

Submission on Waimakariri District Council - Proposed District Plan

Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

Clause 6 of Schedule 1, Resource Management Act 1991

To: Waimakariri District Council - Development Planning Unit

Date received: 26/11/2021

Submission Reference Number #:127

This is a submission on the following proposed plan (the **proposal**): Waimakariri District Council - Proposed District Plan

Address for service:

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Attachments:

Submission - Waimakariri DP.pdf

I wish to be heard: No

I am willing to present a joint case: No

Could you gain an advantage in trade competition in making this submission?

- **No**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **No**

Submission points

Point 127.1

Section: Definitions

Sub-section: Definitions

Provision:

QUARRYING ACTIVITIES

means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

(National Planning Standard definition)

Sentiment: Support

Submission:

We acknowledge the positive steps taken by Waimakariri District Council to accommodate the quarry sector in the district. However, there are cases identified in this submission, where we think it needs to be more explicit in prioritising quarrying. The quarry sector has an important role to play in the current and future growth of Waimakariri and the neighbouring districts. This growth requires a supply of sand and aggregate necessary for the associated infrastructure development. Quarrying is locationally specific. It can only occur where suitable aggregate resource exist. It is therefore important to ensure that access is not inadvertently shut off. The resource is also susceptible to sterilisation by competing land uses and incompatible activities including reverse sensitivity.

Quarrying Activity is defined in the National Planning Standards and is included in the definition of Primary Production. The definitions of these in the proposed plan are taken from the NPS. We support this.

Please see the attached submission

Relief sought

Retain definitions of Quarrying Activities

Point 127.2

Section: Definitions

Sub-section: Definitions

Provision:

RURAL PRODUCTION

means:

- a. agricultural, pastoral, horticultural, forestry and woodlot activity; and
- b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in (a);
- c. includes any land and buildings used for the production of the commodities from (a) and used for the initial processing of the commodities in (b); but
- d. excludes further processing of those commodities into a different product.

Rural production excludes outdoor intensive primary production activities or indoor intensive primary production activities.

Sentiment: Amend

Submission:

We note there is also a definition of Rural Production which excludes quarrying.

Relief sought

We recommend, in order to remove confusion, deleting this definition and using primary production only. We recommend consistency with the National Planning Standards definitions, throughout the proposed plan.

Point 127.3

Section: Definitions

Sub-section: Definitions

Provision:

PRIMARY PRODUCTION	<div>means:</div> <div><div>a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</div><div>b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</div><div>c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</div><div>d. excludes further processing of those commodities into a different product.</div></div> <div>(National Planning Standard definition)</div>
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Sentiment: Support

Submission:

Quarrying Activity is defined in the National Planning Standards and is included in the definition of Primary Production. The definitions of these in the proposed plan are taken from the NPS. We support this.

Relief sought

We recommend consistency with the National Planning Standards definitions, throughout the proposed plan.

Point 127.4

Section: EW - Ketuketu whenua - Earthworks

Sub-section: General

Provision: General

Sentiment: Amend

Submission:

There is a separate chapter on earthwork activities. Quarrying is a unique activity and should be covered separately from earthworks and that provisions raised in the earthworks chapter (EW) should not necessarily apply to quarrying.

Relief sought

To avoid confusion and potential duplication and inconsistency it should be made clear in the EW chapter that earthworks associated with quarrying activities are exempt from the provisions in the earthworks chapter as they are specially addressed elsewhere through the relevant zone rules.

Point 127.5

Section: UFD - Ahuatanga auaha a taone - Urban form and development

Sub-section: Policies

Provision:

Identification/location of new Residential Development Areas

In relation to the identification/location of residential development areas:

1. residential development in the new Residential Development Areas at Kaiapoi, North East Rangiora, South East Rangiora and West Rangiora is located to implement the urban form identified in the Future Development Strategy;
2. for new Residential Development Areas, other than those identified by (1) above, avoid residential development unless located so that they:
 - a. occur in a form that concentrates, or are attached to, an existing urban environment and promotes a coordinated pattern of development;
 - b. occur in a manner that makes use of existing and planned transport and three waters infrastructure, or where such infrastructure is not available, upgrades, funds and builds infrastructure as required;
 - c. have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport;
 - d. concentrate higher density residential housing in locations focusing on activity nodes such as key activity centres, schools, public transport routes and open space;
 - e. take into account the need to provide for intensification of residential development while maintaining appropriate levels of amenity values on surrounding sites and streetscapes;
 - f. are informed through the development of an ODP;
 - g. supports reductions in greenhouse gas emissions; and
 - h. are resilient to natural hazards and the likely current and future effects of climate change as identified in SD-O6.

UFD-P2

Sentiment: Amend

Submission:

As stated above, aggregate resource is susceptible to sterilisation by competing land uses and incompatible activities including through reverse sensitivity.

There are places in the proposed plan where more attention is needed to avoid reverse sensitivity sterilising the resource. This is to safeguard the benefit and comfort of neighbouring activities and residents as well as the interests of the quarries.

Relief sought

New residential development areas for example, is a case in point. UFD-P2, 'Identification/location of new residential areas' should be amended so that 'reverse sensitivity affects' are included in the list of conditions.

Submission from the AQA on the Proposed Waimakariri District Plan

November 2021

Introduction

The Aggregate and Quarry Association (AQA) is the industry body representing construction material companies which produce 45 million tonnes of aggregate and quarried materials consumed in New Zealand each year.

Funded by its members, the AQA has a mandate to increase understanding of the need for aggregates to New Zealanders, improve our industry and users' technical knowledge of aggregates and assist in developing a highly skilled workforce within a safe and sustainable work environment.

AQA welcomes the opportunity to submit on the [Proposed Waimakariri District Plan](#). We generally support the draft plan change subject to the recommendations which are made in this submission.

Submission

We acknowledge the positive steps taken by Waimakariri District Council to accommodate the quarry sector in the district. However, there are cases identified in this submission, where we think it needs to be more explicit in prioritising quarrying.

The quarry sector has an important role to play in the current and future growth of Waimakariri and the neighbouring districts. This growth requires a supply of sand and aggregate necessary for the associated infrastructure development.

Quarrying is locationally specific. It can only occur where suitable aggregate resource exist. It is therefore important to ensure that access is not inadvertently shut off. The resource is also susceptible to sterilisation by competing land uses and incompatible activities including reverse sensitivity.

Definitions

Quarrying Activity is defined in the National Planning Standards and is included in the definition of **Primary Production**. The definitions of these in the proposed plan are taken from the NPS. We support this.

We note there is also a definition of **Rural Production** which excludes quarrying. We recommend, in order to remove confusion, deleting this definition and using primary production only.

We recommend consistency with the National Planning Standards definitions, throughout the proposed plan.

Earthworks

There is a separate chapter on earthwork activities. Quarrying is a unique activity and should be covered separately from earthworks and that provisions raised in the earthworks chapter (**EW**) should not necessarily apply to quarrying.

To avoid confusion and potential duplication and inconsistency it should be made clear in the **EW** chapter that earthworks associated with quarrying activities are exempt from the provisions in the earthworks chapter as they are specially addressed elsewhere through the relevant zone rules.

Reverse Sensitivity

As stated above, aggregate resource is susceptible to sterilisation by competing land uses and incompatible activities including through reverse sensitivity.

There are places in the proposed plan where more attention is needed to avoid reverse sensitivity sterilising the resource. This is to safeguard the benefit and comfort of neighbouring activities and residents as well as the interests of the quarries.

New residential development areas for example, is a case in point. **UFD-P2**, 'Identification/location of new residential areas' should be amended so that 'reverse sensitivity affects' are included in the list of conditions.

UFD-P10 allows for managing reverse sensitivity effects from new development in certain residential zones but its scope should be widened so that it includes *all* urban or residential development.

Setback Distances

Setbacks are often necessary to minimise reverse sensitivity effects.

GRUZ-R30 states the quarry should be set back a minimum of 1000m from a Residential Zone.

GRUZ-BFS5 states a new residential unit should be 500m from an existing quarry.

We are in support of the framing of the setback distances so that it works in both directions. As stated above, the comfort of neighbouring residents is as important as the interests of the quarries. However, we think firstly, they should be consistent and secondly, that the 1000m setback distance under **GRUZ-R30** is too large.

We would support a 500m setback distance for quarries under **GRUZ-R30** not the proposed 1000m.

Our preference, which we are promoting at a national level is to allow district plans to determine setback distances on a case-by-case basis rather than having prescribed distances specified.

Outstanding and Significant Landscapes and Features

The plan identifies the following Outstanding and Significant Landscapes and Features where “Quarrying Activities” are non-complying activities:

- Waimakariri River - Outstanding Natural Features
- Puketeraki Range and Oxford Foothills - Outstanding Natural Landscape
- Ashley River/Rakahuri Saltwater Creek Estuary - Outstanding Natural Feature
- Ashley River/Rakahuri - Significant Amenity Landscape

Provided quarrying and other primary production activities do not detract from the values identified they should be allowed to occur. Changing the activity status to discretionary in **NFL-R12** would achieve this.

We support the inclusion of the ability to mitigate any adverse effects on significant amenity landscapes as included in **NFL-P4**.

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