safely, efficiently and effectively as locally and regionally significant: <ol style="list-style-type: none"> 1. Sources of quarry products; and 2. Enablers of Wellington's economic well-being. 			
Option 1: Proposed approach (recommended)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Policies:</p> <p>QUARZ-P1 Enabled Activities</p> <p>Recognise and provide for the benefits of quarries by:</p> <ol style="list-style-type: none"> 1. Enabling quarrying activities within Quarry Zone; and 2. Having regard to their functional needs and operational needs. <p>QUARZ-P2 Other Activities</p> <p>Only allow non-quarrying activities to establish or operate where they do not constrain or compromise quarrying activities within the zone.</p> <p>Rules:</p> <p>Quarrying activities are controlled in the Quarry Zone where compliance with 3 standards can be achieved, and precluded from being publicly notified. Rural and conservation activities are permitted, and all other land use activities are discretionary. Buildings are permitted subject to standards.</p> <p>Other Methods:</p> <p>Kiwi Point and Horokiwi quarries are to be zoned as Quarry Zone.</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Quarrying operations have some potential environmental impacts, and this situation will be supported to continue. <p>Economic</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Quarrying operations have some potential amenity impacts on neighbouring activities, and this situation will be supported to continue. • No opportunity for neighbours or others to participate in future quarrying consent applications, as notification is precluded. However, it is noted that no applications have been notified to date. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Enables quarries to continue to operate efficiently and effectively. • More certain and efficient consenting regime and stronger policy support for Horokiwi Quarry (within the boundaries of the Quarry Zone). • Reduced resource and administrative cost involved in consent applications for existing quarries, including non-notification of applications being assured. Additionally, having a suitable zone framework already in place for quarries that may be established in future would likely reduce resource and administrative costs for those quarries. <p>Indirect effect:</p> <ul style="list-style-type: none"> • Indirect benefits to economic growth and wellbeing through more effective District Plan policy and rule support for local quarry operations and aggregate extraction. • Reduces potential for reverse sensitivity effects that may constrain the development or operation of quarrying activities. <p>Social</p> <p>Indirect effects:</p> <ul style="list-style-type: none"> • Secures aggregate supply for future development, and the range of social benefits that development brings. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified. 	<p>There is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • The policies and methods are consistent with national and regional direction, and are also consistent with the approach of the existing Kiwi Point Quarry regime. This regime has been subject to a recent plan change process with all relevant accompanying information available.

<p>Effectiveness and efficiency</p>	<p>Effectiveness</p> <p>The proposed policies enable and protect quarrying activities within the Quarry Zone. The proposed rules also enable the continuation of quarrying activities and restrict the establishment of non-rural and non-quarrying activities. This achieves the objective of supporting quarry operations and the supply of quarry products, which are essential for Wellington's economic wellbeing.</p>		<p>Efficiency</p> <p>The Quarry zoning of Horokiwi Quarry and Kiwi Point Quarry is an efficient method of providing for existing quarrying activities, as it provides a customised regime specific to quarrying. The Quarry Zone will also be able to apply to new quarries where needed to secure local aggregate supply into the future.</p> <p>The proposed rules enable a certain and efficient consenting process for existing quarrying activities within the Quarry Zone, without imposing additional environmental and social costs.</p>
<p>Overall evaluation</p>	<p>The proposed approach is the most appropriate approach as it expands policy support to apply to both existing commercial quarries, and confirms the importance of their ongoing operations. In the event that consents are required, it adds certainty that quarrying is appropriate.</p>		
<p>Option 2: Status Quo</p>	<p>Costs</p>	<p>Benefits</p>	<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>
<p>Policies:</p> <p>Kiwi Point-specific policy 33.2.2.7 refers to providing for the development and site rehabilitation of the quarry, which offers some policy support for operations.</p> <p>No specific policies that are supportive of Horokiwi Quarry or quarries in general.</p> <p>Rules:</p> <p>At Kiwi Point Quarry, quarrying is permitted subject to standards in the Quarry Extension Area, and is a controlled activity at the Quarry southern face.</p> <p>In the Rural Area (Horokiwi), quarrying activities and cleanfill over 100m³ are discretionary.</p> <p>Other Methods:</p> <p>Horokiwi Quarry remains within the Rural/Conservation zones. Existing use rights certificate applies to Horokiwi Quarry.</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Quarrying operations have some environmental impacts, and this situation will be supported to continue at Kiwi Point (and at Horokiwi to the extent it is authorised by the existing use certificate). <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> An uncertain and inefficient consenting regime is provided for Horokiwi Quarry. Consent applications for activities not authorised under the existing use certificate will have resource and administrative costs. Uneven playing ground between the two commercial quarries by having two different district plan approaches. <p>Indirect effects:</p> <ul style="list-style-type: none"> Lack of policy support for Horokiwi is not conducive to ensuring continued aggregate supply at that quarry, and accordingly could have economic wellbeing implications. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Quarrying operations have some potential amenity impacts on neighbouring activities, and this situation will be supported to continue at Kiwi Point (and at 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> There is a wide scope to assess environmental effects of any consents applied for by Horokiwi Quarry and the ability to decline applications or impose an unlimited range of conditions to mitigate such effects. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> A certain and efficient consenting regime and some policy support is provided for Kiwi Point Quarry only. Reduced resource and administrative cost involved in consent applications for Kiwi Point Quarry. <p>Indirect effects:</p> <ul style="list-style-type: none"> Indirect benefits to economic growth and wellbeing through supporting Kiwi Point Quarry operations and aggregate extraction. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Secures aggregate supply at Kiwi Point only for future development, and the range of social benefits that development brings. Possibility to notify applications applied for by Horokiwi Quarry. <p>Cultural</p>	<p>There is certain and sufficient information on this option as it is the status quo.</p>

	<p>Horokiwi to the extent it is authorised by the existing use certificate).</p> <ul style="list-style-type: none"> No opportunity for neighbours or others to participate in future quarrying consent applications at Kiwi Point, as notification is precluded. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. 	<ul style="list-style-type: none"> No direct or indirect benefits have been identified. 	
<u>Effectiveness and efficiency</u>	<p>Effectiveness</p> <p>The status quo policies provide for quarrying activities at Kiwi Point Quarry but not at Horokiwi Quarry. Further, the status quo rules require discretionary consents for quarrying at Horokiwi. This does not achieve the objective of supporting quarry operations and the supply of quarry products, which are essential for Wellington's economic wellbeing.</p>	<p>Efficiency</p> <p>The status quo provisions are inefficient. The Kiwi Point Quarry provisions do not integrate well into the Business Area chapter, and quarrying activities are not specifically provided for in the Rural Area. The provisions apply different requirements to the two quarries and create an uncertain, inefficient consenting pathway for Horokiwi Quarry.</p>	
<u>Overall evaluation</u>	<p>This approach is not appropriate because it does not achieve the objective. It does not reflect the economic and social significance of maintaining a secure, affordable aggregate supply for the district.</p>		

10.4 Provisions to achieve Objectives QUARZ-O2 and QUARZ-O3

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions
2. The status quo being the provisions applying to the Business Area (Kiwi Point Quarry) and Rural Areas (Horokiwi Quarry).

Objectives: QUARZ-O2 Adverse Effects Adverse effects generated by quarrying activities onto adjacent residential sites are appropriately managed. QUARZ-O3 Site Rehabilitation Quarry sites and faces are rehabilitated as soon as practicable when surplus to the functional needs and operational needs of quarry activities.			
Option 1: Proposed approach (recommended)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Policies:</p> <p>QUARZ-P3 Zone Interface</p> <p>Require use and development of the Quarry Zone to maintain, where practicable, reasonable amenity for adjoining residential zones or other sensitive uses.</p> <p>QUARZ-P4 Site Rehabilitation</p> <p>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.</p> <p>Rules:</p> <p>The standards that quarrying activities need to comply with to be a Controlled Activity include Site Rehabilitation Plan requirements, 12m height limit, and height in relation to boundary requirements</p> <p>Matters of control for quarrying activities cover traffic and access, noise, vibration, dust, illumination,</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Quarrying operations are subject to restrictions in order to maintain amenity, which is already the case. Some mitigation measures incur capital costs to the operator and others reduce the productivity levels that would otherwise be able to be achieved. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Requiring ‘reasonable’ amenity signals that there will still likely be some residual amenity impacts on surrounding land uses from quarrying activities such as traffic generation, noise, vibration and visual impacts. This is already the case. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Quarry sites are required to be progressively rehabilitated, which is already a requirement at Kiwi Point. This will include recontouring and planting. <p>Economic</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Reasonable amenity will be maintained for nearby sensitive land uses, which is already a requirement. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified. 	<p>There is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • The policies and methods are consistent with the operating approach of both quarries and the existing Kiwi Point Quarry regime as included in the operative District Plan. This regime has been subject to a recent plan change process with all relevant accompanying information available.

<p>visual amenity for residential sites, and quarry site and face rehabilitation.</p> <p>Other Methods:</p> <p>The Site Rehabilitation Plan must set out the specified information and include processes for its regular review and updating; and processes for receiving and responding to complaints.</p>			
<p>Effectiveness and efficiency</p>	<p>Effectiveness</p> <p>The rules in the Quarry Zone are effective at achieving the objectives, as they reserve control over all amenity effects of quarrying that may affect adjoining residential sites, ensure buildings are not dominant as viewed from residential zones, and require a Site Rehabilitation Plan to be prepared and followed.</p>		<p>Efficiency</p> <p>The provisions appropriately manage the amenity effects of quarrying while not imposing additional or excessive requirements/costs on quarry operators.</p>
<p>Overall evaluation</p>	<p>The proposed approach is the most appropriate approach as the policies directly give effect to the objectives, and the rules effectively implement the policies. This will result in the appropriate management of amenity effects on adjoining residential sites and the progressive rehabilitation of quarry sites and faces.</p>		
<p>Option 2: Status Quo</p>	<p>Costs</p>	<p>Benefits</p>	<p>Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions</p>
<p>Policies:</p> <p>In the Rural Area, Policies 14.2.2.1, 14.2.3.1 and 14.2.3.2 could all apply to quarrying activities and refer to controlling buildings, non-rural activities and noise to avoid, remedy or mitigate their adverse effects on the rural environment, character and landscape.</p> <p>Rules:</p> <p>The general activity and building standards that Kiwi Point Quarry needs to comply with include 12m building height, noise and lighting standards.</p> <p>For the Horokiwi Quarry in the Rural Area no activity or building standards apply due to the discretionary (unrestricted) status of the activity. Assessment criteria</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> A wide scope applies to mitigation requirements that may be placed on Horokiwi Quarry through a discretionary consent application, which are not limited in application to sensitive land uses or residential activities. These requirements incur economic costs without any certainty of consent approval. Uneven playing ground between the two commercial quarries by having two different district plan approaches. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Quarrying operations have some potential amenity impacts on neighbouring activities, and this situation will be supported to continue at Kiwi Point (and at 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> There is a wide scope to assess environmental effects of any consents applied for by Horokiwi Quarry and the ability to decline applications or impose an unlimited range of conditions to mitigate such effects. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Permitted 12m building height for Kiwi Point Quarry is compatible with normal quarrying operations. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Both quarries need to comply with the general noise standards applicable to the zones. No provision is made for increased noise levels (except for occasional blasting at Kiwi Point). <p>Cultural</p>	<p>There is certain and sufficient information on this option as it is the status quo.</p>

<p>refer to scale of buildings or works, whether the amenities and quality of the rural environment can be maintained or enhanced, appropriateness of location, traffic generation, landscape and ecological values, consideration of alternatives.</p> <p>Other Methods:</p> <p>Existing use rights certificate applies to Horokiwi Quarry.</p>	<p>Horokiwi to the extent it is authorised by the existing use certificate).</p> <ul style="list-style-type: none"> No expectations for the rehabilitation of any quarrying undertaken under Horokiwi's existing use rights certificate are contained within the District Plan. While the regional plan covers stabilisation to protect water quality, rehabilitation for amenity reasons may not be required under existing use rights. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. 	<ul style="list-style-type: none"> No direct or indirect benefits have been identified. 	
<p>Effectiveness and efficiency</p>	<p>Effectiveness</p> <p>There is wide scope to require the mitigation of the effects of quarrying at Horokiwi Quarry under the Rural Area provisions, therefore the proposed objectives could be effectively achieved. However, the Rural Area provisions do not limit consideration to effects on residential sites and do not directly address rehabilitation, so they do not give direct effect to the objectives.</p>	<p>Efficiency</p> <p>The status quo provisions are inefficient in relation to Horokiwi Quarry, as they potentially go further than the proposed objectives, suggesting mitigation of all effects on the rural environment (rather than focusing on residential activities as referred to in the objectives).</p>	
<p>Overall evaluation</p>	<p>This option is less appropriate because it does not give effect to the objectives. It is more onerous than it should be in relation to mitigating effects of Horokiwi Quarry, while not being explicit about rehabilitation requirements here.</p>		

10.5 Provisions to achieve Objective QUARZ-PREC01-O1

For the purpose of this evaluation, the Council has considered the following potential options:

1. The proposed provisions, including a precinct and associated provisions applying to the Kiwi Point Quarry;
2. The status quo, being the provisions applying to Kiwi Point Quarry in the Business Area;
3. A reasonable alternative, being relying on the proposed Quarry Zone provisions to manage Kiwi Point Quarry instead of using a precinct.

Objective: QUARZ-PREC01-O1 Purpose Kiwi Point Quarry is used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City.			
Option 1: Proposed approach (recommended)	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Policies:</p> <p>QUARZ-PREC01-P1 Quarry Management Plan</p> <p>Require the preparation, regular updating and implementation of a Quarry Management Plan for quarrying activities and rehabilitation activities at Kiwi Point Quarry.</p> <p>QUARZ-PREC01-P2 Enabled Activities</p> <p>Enable quarrying activities and site rehabilitation where they are carried out in accordance with the Quarry Management Plan.</p> <p>Rules:</p> <p>Quarrying activities are controlled where compliance with 10 standards can be achieved. These address existing requirements including land stability, buffer areas, screening and fencing, rehabilitation and accordance with the Quarry Management Plan. Notification is precluded.</p> <p>Other Methods:</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Quarrying operations at Kiwi Point have some environmental impacts, and this situation will be supported to continue. <p>Economic</p> <ul style="list-style-type: none"> • A controlled activity status applies rather than the permitted activity status that applied to quarrying in some areas at Kiwi Point Quarry under the operative District Plan. This may increase the likelihood of resource consent being required and incurring associated resource and administrative costs. <p>Social</p> <ul style="list-style-type: none"> • Quarrying operations have some potential amenity impacts on neighbouring activities, and this situation will be supported to continue at Kiwi Point. However existing requirements for buffer areas, screening and rehabilitation continue to apply. • No opportunity for neighbours or others to participate in future quarrying consent applications, as notification is precluded. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect costs have been identified. 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • Rehabilitation requirements include the regeneration of native vegetation, ecological measures in the buffer areas and staged daylighting / riparian restoration of sections of Waitohi Stream. These requirements are the same as the existing District Plan provisions, but now structured as a rule rather than a method to Policy 33.2.2.7. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • The provisions are a continuation of the current regime that the quarry successfully operates under. <p>Indirect effects:</p> <ul style="list-style-type: none"> • Indirect benefits to economic growth and wellbeing through facilitating Kiwi Point Quarry operations and aggregate extraction. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> • The requirement for a Quarry Management Plan continues to apply, which is a central method for ongoing management of quarrying effects on neighbours, and requires community liaison. <p>Cultural</p> <ul style="list-style-type: none"> • No direct or indirect benefits have been identified. 	<p>There is certain and sufficient information on which to base the proposed policies and methods as:</p> <ul style="list-style-type: none"> • They restructure the existing provisions applying to Kiwi Point Quarry in the operative District Plan. These provisions have been subject to a recent plan change process with all relevant accompanying information available.

Kiwi Point Quarry site is subject to the Kiwi Point Quarry Precinct.			
Effectiveness and efficiency	Effectiveness The provisions of the Kiwi Point precinct are effective at achieving the objective, as they are a continuation of the current regime that the quarry successfully operates under and has been subject to a recent comprehensive plan change process.		Efficiency The Kiwi Point Precinct provisions appropriately manage the effects of quarrying at Kiwi Point while not imposing additional or excessive requirements/costs on the quarry operator.
Overall evaluation	The proposed approach is the most appropriate approach. The policies and rules have been restructured from the operative District Plan and support Kiwi Point Quarry to be used, operated and developed safely and effectively for the ongoing supply of aggregate for Wellington City. A precinct is the appropriate method to apply additional place-based provisions to modify or refine aspects of the policy approach for the underlying Quarry Zone.		
Option 2: Status Quo	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Policies:</p> <p>Policy 33.2.2.7</p> <p>Provide for the development and site rehabilitation of the Kiwi Point Quarry to the extent specified in the Plan in a way that avoids, mitigates or remedies adverse effects.</p> <p>Rules:</p> <p>34.1.5 Quarrying at Kiwi Point or Kiwi Point Quarry Extension Area is Permitted subject to conditions.</p> <p>34.2.3 Quarrying and clean filling at Kiwi Point Quarry southern face is a Controlled Activity.</p> <p>Quarrying and cleanfilling activities that do not meet standards in 34.6 – Discretionary activity.</p> <p>Appendix 2 showing the extent of various quarry areas</p> <p>Other Methods:</p> <p>Quarry Management Plan requirement (via Policy 33.2.2.7)</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Quarrying operations at Kiwi Point have some environmental impacts, and this situation would be supported to continue. <p>Economic</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. <p>Social</p> <ul style="list-style-type: none"> Quarrying operations have some potential amenity impacts on neighbouring activities, and this situation would be supported to continue at Kiwi Point. However requirements for buffer areas, screening and rehabilitation apply. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <p>Direct effects:</p> <ul style="list-style-type: none"> Rehabilitation requirements include the regeneration of native vegetation, ecological measures in the buffer areas and staged daylighting / riparian restoration of sections of Waitohi Stream. However these are currently included as a 'method' to Policy 33.2.2.7 which is incompatible with the proposed plan structure under the National Planning Standards. <p>Economic</p> <p>Direct effects:</p> <ul style="list-style-type: none"> The provisions are a continuation of the current regime that the quarry successfully operates under. <p>Indirect effects:</p> <ul style="list-style-type: none"> Indirect benefits to economic growth and wellbeing through facilitating Kiwi Point Quarry operations and aggregate extraction. <p>Social</p> <p>Direct effects:</p> <ul style="list-style-type: none"> The requirement for a Quarry Management Plan applies, which is a central method for ongoing management of quarrying effects on neighbours, and requires community liaison. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect benefits have been identified. 	<p>There is certain and sufficient information on this option as it is the status quo.</p>

Effectiveness and efficiency	Effectiveness The provisions of the Kiwi Point precinct are effective at achieving the objective, as they are a continuation of the current regime that the quarry successfully operates under and has been subject to a recent comprehensive plan change process. However, their current structure within the Business Areas chapter is not the most effective, as it is not easy to follow for a plan user.		Efficiency The status quo provisions appropriately manage the effects of quarrying at Kiwi Point while not imposing additional or excessive requirements/costs on the quarry operator.
Overall evaluation	This approach is inappropriate primarily because it does not fit within the National Planning Standards structure that is being used for the proposed District Plan.		
Option 3: Alternative approach to provisions	Costs	Benefits	Risk of Acting / Not Acting if there is uncertain or insufficient information about the subject matter of the provisions
<p>Policies: QUARZ-P1, P2, P3, and P4 as in above tables would apply.</p> <p>Rules: Quarrying activities would be controlled where compliance with 3 standards can be achieved, including Site Rehabilitation Plan requirements, 12m height limit, and height in relation to boundary requirements. Matters of control for quarrying activities cover traffic and access, noise, vibration, dust, illumination, visual amenity for residential sites, and quarry site and face rehabilitation.</p> <p>Rural and conservation activities would be permitted, and all other land use activities would be discretionary. Buildings would be permitted subject to standards.</p> <p>Other Methods: Site Rehabilitation Plan required.</p>	<p>No analysis that monetises costs has been undertaken.</p> <p>Environmental Direct effects:</p> <ul style="list-style-type: none"> While a Site Rehabilitation Plan would still be required, specific rehabilitation requirements for existing quarrying activities (including the regeneration of native vegetation, ecological measures in the buffer areas and staged daylighting / riparian restoration of sections of Waitohi Stream) would be left out of the plan. Existing site-specific land stability requirements would be left out of the plan. <p>Economic Direct effects:</p> <ul style="list-style-type: none"> Existing site-specific reference to the crusher being able to be relocated would be left out of the plan, which potentially lessens policy support for existing operations. <p>Social Direct effects:</p> <ul style="list-style-type: none"> Existing site-specific requirements for buffer areas and screening from neighbours would be left out of the plan. The requirement for a Quarry Management Plan including ongoing management of quarrying effects on neighbours and community liaison would be left out of the plan. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect costs have been identified. 	<p>No analysis that monetises benefits has been undertaken.</p> <p>Environmental</p> <ul style="list-style-type: none"> No direct or indirect benefits have been identified. <p>Economic Direct effects:</p> <ul style="list-style-type: none"> There would be a more succinct set of provisions applying to the Quarry Zone, which may save on administration and resource costs. Would assist in creating an even playing field between the two commercial quarries. <p>Social</p> <ul style="list-style-type: none"> No direct or indirect benefits have been identified. <p>Cultural</p> <ul style="list-style-type: none"> No direct or indirect benefits have been identified. 	<p>There is a risk that important parameters for the quarrying activities (e.g. finished slopes and batter heights), mitigation measures (e.g. buffer zones, Ecological Survey and Restoration Plan) and procedures (Quarry Management Plan) arrived at through previous plan changes, involving the participation of a considerable number of parties, would be left out of the plan.</p>

<p><u>Effectiveness and efficiency</u></p>	<p><i>Effectiveness</i></p> <p>Not including a Kiwi Point precinct would still partially achieve the objective for Kiwi Point Quarry, as it could still operate relatively effectively under the proposed Quarry Zone provisions. However specific operational matters for the Kiwi Point Quarry, such as being able to relocate the crusher, would not be addressed.</p>	<p><i>Efficiency</i></p> <p>Without including a Kiwi Point precinct the plan would not refer to the effects and mitigation measures specific to Kiwi Point Quarry that have already been identified through earlier plan changes, leaving these to be re-established for every consent application. As well as being inefficient, this is a risk to both the operator and the community.</p>
<p><u>Overall evaluation</u></p>	<p>This approach is inappropriate because it would lose site-specific provisions identified through plan changes as recently as 2019. These provisions allow for the effective use, operation and development of Kiwi Point Quarry. These provisions remain relevant to the ongoing operation of the quarry.</p>	

11.0 Conclusion

This evaluation has been undertaken in accordance with section 32 of the RMA in order to identify the need, benefits and costs and the appropriateness of the proposal having regard to its effectiveness and efficiency relative to other means in achieving the purpose of the RMA.

The evaluation demonstrates that this proposal is the most appropriate option as it:

- Applies a Special Purpose Quarry Zone which expands policy and rule support for quarrying to apply to both existing commercial quarries, and confirms the importance of their operations for the ongoing supply of aggregate for Wellington City.
- Includes policies and rules that will result in the appropriate management of the amenity effects of quarrying activities on adjoining residential sites, and the progressive rehabilitation of quarry sites and faces.
- Introduces a precinct for Kiwi Point Quarry as the appropriate method to apply additional place-based provisions. Precinct provisions modify or refine aspects of the policy approach for the underlying Quarry Zone in a manner that reflects the operative District Plan provisions for Kiwi Point as a result of Plan Change 83.

Appendix 1: Feedback on Draft District Plan 2021

Who	Feedback Received	Response
Aggregate and Quarry Association	General support for provisions for quarrying activities, whilst noting that the District Plan must not unreasonably curtail expansion of existing quarries and establishment of new quarries. Notes that overlays should not be a barrier to the locationally constrained nature of quarrying.	No changes requested.
Horokiwi Quarries Limited	Supports approach to rezone the Horokiwi site from General Rural zone to Special Purpose Quarry zone. There are a number of matters in Horokiwi's submission that relate to the Natural Features and Landscapes chapter and Coastal Environment chapter. Those matters are addressed in those respective s32 reports.	Changes made for the following reason: Horokiwi Quarry site rezoned from General Rural Zone to Quarry Zone.
	Reference to 'Horokiwi Quarry at Horokiwi' in the introduction.	Changes made for the following reason/s: Appropriate to update the introduction to include Horokiwi Quarry as being within the Quarry Zone.
	Supports reference to functional need in QUARZ-P1, and seeks reference to 'functional constraints'.	No changes made for the following reason/s: QUARZ-P1 already provides for the functional needs and operational needs of quarrying activities. The definition of 'operational needs' includes the 'presence of technical, logistical or operational constraints'. The Quarry Zone exists in recognition/ response to the functional constraints i.e. resource locations.
	Notes that quarrying activities have a challenging role in the DP and despite	Changes made for the following reason/s:

	<p>resource dependence and functional constraints, are essential to enabling growth and construction in the city. Seeks plan wide recognition of the need and benefits of quarrying activities in the infrastructure chapter.</p> <p>Seeks greater recognition of benefits of quarrying activities via new policy as follows:</p> <p><u>QUARZ-P5 Benefits</u></p> <p><u>The benefits of quarrying activities to the city and region are recognised and provided including their expansion.</u></p> <p>New policies in the INF chapter as follows:</p> <p><u>The benefits of quarrying activities to the city and region are recognised and provided for.</u></p> <p><u>When assessing quarrying activities, provide for their functional needs and operational needs, and have regard to their functional constraints.</u></p> <p>New strategic direction objective as follows:</p> <p><u>CEKP-O6 Benefits of Quarrying Activities</u></p> <p><u>When considering proposals that relate to the use of the Region's mineral resources, particular regard will be given to the benefits from the utilisation of those resources in the form of quarrying activities.</u></p>	<p>Agree with submitter that there is a need to recognise the benefits of quarrying activities however the infrastructure chapter is not the appropriate place for this as quarries and quarrying activities are not infrastructure.</p> <p>Amendment to QUARZ-P1 as follows:</p> <p><u>Recognise and provide for the benefits of quarries by:</u></p> <ol style="list-style-type: none"> 1. <u>Enabling quarrying activities within the zone Quarry Zone; and</u> 2. <u>Provide Having regard to for their functional needs and operational needs.</u>
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