Fast Track Application Form

Please note that this application form, including your name and contact details and all supporting documents submitted to the Ministry for the Environment, will be publicly released. Please clearly highlight any content on this application form and in supporting documents that is commercially or otherwise sensitive in nature, and to which you specifically object to the release.

Also note, this application may be shared with our Treaty partners as part of the assessment process.

Introduction

- Is this application for section 2a or 2b?

  Section 2a

1. Submitter Name – Individual or organisation

   Kings Quarry Limited (KQL)
2. Contact person

   Alexander Semenoff
3. What is your job title

   Director
4. What is your contact email address

   alex@kingsquarry.nz
5. What is your phone number

   027 640 6100
6. What is your postal address

   PO Box 6058, Whangarei 0147
7. Address for service (if different)

   Barker & Associates Ltd
   Level 4, Old South British Building, 3-13 Shortland Street, Auckland

   Contact person: Nick Roberts (Managing Director) / Pamela Santos (Senior Associate)

   Phone: 029 666 8330 / 021 306 026

   Via email: NickR@barker.co.nz / PamelaS@barker.co.nz

Section 1: Project Location

- Location description should be sufficient, for example, to identify whether or not the project would occur on public conservation land.

1. Site Address or Location – cadastral map or aerial imagery to clearly show the project location will help.

   The site is located on Pebble Brook Road, Wainui, Auckland (refer to legal descriptions below for specific properties). Refer to **Attachment 1** for a locality plan and a plan showing the proposed expansion of the site.
2. Current copy of the record of title

   The legal descriptions (refer to **Attachment 2** for the Records of Title and Interests) are as follows:

   - Lot 2 DP 59502
   - Lot 3 DP 59502
   - Allot S77 Psh Of Kaukapakapa SO 817
   - Allot 78 Psh Of Kaukapakapa SO 817
   - Allot 28 Psh Of Kaukapakapa SO 2448
   - Allot 71 Psh Of Kaukapakapa SO 5223
   - Pt Allot 72 Psh Of Kaukapakapa SO 5223
   - Pt Allot NE73 Psh Of Kaukapakapa SO 817

- Pt Allot SE73 Psh Of Kaukapakapa SO 817
- Lot 1 DP 414617

The Records of Title for the site are subject to three interests (all submitted with the referral application as Attachment 2). These are summarised in below:

- 12393024.4 Mortgage to AJR Finance Limited - The mortgage will not affect the applicant's ability to carry out the quarry expansion.
- Limited as to Parcels - 'Limited as to Parcels' identifies that when the first title for the land was issued, the land boundaries and/or area could not be guaranteed due to the land survey information available. The quarry plans will be prepared based on surveys such that it will be confirmed that all works are undertaken within confirmed site boundaries. This will not affect the ability to carry out the quarry expansion given the scale of the site and that any discrepancies in boundaries are not typically significant.
- 8316412.4 Covenant Under Section 240 Resource Management Act 1991 - This covenant requires that three of the parcels of land are held together and cannot be disposed of separately without the consent of Auckland Council. There is no intention to transfer, lease or dispose of the land separately and therefore this will not affect the applicant's ability to carry out the quarry expansion.
- 8316412.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - This consent notice requires that appropriate resource consents be obtained for the construction of a crossing over the Waitoki Stream to gain access to Allot 78 Psh Kaukapakapa. This crossing was consented as part of the Stage 1 works and will have been constructed by the time the Stage 2 works are undertaken. This will not affect the applicant's ability to carry out the quarry expansion.

3. **Who are the registered legal landowners?**

   All properties are owned by Pebblebrook Properties Limited.

4. **Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur - Include a statement of how that affects the applicant's ability to undertake the work that is required for the project**

   The applicant (Kings Quarry Limited) and Pebblebrook Properties Limited are related companies with the same directors. Kings Quarry Limited has a 100-year lease to use the land for quarrying.

Section 2: Project Details

1. **What is the project name**

   Kings Quarry Expansion – Stage 2 and 3

2. **What is the project summary (2-3 lines)**

   The scope of the project is to carry out mineral extraction activities at Kings Quarry, Wainui, Auckland. The project will involve:
   - Clearing vegetation;
   - Earthworks and disturbing land;
   - Reclaiming streambeds including associated activities;
   - Diversion/dewatering of groundwater;
   - Mineral extraction activities including blasting and air discharges;
   - Constructing and using accessways; and
   - Offsetting works for the protection and enhancement of native vegetation.

3. **What are the project details? - Please provide details of the proposed project, its purpose, objectives and the activities it involves, noting that Clause 14(2)(b) of the Bill specifies that the application requires only a general level of detail.**

   The project involves the expansion of quarrying activities at Kings Quarry in Wainui, Auckland. The site comprises approximately 152ha of land which is approximately 10km to the west of State Highway 1. Aggregate in the form of 'Albany Conglomerate' was quarried on a small scale at two locations within the site between the mid-1930s to 1995. In 2021, resource consent was obtained for the re-establishment of quarry operations, known as 'Stage 1'.

   It is now proposed to expand the quarry operations, and this expansion is referred to as 'Stage 2' and 'Stage 3'. The purpose of the quarry operations is to extract aggregate (Albany Conglomerate) from the hills and process it for use as building, construction and roading aggregate. This involves site preparation, excavation of rock and overburden and the processing, storage and distribution of aggregates.

   Up to approximately 500,000 tonnes/year are proposed to be extracted for approximately 100 years (up to 60 years for Stage 2 and up to 40 years for Stage 3). The aggregate is produced into products such as (but not limited to) Gap7, Gap20, Gap40 and Gap65 (all metals used as base course for constructing driveways, pathways etc.) as well as construction sand (used in concrete production and field and turf industries) and decorative river pebbles (used in landscaping and exposed concrete floors). The river pebbles are particularly significant as we understand that

approximately 250,000 tonnes are consumed in Auckland annually which is currently supplied from Manawatu and the South Island. Overburden (unsuitable material) will be removed and transported to an overburden fill site proposed to the northeast. No buildings or structures are proposed.

The approximate locations of both the pit and overburden areas are shown on **Figure 1 of Attachment 3a** and also enclosed as part of **Attachment 1.**

In terms of access, a new site access from Pebble Brook Road was consented (and recently formed) as part of Stage 1, as well as the widening of Pebble Brook Road and various improvements to the Pebble Brook Road / Waitoki Road intersection. These access arrangements are sufficient to service the project and will be in place prior to the commencement of quarry activities associated with the Project. To provide access between the pit and overburden sites, existing accessways will be upgraded and extended as required, with designs appropriate to accommodate the heavy vehicles.

In terms of hours of operation, it is anticipated that Stage 2 and 3 will operate to the same parameters as Stage 1, being:

- Quarry operational hours from 5am-7pm Monday to Saturday only and not on public holidays;
- No heavy machinery or truck movements in and out of the Site prior to 6:30am or after 5:30pm (Monday to Saturday); and
- No noise generating quarrying and mineral extraction activities including overburden removal works before 7:00am (Monday to Saturday).

In order to quarry the site, the vegetation in the pit, overburden and accessway areas will need to be removed. This totals approximately 50ha of vegetation including:

- Approximately 32ha of regenerating kanuka scrub / forest (classified as ‘regionally ‘least concern’’);
- Approximately 12.7ha of regenerating broadleaved species scrub / forest (classified as "regionally least concern’’); and
- Approximately 5.5ha of mature kauri, podocarp, broadleaved forest (classified as "regionally endangered’’)

In order to address the adverse ecological effects of the vegetation removal and achieve a biodiversity ‘net gain’ in ecological values overall, the balance vegetation will be retained and enhanced where possible in addition to offset revegetation and protection and enhancement of existing vegetation within the immediate landscape. This will form part of a comprehensive offsetting package that will be submitted as part of a substantive application should the Project be listed.

In addition to the above, a remediation planting will be prepared and submitted as part of the substantive application. Remediation planting will be predominantly carried out in areas where quarrying has been completed and are in a position to re-establish vegetation on the benches and faces.

Stream removals will also be required within the Stage 2 and 3 quarry extents. Approximately 2,842m of intermittent stream and 553m of permanent stream will be impacted. No natural wetlands are expected to be present. Aquatic offsetting will be provided and details of this will be available as part of the substantive application should the project be listed. It is also proposed to remediate the loss of stream extent through the removal of the weir within Waitoki Stream which will restore the connectivity of approximately 3.4km of stream extent.

With regard to zoning, the site is subject to the Auckland Unitary Plan (Operative in Part) (‘AUP (OP)’). Maps of the zoning and overlays are provided as **Attachment 1**. The site is zoned Special Purpose – Quarry Zone, apart from the accessway connection to Pebble Brook Road which is zoned Rural – Rural Production (noting this will not be changed as part of the Project).

The Special Purpose – Quarry Zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects. These provisions seek to ensure that the demand for minerals can be met, where possible, from supply sources within Auckland.

The site is subject to a number of overlays, including a Significant Ecological Areas (‘SEA’) overlay which is applied to protect and better provide for the management of areas that contribute significantly to Auckland’s biodiversity.

The site is also subject to the below overlays but these are not considered to be relevant to the Project:

- High-Use Stream Management Areas Overlay – this overlay seeks to manage water takes from streams to ensure sufficient flows are maintained. In this case, no water take is proposed;
- Outstanding Natural Landscapes Overlay – this overlay protects Auckland’s natural landscapes through rules around new buildings, earthworks etc. The overlay encroaches only slightly into the site, and no works are proposed in this area;
- Quarry Buffer Area Overlay – this overlay manages residential activities to protect the quarry from reverse sensitivity effects, rather than managing quarry operations; and

- Macroinvertebrate Community Index – Exotic, Native and Rural – these controls have no associated objectives/policies/rules that would be relevant.

4. **Describe the staging of the project, including the nature and timing of the staging**

   The quarrying will be undertaken in stages, progressively, over the course of the 100-year duration. In overall terms, the pit will be quarried in stages from the top down, east to west. As each area is no longer required, it will be restored and revegetated. A revegetation plan will be prepared and submitted with the consent application (should the project be listed). The specific timing for work in each area will be determined by the applicant.

   The applicant already has financing set aside and will be in a position to rapidly lodge a consent application on the project being listed, and should consent be obtained, to implement that consent within a short time period following consent being granted.

5. **What are the details of the regime under which approval is being sought? (RMA/ Wildlife Act / Heritage Act / Reserves Act etc)**

   - Resource Management Act 1991 – resource consent
   - Wildlife Act 1953 – wildlife authority to relocate fauna, incidental kill
   - Fisheries Act 1996 – NPI freshwater fauna relocation

6. **If you seeking approval under the Resource Management Act, who are the relevant local authorities?**

   Auckland Council

7. **What applications have you already made for approvals on the same or a similar project? - Please provide details and any decisions made of:**

   Stage 1 RC BUN60373589

   Stage 2 RC – lodged with EPA under the COVID-19 Recovery (Fast-track Consenting) Act 2020. However, the applicant's intention is to withdraw that application to enable Stages 2 and 3 to be pursued together under the Fast-Track Approvals legislation

   - Applications
   - Notices

   Schedule 4 clause 31(3) of the Bill details that a person who has lodged an application for a resource consent or a notice of requirement under the Resource Management Act 1991, in relation to a listed project or a referred project, must withdraw that application or notice of requirement before lodging a consent application or notice of requirement with an expert consenting panel under this Bill for the same, or substantially the same, activity.

8. **Is approval required for the project by someone other than the applicant?**

   It will require approval from Auckland Transport under the Local Government Act 1974 or the Public Works Act 1981 in order to close the paper road.

9. **If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed? - Please provide a high-level timeline outlining key milestones like:**

   - detailed design
   - procurement
   - funding
   - site works commencement
   - completion.

   There are no additional structures or infrastructure that will require detailed design. The project will be privately funded by Kings Quarry Limited. It is noted that the funding is not considered to be significant given that the equipment required will have been sourced already (required for Stage 1). Site commencement will likely occur Q3 2025.

Section 3: Consultation

1. **Who are the persons affected by the project? - Please provide a list of persons likely to be affected by the project, including:**

   - relevant local authorities
   - relevant iwi authorities
   - relevant Treaty settlement entities
   - protected customary rights groups
   - customary marine title groups
   - applicant groups under the Marine and Coastal (Takutai Moana) Act 2011

- ngā hapū o Ngāti Porou
- any person with a registered interest in land that may need to be acquired under the Public Works Act 1981.

Persons likely to be affected by the project include local authorities (Auckland Council and its CCOs) and the following iwi authorities:

- Ngāti Manuhiri (settlement entity: Ngāti Manuhiri Settlement Trust)
- Te Kia Ora Kakanui Marae (Ngāti Whātua o Kaipara) (settlement entity: Ngā Maunga Whakahii o Kaipara Development Trust)
- Ngāti Whātua Ōrākei (settlement entity: Ngāti Whātua o Ōrākei Trust Board);
- Ngāti Te Ata (settlement entity: Ngāti Te Ata Claims Support Whānau Trust);
- Ngāti Maru (settlement entity: Ngāti Maru Rūnanga Trust;
- Ngāi Tai ki Tāmaki (settlement entity: Ngāi Tai ki Tāmaki Trust);
- Ngāti Paoa Iwi Trust;
- Ngāti Paoa Trust Board;
- Te Ahiwaru Trust, formally Makaurau Marae Māori Trust
- Te Rūnanga o Ngāti Whātua
- Te Kawerau a Maki (settlement entity: Te Kawerau Iwi Settlement Trust
- Te Ākitai Waiohua (settlement entity: Te Ākitai Waiohua Settlement Trust)
- Ngatiwai (settlement entity: Ngātiwai Trust)

2. **Detail all consultation undertaken with the persons referred to above. Include a statement explaining how engagement has informed the project.**

Local authorities

Pre-application was undertaken with representatives from Auckland Council as part of the Stage 1 consenting process and Stage 2 referral process. A subsequent pre-application meeting with Auckland Council's Ecology team was held to discuss Stage 2, in particular as is relates to the offsetting proposed. While the pre-application meetings to date were focused on Stage 1 and 2 quarry expansions, Council is aware of the Stage 3 expansion plans (i.e., plans were shared that outlines an earlier version of Stage 3 extent). KQL intends to continue consultation with local authorities.

Iwi authorities

Engagement was undertaken with 13 relevant iwi authorities who have historic and territorial rights in Tāmaki Makaurau in respect of the Stage 2 consenting. Several huis have also been held with the relevant iwi authorities (Ngāti Whātua o Kaipara and Ngāti Manuhiri) that expressed interest in the Stage 2 quarry expansion. While the engagement to date was focused on Stage 1 and 2 quarry expansions, the relevant iwi authorities are aware of the Stage 3 expansion plans (i.e., plans were shared that outlines an earlier version of Stage 3 extent). KQL intends to continue consultation with iwi representatives and engage with the interested iwi groups on an ongoing basis for all stages of the Project.

3. **Describe any processes already undertaken under the Public Works Act 1981 in relation to the land or any part of the land on which the project will occur:**

N/A

Section 4: Iwi Authorities and Treaty Settlements

1. **What treaty settlements apply to the geographical location of the project? - Include a summary of the relevant principles and provisions in those settlements and any statutory acknowledgement areas.**

There are no Treaty Settlement Statutory Acknowledgement Areas identified on Auckland Council's GeoMaps for the Site or any adjacent properties.

2. **Are there any Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project?**

Ngāti Porou do not have an interest in resource management matters at the project site and there are no Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019 principles or provisions that are relevant to the project.

3. **Are there any identified parcels of Māori land within the project area, marae, and identified wāhi tapu?**

There are no identified parcels of Māori land, marae and identified wāhi tapu within the project area.

4. **Is the project proposed on any land returned under a Treaty settlement or any identified Māori land described in the ineligibility criteria?**

The project will not occur on land returned under Treaty Settlement or any identified Māori land described in the ineligibility criteria.

5. **Has the applicant has secured the relevant landowners' consent?**

The applicant (Kings Quarry Limited) and Pebblebrook Properties Limited (the landowner) are related companies with the same directors and therefore no other landowners' consent is required.

6. **Is the project proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area declared under s 12 of the Māori Commercial Aquaculture Claims Settlement Act 2004 or identified within an individual iwi settlement?**

   The project is not proposed in any customary marine title area, protected customary rights area, or aquaculture settlement area.

7. **Has there been an assessment of any effects of the activity on the exercise of a protected customary right?**

   N/A

Section 5: Adverse Effects

1. **What are the anticipated and known adverse effects of the project on the environment? (can upload a file)**

   The project is considered to not result in any long term, adverse effects on the environment, noting that significant mitigation and offsetting are proposed and the site is earmarked on the whole for quarrying activities via its Special Purpose – Quarry zoning. Key potential adverse effects are addressed in general below and should be reviewed in conjunction with the supporting technical assessments accompanying this application.

   Land Disturbance

   During land disturbance, it is proposed to install sediment and erosion control measures to manage and appropriately avoid and mitigate adverse environmental effects. Sediment and erosion control measures will be designed in accordance with the Auckland Council guidelines prescribed in Guideline Document 005 to ensure that 75% of sediment is removed from stormwater runoff prior to discharge from the site. An Erosion and Sediment Control Plan will be prepared and the works will be carried out in accordance with the measures specified.

   On the basis of the above and noting that best practicable erosion and sediment control measures will be implemented on site, provided for by a suite of consent conditions, it is considered that any adverse effects associated with earthworks including silt and sediment runoff (and resulting effects on water quality) will be less than minor.

   Groundwater

   The controls in the AUP recognise that groundwater diversion has the potential to impact groundwater regimes, surface water bodies, neighbouring structures and services and on people and communities. Assessment criteria for groundwater diversion are contained in E7.8.2 of the AUP.

   Having regard to the nature of the pit extension and when taking into account the separation distances and location of neighbouring buildings and structures, it is considered that any potential drawdown and settlements related to groundwater diversion will be able to be mitigated by design and conditions have less than minor effects given the underlying geology of the Site and the surrounding sites which consists of Albany Conglomerate which is effectively non-compressible.

   Rural Character and Visual Amenity

   As outlined above, the surrounding area is predominantly rural in character with the immediately adjoining sites zoned Rural Production. The majority of the wider site (except one lot) is zoned Special Purpose – Quarry, which specifically provides for and enables quarry operations on the site as a controlled activity. The assessment criteria for mineral extraction activities include 'whether mineral extraction activities in close proximity to dwellings mitigate significant adverse visual amenity effects through the use of screening and landscaping' (H28.7.2(1)(b)(i)).

   Some change in the landscape must be expected given the Quarry zoning of the site, however these effects will be mitigated to some extent by the comprehensive offset planting expected to occur, with any residual effects reduced to an appropriate level. The mitigation measures will include the progressive rehabilitation of the quarry pits as part of each stage of the works.

   Dust and Air Quality

   The extraction and processing of aggregate will inevitably generate some dust. This is recognised in the Special Quarry Zone provisions. The provisions seek to ensure that these effects are appropriately managed, rather than avoided.

   It is considered that these effects will be able to be appropriately managed through the Quarry Management Plan ('QMP') and Dust Management Plan ('DMP') which will include sections on air quality and will specify methods to minimise dust emissions to air, identification of roles and responsibilities for the implementation of this QMP and procedures for receiving and responding to complaints. This is intended to be a 'live document', providing the opportunity to adapt to any evolving best practice procedures. The distance of adjacent dwellings will assist in mitigating any adverse effects. Regardless of

distance and prevailing wind directions, good dust management practices are needed to ensure that the potential for wind driven entrainment of dust is kept to a minimum. Good dust management includes enclosing dust sources as much as is practicable, establishing preventative maintenance, good housekeeping procedures and carrying out particularly dusty operations in favourable weather conditions. The areas of the site that need specific consideration are roadways (paved or unpaved), vehicle movement, material stockpiles, conveyors, crushers and material handling. These measures will be considered and incorporated as necessary into the QMP and DMP.

It is therefore considered that any adverse dust and air quality effects can be managed through conditions and will be less than minor.

Noise

The principal sources of activity noise associated with the quarry activity include the operation of plant, quarrying of rock including blasting, clearing of the overburden and road traffic noise from trucks. As with the Stage 1 project, we anticipate that blasting effects associated with the quarrying are typically managed through the size and method of blasting. Blasting management can reasonably be expected to control the effects to be well within the AUP limits. With respect to road noise associated with the increase in truck movements in and out of the site, it is expected that these would comply with both the daytime and night time limits. Appropriate hours of operation will be confirmed to ensure compliance and minimise nuisance.

Having regard to the above, it is considered that any adverse effects associated with operational noise on the adjacent properties and the wider environment will be less than minor and can be appropriately managed through a suite of standard, good practice noise management conditions

Ecological Values

The quarry is specifically zoned as Special Purpose – Quarry, but it is also predominantly subject to the SEA overlay. The indigenous vegetation cover on the site is represented by a mosaic of indigenous ecosystem types, including:

- Mature kauri, podocarp, broadleaved forest (WF11, Regionally 'Endangered', Singers et al. 2017);
- Regenerating kanuka scrub / forest (VS2, Regionally 'Least Concern', Singers et al. 2017); and
- Regenerating broadleaved species scrub / forest VS5, Regionally 'Least Concern', Singers et al. 2017).

The vegetation where Stage 2 and 3 is proposed is largely regenerating bush, dating from the mid-20th century as shown in **Figure 2 of Attachment 3a**.

In order to facilitate the Stage 2 and 3 quarry operations on the site, it is necessary to remove circa 50ha of SEA vegetation. The quarry pit and overburden areas have been intentionally designed to avoid the highest value mature forest on the site as much as possible. Approximately 89% of the vegetation to be removed is classified as 'least concern' while 10.9% is classified as 'endangered' as shown in **Figure 3 of Attachment 3a**. The balance vegetation will be retained and enhanced where possible.

Stream removals will also be required within the quarry pit and overburden areas. Approximately 2,842m of intermittent stream and 553m of permanent stream will be impacted. No natural wetlands are expected to be present.

The effects management hierarchy will be applied to the effects arising from the vegetation and stream removal. Based on the ecological memos prepared by Bioresearches included as **Attachment 3b**, the effects on terrestrial and freshwater ecological values arising from the project are considered to be 'very high'. In this regard, residual adverse effects that cannot be avoided, remedied or mitigated will be offset and compensated. It is considered to be important and appropriate for the specific details of the offsets to be able to be detailed through the consenting process. This will ensure that there is sufficient flexibility to enable appropriate offsetting to deliver a net gain, following more detailed survey work.

It is anticipated that a net gain in biodiversity values should occur following the completion of all offset and compensation actions, provided for by a suite of conditions, such that any adverse effects will not be significant.

Archaeology

The New Zealand Archaeological Association ('NZAA') has a record relating to an archaeological site (R10/918) on the subject site which relates to two pit sites. This is proximate to the overburden area. As shown in **Figure 4 of Attachment 3a**, the Stage 2 extent has been designed to be clear of these archaeological sites.

In this regard, provided that all works are undertaken in accordance with consent conditions, including utilising Accidental Discovery Protocol, it is considered that any adverse effects on archaeological values will be less than minor.

Transportation

Traffic, access and parking matters have been considered in the transport memorandum prepared by Commute Transportation ('Commute') (see **Attachment 3c**). By way of summary:

- The consented Stage 1 upgrades to the site and local transport network will appropriately service Stage 2 and 3 without the need for any further upgrades in the local road network;
- Future parking and access within the site to service Stage 2 and 3 can be accommodated within the approved parking area (by the weighbridge) and access under Stage 1 consent; and
- Commute consider that there are no transport-related reasons why the development should not proceed as a referred project.

Having regard to the above, and by implementation of consent conditions, it is considered that any adverse effects in respect to transportation matters will be less than minor.

Cultural Values

Cultural Values Assessments received with respect to the proposed Stage 2 expansion identified various measures to mitigate cultural effects from the proposal, including cultural inductions prior to works, cultural monitoring of associated infrastructure earthworks and outcomes, undertaking offsetting and relocation of species in conjunction with Marae Kaitiaki, and the establishment of a pest management plan at the site.

It is anticipated that engagement and consultation with iwi groups that have registered their interest will continue throughout the Project, and that any queries or issues that arise will be able to be addressed during the processing of the application.

Greenhouse Gas Emissions

Aggregate is a foundation product: it is crucial to economic activity in New Zealand. Without a ready supply of appropriately-located aggregate, the production of concrete and the development of buildings, roading and infrastructure would halt – or cost considerably more. Because of the nature of aggregate as a low-value, high-weight product, it doesn't travel well. This means that for aggregate extraction to be economical, it should be located proximate to the areas it is required. Much of Auckland's supply is currently sourced from the Waikato and further afield including as far as the South Island.

The expansion of Kings Quarry will increase supply of local aggregate to service the Auckland region. This represents a saving in bulk transport that will have a positive immediate benefit in reducing New Zealand's transport related greenhouse gas emissions. The greenhouse gas emissions report prepared by Air Matters (**Attachment 3d**) identifies that a reduction of 12,551 tonnes of CO2 equivalent greenhouse gas emissions could be achieved annually through transport-related savings. To provide context, this equates to ~0.35% of New Zealand's total heavy vehicle CO2 equivalent GHG emissions, using Ministry of Transport data from 2019 as a base year. For a single project, this is a significant benefit.

Having regard to the above, it is considered that the Project will have net benefits in relation to GHG emissions.

Section 6: National policy statements and national environmental standards

1. **What is the general assessment of the project in relation to any relevant national policy statement (including the New Zealand Coastal Policy Statement) and national environmental standard? (an upload file)**

National Policy Statement on Freshwater Management 2020 (NPS-FM)

The NPS-FM requirements include:

- Managing freshwater in a way that 'gives effect' to Te Mana o Te Wai;
- Improving degraded water bodies, and maintaining or improving all others; and
- Avoiding any further loss or degradation of wetlands and streams, map existing wetlands, and encourage their restoration.

It is considered that the project is consistent with the NPS-FM objectives and policies. The protection and enhancement of the health and well-being water bodies, streams and freshwater ecosystems has been considered through the design of the quarry. As the wider Kings Quarry property is scattered with many watercourses, avoidance of streams was not feasible, however, the pit design avoids permanent streams to the greatest extents possible. There is a clear functional need for the quarrying to occur on the Site because that is where the aggregate is located, which is supported by the Special Purpose – Quarry Zoning of the Site. The proposed removal of the weir from Waitoki Stream will improve fish passage. The effects management hierarchy contained within the NPS-FM outlines the required management approach for managing adverse effects of activities. As there is a loss of a portion of stream within the Site which cannot be avoided,

remedied or mitigated, offsetting is the appropriate management approach in order to ensure net gain. An offsetting package will be provided as part of the substantive application should the project be listed.

National Policy Statement on Urban Development 2020 (NPS-UD)

The NPS-UD 2020 enables the development of land and infrastructure for urban land uses while recognising the national significance of well-functioning urban environments that enable all people and communities to provide for their social, economic, and cultural wellbeing (Objective 1 and Policy 1). Part of well-functioning urban environments is providing housing choice.

Aggregate is a foundation product which is necessary for the development of buildings, roading and infrastructure. Increasing its supply and proximity to key growth areas will result in reduced costs for Auckland's construction sector and therefore reduce barriers to intensification and the development of well-functioning urban environments that have a variety of homes. It is therefore considered that the project will contribute to the development of land and infrastructure for urban land uses and therefore is consistent with the NPS-UD.

National Policy Statement on Indigenous Biodiversity 2023 (NPS-IB)

The NPS-IB concerns "SNA or significant natural areas" and "indigenous biodiversity", both of which are defined terms under the NPS. The objective of the NPS-IB is to maintain indigenous biodiversity across New Zealand so that there is no overall loss. The policies seek to restore and enhance ecosystems and habitats where necessary, and avoid adverse effects to SNAs. In the context of this project, the Site is subject to a 'SEA or Significant Ecological Areas' under the AUP(OP). Therefore, the provisions and relevant policies of the NPS-IB regarding SNAs are relevant to the consideration of this application. However, aggregate extraction is exempt from the strict avoidance requirement under the NPS-IB under Clause 3.11(1). The exception allows the adverse effects on an SNA to be managed by applying the effects management hierarchy. If biodiversity offsetting or biodiversity compensation is applied, the principles for biodiversity offsetting as set out in Appendix 3 of the NPS-IB would need to be met.

Having regard to the above, it is considered that the project is consistent with the NPS-IB as follows:

- Kings Quarry is a regionally significant quarry. It is located north-west of Auckland's urban area and in close proximity to Future Urban areas such as Silverdale, Wainui, Dairy Flat, Kumeu-Huapai, Riverhead and Whenuapai, and as such is well located to be able to supply aggregate to north and west of Auckland without incurring high transport costs associated with greater travel distances.
- There is a clear functional need for the quarrying to occur on the site because that is where the aggregate is located, which is supported by the Special Purpose – Quarry Zoning of the Site.
- If aggregate were required to be sourced from alternative sources outside the Auckland region, this could significantly impact the cost of aggregate. The strategic location of the Kings Quarry therefore makes this a valuable resource and will ensure that the supply of aggregate continues to be cost-effective.
- The effects management hierarchy will be applied and a biodiversity offsetting and compensation package will be provided as part of the substantive application.

National Environmental Standard for Freshwater 2020 (NES-F)

The intent of the NES-F is to set out requirements for carrying out certain activities that pose risks to freshwater and freshwater ecosystems. It seeks to:

- Protect existing inland and coastal wetlands;
- Protect urban and rural streams from in-filling;
- Ensure connectivity of fish habitat (fish passage);
- Set minimum requirements for feedlots and other stockholding areas;
- Improve poor practice intensive winter grazing of forage crops;
- Restrict further agricultural intensification until the end of 2024; and
- Limit the discharge of synthetic nitrogen fertiliser to land, and require reporting of fertiliser use.

As the wider Kings Quarry property is scattered with many watercourses, avoidance of streams was not feasible, however, the pit design avoids permanent streams to the greatest extent possible. The loss of 2,842m of intermittent stream and 553m is considered to have a 'very high' level of effect due to the complete loss of freshwater habitat which is permanent and irreversible. Stream reclamation cannot be mitigated and residual adverse effects on streams will need to be offset or compensated. In this regard, an offsetting package will be prepared and submitted as part of the substantive application

should the project be listed to ensure a no net loss of freshwater habitat and stream extent can be achieved and that the offset actions are sufficient to outweigh the impact from the project.

Based on the above, the project is considered to be consistent with the intent of the NES-F.

Section 7: Eligibility

Your application must be supported by an explanation as to how the project will help achieve the purpose of the Bill, that is to "provide a fast-track decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits".

In considering whether the project will help to achieve the purpose of the Bill, the Ministers may have regard to the specific matters referred to below, and any other matter that the Ministers consider relevant.

1. **Will access to the fast-track process enable the project to be processed in a more timely and cost-efficient way than under normal processes?**

   Yes.

   With consenting in Auckland, it is not uncommon for significant projects to take more than a year to obtain resource consent. Delays have been attributed to significant resourcing issues within Auckland Council. For example, the consenting of Stage 1 (which was significantly smaller and less complex than Stage 2), took over a year. Due to the scale of the project, including the consenting complexities associated with the SEA overlay, and possible appeals, the project is likely to progress significantly faster by using the processes provided by the Act – by approximately 36 months. A timeline showing the RMA process and FTCA process isas shown in **Figure 5** of Attachment 3a.

   This project is the exact type of project envisaged by the Bill. The Stage 2 and 3 expansions of Kings Quarry will use a comprehensive offsetting package for management of effects, and given the project's non-complying activity status, this project would ordinarily have to pass the s104D gateway test under the Resource Management Act 1991. Projects such as these also have the potential to attract significant opposition from nearby landowners despite their potential to deliver positive environmental outcomes (with net biodiversity gains) while providing substantial regional benefits. In its submission on the FTA, the applicant has noted that the section 104D test exclusion currently does not apply to listed projects (only referred ones) but there does not appear to be any reason why that is the case. Based on the applicant's technical advice it considers the effects to be appropriate overall under section 104, despite the section 104D test is anticipated to add substantial complexity, cost and delay to the consenting process. The project will progress much quicker under the FTA as a result, and assuming the FTA is amended to equally exclude the application of s104D to listed projects (which the applicant strongly considers it should), even more so.

2. **What is the impact referring this project will have on the efficient operation of the fast-track process?**

   Given KQL is in a position to lodge a substantive application for Stage 2 and Stage 3 as soon as possible, is can immediately benefit from being a Schedule 2A listed project. If this project is not listed, referral will be sought to utilise the Fast-track Approvals Bill given the clear and substantial benefits this fast-track process will provide to its delivery. On that basis, by listing this project under 2A substantially streamlines processing of this application for both the Ministry for the Environment staff, and the joint Ministers, allowing an Expert Panel to begin processing the application as soon as it is appointed.

3. **Has the project been identified as a priority project in a:**
   - **Central government plan or strategy**
   - **Local government plan or strategy**
   - **Sector plan or strategy**
   - **Central government infrastructure priority list**
   - **Other**

   Other

   The project has previously been identified (in its original Stage 2 fast track application) in the COVID-19 Recovery (Fast-track Consenting) Referred Projects Order 2020 (Schedule 84), with the Minister recognising the significant potential benefits of the Stage 2 quarry expansion in achieving the purpose of the FTCA, being to assist with the rapid economic recovery from the impacts of the COVID-19 Pandemic, in a way that appropriately manages environmental effects in a sustainable manner. The purpose of the Bill is similarly directed at providing a fast-track decision-making process that facilitates the delivery of infrastructure and development projects with significant regional or national benefits.

4. **Will the project deliver regionally or nationally significant infrastructure?**

   - **Regional significant infrastructure**
   - **National significant infrastructure**

Regional Significant Infrastructure

The project will deliver regionally significant infrastructure as it will facilitate construction, including construction of infrastructure, in the Auckland region. Auckland generates 38% of New Zealand's GDP, and without sufficient aggregate, the city's economic performance will suffer, and in turn this will have adverse effects on New Zealand's economy. Aggregate is an essential ingredient of concrete which is needed across the entire urban landscape. Aggregate is also used in raw format across a range of other non-concrete uses. Kings Quarry aggregate offers an opportunity to avoid the adverse effects of a local shortfall in aggregate by substituting imported rock for locally quarries aggregate. This will support the local market and place downward pressure on aggregate and reduce the transport load.

5. **Will the project:**
   - **increase the supply of housing**
   - **address housing needs**
   - **contribute to a well-functioning urban environment**

Increase the supply of housing and address housing needs

The project does not directly involve the delivery of residential housing supply, however given the importance of aggregate as a foundation product necessary for the development of buildings, roading and infrastructure, increasing its supply and proximity to key growth areas will result in reduced costs for Auckland's construction sector and therefore reduce barriers to intensification and the development of well-functioning urban environments that have a variety of homes.

6. **Will the project deliver significant economic benefits?**
   - **Yes**
   - **No**

Yes

Supplying the Auckland market using the Kings Quarry resource, instead if importing it from Northland, will avoid considerable costs. The avoided costs are seen as benefits and the analysis shows that the present value of these avoided costs is $288.5m – avoiding these costs translates into a significant economic benefit. The economics report prepared by Market Economics (**Attachment 3e**) addresses the economic benefits of the project in more detail.

7. **Will the project support primary industries, including aquaculture?**
   - **Yes**
   - **No**

Yes

This project will support primary industries through the provision of aggregate which can be used for a variety of other projects and in other sectors.

8. **Will the project support development of natural resources, including minerals and petroleum?**
   - **Yes**
   - **No**

Yes

The scope of the project is to carry out mineral extraction activities. The extension of Kings Quarry would reduce Auckland's substantial supply deficit by increasing the amount of local aggregate available. As such, Auckland would become less reliant on sourcing aggregate from the Waikato and other parts of New Zealand, at a lower cost. This would also help to reduce pressure on Waikato's quarries as they will also face future increases in demand locally. Developing the Kings Quarry resource is consistent with developing resources in a responsible and efficient way.

9. **Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?**
   - **Yes**
   - **No**

Yes

As noted above, the expansion of Kings Quarry will increase supply of local aggregate to service the Auckland region. Currently, the wider Auckland region imports a share of its aggregate from Northland and Waikato. The project represents a saving in bulk transport that will have a positive immediate benefit in reducing New Zealand's transport related greenhouse gas emissions. The greenhouse gas emissions report prepared by Air Matters (**Attachment 3d**) identifies that a reduction of 12,551 tonnes of CO_2 equivalent greenhouse gas emissions could be achieved annually as a result of the Stage 2 and 3 developments.

10. Will the project support adaptation, resilience, and recovery from natural hazards?

- **Yes**
- **No**

Yes

Enabling the project will enhance the market's resilience because key supply sources will be available within the region and not subject to potential infrastructure (road) failures to the north of Auckland. In a post-natural hazard situation, reinstating infrastructure efficiently is crucial. It is plausible that the natural event that caused widespread damage could also damage transport infrastructure. Developing and maintaining multiple sources for aggregate is prudent.

11. Will the project address significant environmental issues?

- **Yes**
- **No**

Yes

The project intends to achieve a 'no net loss' outcome in respect to biodiversity. The project represents a saving in bulk transport that will have a positive immediate benefit in reducing New Zealand's transport related greenhouse gas emissions.

12. Is the project consistent with local or regional planning documents, including spatial strategies?

- **Yes**
- **No**

Yes

Regional Policy Statement (RPS)

The RPS sets out the overall strategic statutory framework to achieve integrated management of the natural and physical resources of the Auckland Region. The RPS broadly gives effect to the strategic direction set out in the Auckland Plan. The project has not been assessed against Chapters B2 Urban growth and form, B3 Infrastructure, transport and energy, B4 Natural heritage, B5 Historic heritage and special character, B8 Coastal environment, B9 Rural environment or B10 Environmental risk because these sections of the RPS are not applicable to the project.

B6 Mana Whenua

The relevant objectives and policies of B6 seek to ensure that the principles of Te Tiriti o Waitangi are recognised and provided for in the sustainable management of natural resources. There is an emphasis to provide opportunities for mana whenua to actively participate in the in the sustainable management of natural and physical resources, the mauri of and relationship of mana whenua with natural and physical resources is enhanced and the holistic nature of mana whenua world view is taken into account.

The project is considered to be consistent with these policy directions, as the project recognises the unique relationship between mana whenua and natural and physical resources. Consultation has been undertaken with mana whenua authorities who are generally supportive of the project and ongoing engagement and consultation will continue throughout the further stages of the Project.

B7.1 Natural Resources – Indigenous Biodiversity

The relevant objectives and policies of B7.1 seek to ensure that indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring. It is noted that Council have not yet amended the RPS on Indigenous Biodiversity to be in line with the NPS-IB which provides for an exception to the strict avoidance requirement for aggregate extraction. Having regard to this, objective 1 and 2 should be considered holistically.

In this regard, the project will remove approximately 50 ha of SEA vegetation considered to be generally of high ecological value to facilitate the quarry expansion. While this might be inconsistent with this RPS (objective 1 in particular), it is not considered contrary given the intent of the NPS-IB and in particular the exception applicable to aggregate extraction. Having regard to objective 2, the effects management hierarchy will be applied and a biodiversity offset plan will be prepared to assess the level of offset actions required to ensure a net indigenous biodiversity gain.

B7.3 Natural Resources – Freshwater Systems

The relevant objectives and policies of B7.3 seek to ensure that degraded freshwater systems are enhanced and the loss of freshwater systems is minimised. There is an emphasis to integrate the management of subdivision, use and development and freshwater systems, identify degraded freshwater systems and to avoid the permanent loss and significant modification of lakes, rivers, streams and wetlands unless no practicable alternatives exist or mitigation measures are implemented to address the adverse effects arising from the loss in freshwater system functions and values.

It is considered that the project is consistent with this policy direction. In our view, retention of the extent of the stream is not practicable given that that the wider Kings Quarry property is scattered with many watercourses, and it was therefore not practicable to locate the project in an area where no watercourses would be affected. There is a clear functional need for the quarrying to occur on the site because that is where the aggregate is located, which is supported by the Special Purpose – Zoning of the Site. To address any residual adverse effects associated with the loss of stream, an offsetting package will be prepared which will ensure a 'net gain' outcome is achieved.

B7.5 Natural Resources – Air

The relevant objectives and policies of B7.5 seek to ensure industry and infrastructure are enabled by providing reduced ambient air quality amenity in appropriate locations. There is an emphasis to avoid, remedy or mitigate adverse effects from discharges of contaminants to air for the purpose of protecting human health, property and environment.

It is considered that the project is consistent with this policy direction. The project will operate under a DMP which include methods to minimise dust emissions to air such as water suppression, wind speed monitoring and dust monitoring. In addition to the dust management procedures, it is important to highlight that Kings Quarry will not have the same potential level of dust generation as other quarries in the Auckland region due to the nature of the alluvial rock. The primary processing required is largely screening and then washing of the quarried products which will produce far less airborne dust versus crushing. The roadways are also wetted naturally from the abundance of moisture in the ground which will assist in the reduction of traffic generated dust.

B7.6 Natural Resources – Minerals

The main objective B7.6 seek to ensure that Auckland's mineral resources are effectively and efficiently used. The policies provide emphasis on the provision of mineral extraction activities within appropriate areas to ensure a secure supply of extractable minerals for Auckland's continuing development while ensuring significant adverse effects on the environment are avoided, remedied or mitigated. The RPS recognises that a sustained supply of aggregate is necessary to provide for growth, and that existing quarries will need to expand, and new quarries and resources will need to be identified to ensure a secured supply of aggregate to meet demand for growth and development in the Auckland region.

The project is to undertake mineral extraction activities on a site zoned specifically for quarry purposes. Kings Quarry is located north-west of Auckland's urban area and in close proximity to future urban areas, and as such is well located to be able to supply aggregate to north and west of Auckland without incurring high transport costs associated with greater travel distances. If aggregate were required to be sourced from alternative sources outside the Auckland region, this could significantly impact the cost of aggregate. The strategic location of the Kings Quarry therefore makes this a valuable resource and will ensure that the supply of aggregate continues to be cost-effective.

Policy B7.6.2(4) requires mineral extraction activities to be established and operated in ways which avoid, remedy or mitigate significant adverse effects on the environment. As discussed in section 5 above the Project, being a regionally significant quarry, will inevitably generate some adverse effects however these are not considered significant subject to the implementation of best practice industry procedures, guidelines and management plans. Where residual adverse effects cannot be avoided, remedied or mitigated as is the case with ecological values, it is proposed to provide biodiversity offsetting to ensure a net gain outcome is achieved. While the RPS do not specifically contemplate offsetting, offsetting is specifically addressed through NPS-IB and other AUP(OP) provisions and these should therefore be read in conjunction.

Based on the foregoing, the project is consistent with the policy direction of the RPS.

Regional and District Objectives and Policies of the AUP

The objectives and policies in the following AUP chapters are considered to be relevant to the project:

- H28 Special Purpose – Quarry Zone;
- H19 Rural – Rural Production Zone;
- D9 Significant Ecological Area Overlay;
- E2 Water Quantity, Allocation and Use;
- E3 Lakes, Rivers, Streams and Wetlands;
- E11 and E12 Land Disturbance;
- E14 Air Quality;
- E15 Vegetation Management and Biodiversity;
- E27 Transportation; and
- E28 Mineral Extraction from Land.

The ones we consider to be particularly relevant are summarised below, in the following order:

- H28 Special Purpose – Quarry Zone;
- E28 Mineral Extraction from Land;
- D9 Significant Ecological Area Overlay; and
- E3 Lakes, Rivers, Streams and Wetlands.

H28 Special Purpose – Quarry Zone

The zone objectives aim to ensure that mineral extraction activities are carried out efficiently at significant mineral extraction site whilst ensuring that significant adverse effects are avoided, remedied or mitigated. The zone policies reinforce its objectives and also ensure that the demand for minerals can be met, where possible, from supply sources within Auckland while requiring quarry operators to internalise the adverse effects associated with new or enlarged mineral extraction. The zone also specifically provides for compatible land uses within or adjoining the zone, including mineral recycling activities and the manufacture of raw products using raw materials from mineral extraction activities**.**

The project involves mineral extraction activities which are able to be undertaken efficiently at this site, which is considered to be a significant site given its proximity to existing urban and growth areas. The Project, being a regionally significant quarry, will inevitably generate some adverse effects however these are not considered significant subject to the implementation of best practice industry procedures, guidelines and management plans. With respect to effects on ecological values, the effects management hierarchy will be applied to ensure that significant adverse effects are avoided, remedied and mitigated, and any residual effects are offset. Given that the SEA overlay applies to the majority of the Site, it is not possible to avoid adverse effects entirely, however the more valuable areas of vegetation have been largely avoided. The adverse effects that are not able to be avoided will be mitigated through an offsetting package. It is also proposed to undertake remediation planting from Year 2 of the quarry life. To address any residual adverse effects, the applicant proposes replanting and enhancement as part of an offsetting package that can ensure a 'net gain' outcome is achieved. While the objectives for this zone do not specifically contemplate offsetting, offsetting is specifically addressed through the objectives and policies for the SEA overlay, waterbodies, and vegetation management including mineral extraction and these should be read in conjunction.

The quarry operations will be managed carefully to ensure that adverse effects associated with the project is largely internalised within the site and the implementation of the Quarry Management Plan will ensure that good site practices are implemented to avoid where practicable or otherwise remedy and mitigate potential adverse effects on the environment.

Overall, the project is considered to be consistent with the objectives and policies of the zone.

E28 Mineral Extraction from Land

The objectives and policies for mineral extraction from land seek to ensure that mineral extraction from land and its delivery is efficient and meets Auckland's needs while significant adverse effects are avoided, remedied of mitigated. It aims to avoid where practicable undertaking new mineral extraction activities in areas where there are natural and physical resources that have been scheduled in the plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character. Where it is not practicable to locate mineral extraction activities outside these scheduled areas, consideration needs to be given to the benefits, reduced transport effects and extent to which significant adverse effects can be avoided, remedied, mitigated or where not mitigated, can be offset.

In this case, the Site is subject to a scheduled natural resource (being the SEA overlay) and it is not practicable to entirely avoid adverse effects on the SEA because it covers almost all of the quarry site. Mineral extraction activities have been carried out on the site since the 1930s and are considered to be compatible with rural uses, noting the surrounding properties are zoned Rural Production. Adequate measures will be in place including the implementation of management plans such remediation planting to ensure that adverse effects are avoided, remedied and mitigated.

The project is also considered to have a number of economic benefits as well as reduced transport costs. This is addressed further in the response to Section 7 Q6 above.

Overall, it is considered that the project is consistent with these objectives and policies.

D9 Significant Ecological Overlay

The majority of the Site is subject to a SEA overlay (SEA_T_6454). SEA_T_6454 is considered to meet criteria 2 (threat status and rarity) and 3 (diversity). The objectives and policies aim to ensure that areas of significant indigenous biodiversity value in terrestrial, freshwater, and coastal marine areas are protected from the adverse effects of subdivision, use and development; indigenous biodiversity values are enhanced; and the relationship of Mana Whenua and their customs and traditions with indigenous vegetation and fauna is recognised and provided for.

In this case, the main consideration of outcomes in this framework are D9.3(1) and D9.3(2) in relation to application of the effects management hierarchy. Given that the SEA overlay applies to the majority of the Site, it is not practicable to avoid adverse effects on the identified indigenous biodiversity values of the SEA. The zoning of the Site as a Special Purpose -

Quarry Zone contemplates mineral extraction activities in this location and therefore there is a clear functional need for the quarrying to occur on the site.

The effects management hierarchy will be applied to ensure that significant adverse effects are avoided, remedied and mitigated, and any residual effects are offset. The more valuable areas of vegetation have been largely avoided. The adverse effects that are not able to be avoided will be mitigated through the implementation of management plans. It is also proposed to undertake extensive remediation planting from Year 2 of the quarry life.

To address any residual adverse effects, the applicant proposes replanting and enhancement options via a comprehensive offsetting package that can ensure a 'net gain' outcome is achieved.

It is therefore considered that the project is consistent with these objectives and policies.

E3 Lakes, Rivers, Streams and Wetlands

The provisions of E3 Lakes, rivers, streams and wetlands requires streams with high natural values to be protected from degradation and permanent loss. In the context of this application, the watercourses in this project are considered to be of moderate to high ecological value.

The main consideration of outcomes in this framework are E3.2(6) in relation to avoiding the reclamation of a stream unless there is no practicable alternative; and E3.2(2) whereby Auckland's lakes, rivers, streams and wetlands are restored, maintained and enhanced. The policy framework on the matter of reclamation seeks that this is avoided unless there is no practicable alternative for undertaking the activity outside of the stream, it is part of an activity designed to restore or enhance natural values, and the activity avoids significant adverse effects on Mana Whenua values.

We consider these provisions to be met for the following reasons:

- In this case, avoidance of stream loss is not possible for the quarry activity to occur on a site zoned for quarry purposes. In our view, retention of the extent of the stream not practicable given that that the wider Kings Quarry property is scattered with many watercourses. There is a clear functional need for the quarrying to occur on the site because that is where the aggregate is located, which is supported by the Special Purpose – Quarry Zoning of the Site.
- Aquatic offsetting will be provided and details of this will be available as part of the substantive application should the project be listed. It is also proposed to remediate the loss of stream extent through the removal of the weir within Waitoki Stream which will restore the connectivity of approximately 3.4km of stream extent. This will result in the restoration of stream hydrology, sediment transportation and the movement of aquatic fauna through all life stages. This will increase fish biodiversity, and restore habitats and natural stream processes through the upper Waitoki Catchment.
- Iwi groups have been consulted as part of previous stages of the quarry. KQL is committed in on-going engagement will relevant iwi authorities throughout the stages of this Project.
- Earthworks near streams to be retained will be undertaken in accordance with best practice such as section 64.0 of GD05.

Based on the analysis above it is considered that the project is consistent with these objectives and policies.

13. Anything else?

N/A

14. Does the project include an activity which would make it ineligible?

No

Section 8: Climate Change

1. Will the project be affected by climate change and natural hazards?

The project is not one which is inherently vulnerable to natural hazards and climate change, comprising no sensitive or vulnerable activities such as dwellings. The Stage 2 and 3 areas are not subject to any flood plains. As the Stage 2 and 3 extents are generally remote from the parcel boundaries it is not anticipated that the OLFPs will be altered at the boundary points, and the same entry and exit point will be maintained. Piping upper reaches of the minor OLFPs may be required for the quarry haul roads. Pipes will be sized accordingly to not reduce the capacity of the existing OLFPs. Further detail will be able to be provided in the consent application.

As noted above, the project will reduce greenhouse gas emissions which will positively contribute towards addressing climate change.

Section 9: Track Record

1. **Please add a summary of all compliance and/or enforcement actions taken against the applicant by any entity with enforcement powers under the Acts referred to in the Bill, and the outcome of those actions.**

   No compliance and/or enforcement actions have been taken against Kings Quarry Limited by a local authority under the RMA.

Section 10: Declaration

I acknowledge that a summary of this application will be made publicly available on the Ministry for the Environment website and that the full application will be released if requested.

Do you acknowledge your submission will be published on environment.govt.nz if required

(Required)

- **Yes**
- No

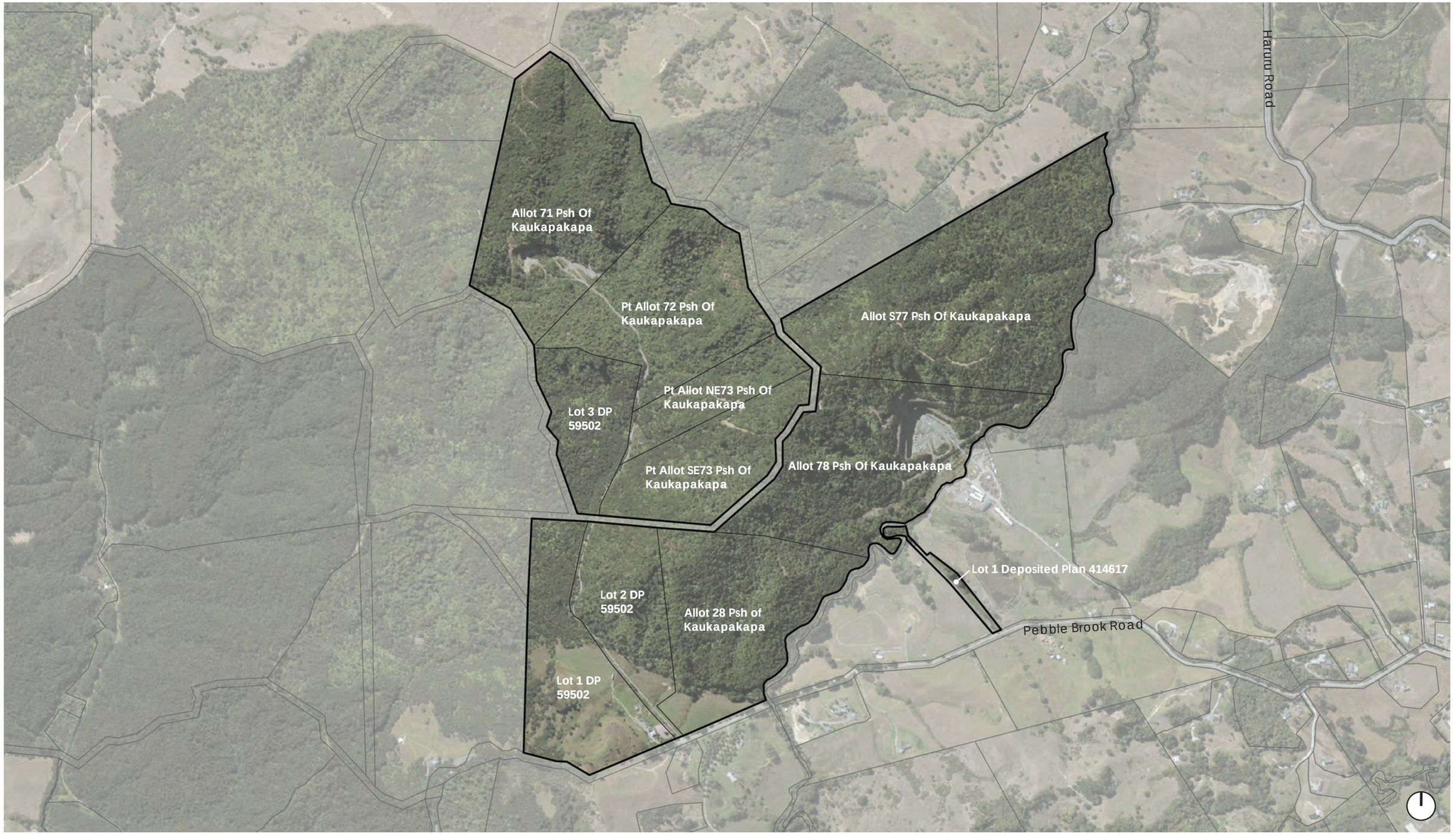
By typing your name in the field below you are electronically signing this application form and certifying the information given in this application is true and correct.

Please write your name here (Required)

Alexander Semenoff

Important notes

Information presented to the Ministry for the Environment is subject to disclosure under the Official Information Act 1982 (OIA). Certain information may be withheld in accordance with the grounds for withholding information under the OIA although the grounds for withholding must always be balanced against considerations of public interest that may justify release. Although the Ministry for the Environment does not give any guarantees as to whether information can be withheld under the OIA, it may be helpful to discuss OIA issues with the Ministry for the Environment in advance if information provided with an application is commercially sensitive or release would, for instance, disclose a trade secret or other confidential information. Further information on the OIA is available at www.ombudsman.parliament.nz.



Legend

Kings Quarry Site Boundary

Parcels

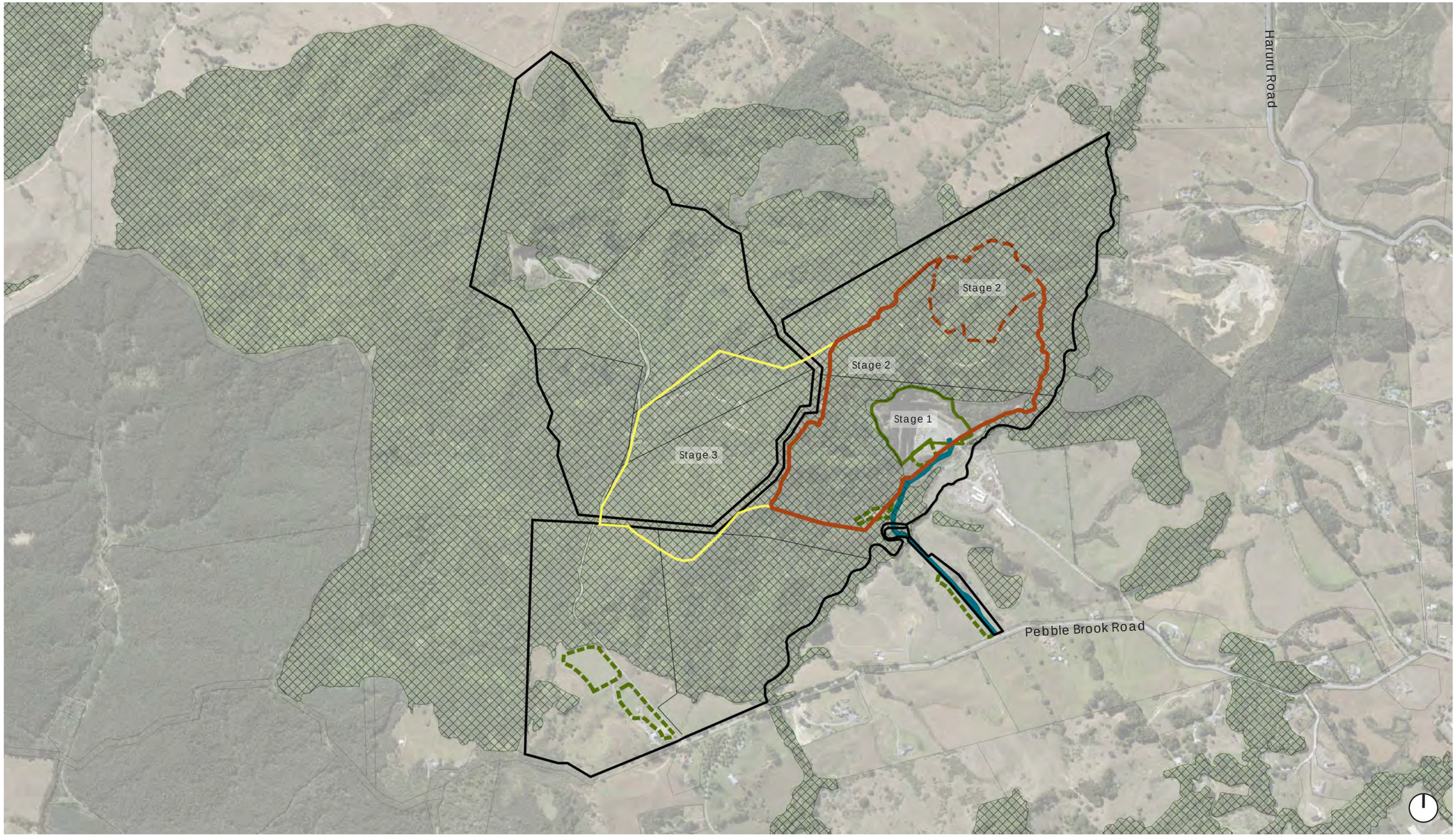
Kings Quarry
Locality Plan
306 Pebble Brook Road, Wainui

Scale. 1:10,000 at A3
Date. 16/04/2024

Status. For Information

B&A
Urban & Environmental

I:\Jobs\13000-13999 General Jobs\17073 Kings Quarry, Wainui\Stage 2



Legend

- Kings Quarry Site Boundary
- Parcels
- Auckland Unitary Plan- Significant Ecological Area
- Stage 1 - Consented Pit Extent
- Stage 1 - Consented Overburden Fill Site Extent
- Access-way (consented under Stage 1)
- Stage 2 - Approximate Proposed Pit Extent
- Stage 2 - Approximate Proposed Overburden Fill Site Extent
- Stage 3 - Approximate Proposed Pit Extent

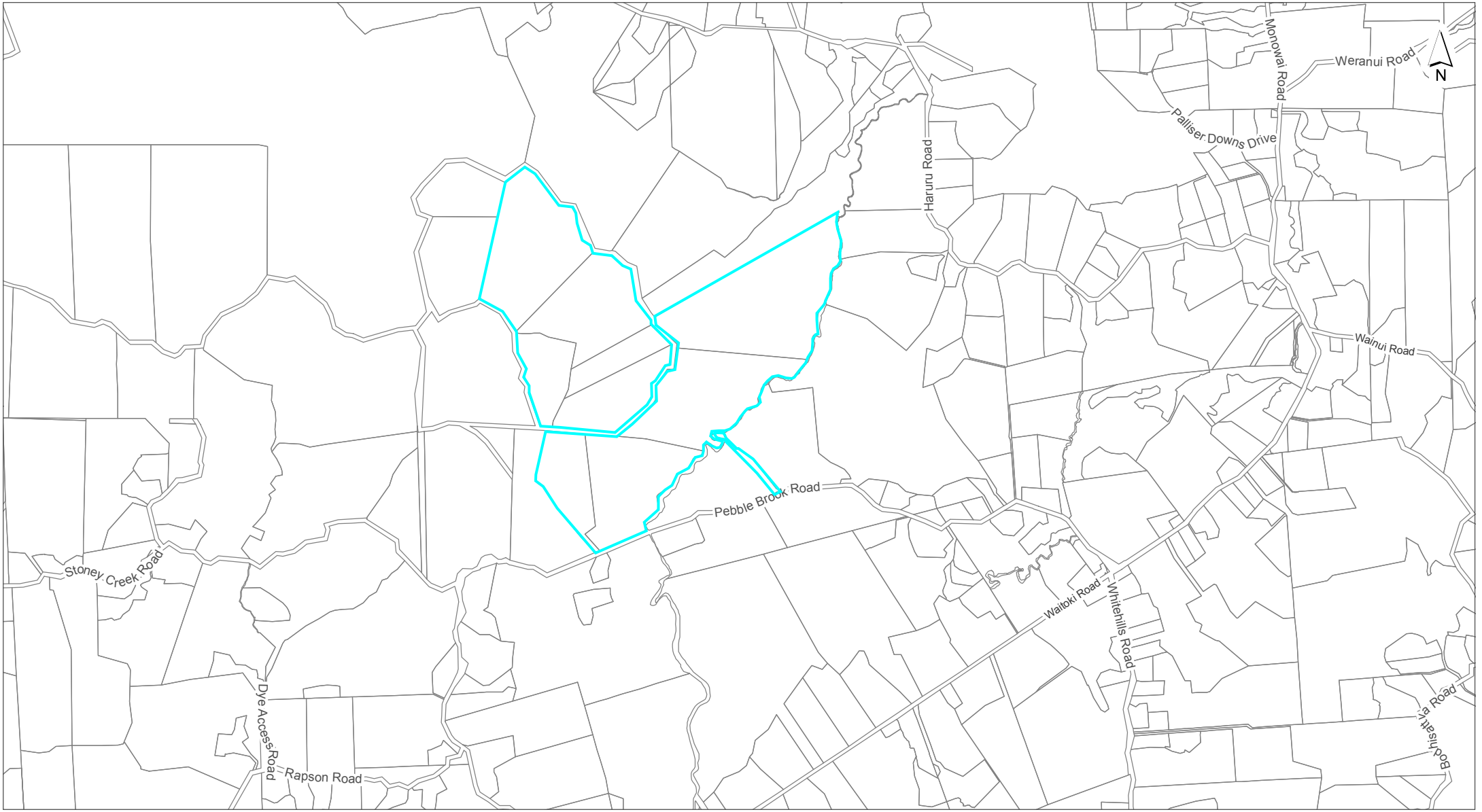
Kings Quarry
Stage 2 & 3 Proposed Expansion with SEA
306 Pebble Brook Road, Wainui

Scale. 1:10,000 at A3
Date. 16/04/2024

Status. For Information

B&A
Urban & Environmental

I:\Jobs\13000-13999 General Jobs\17073 Kings Quarry, Wainui\Stage 2



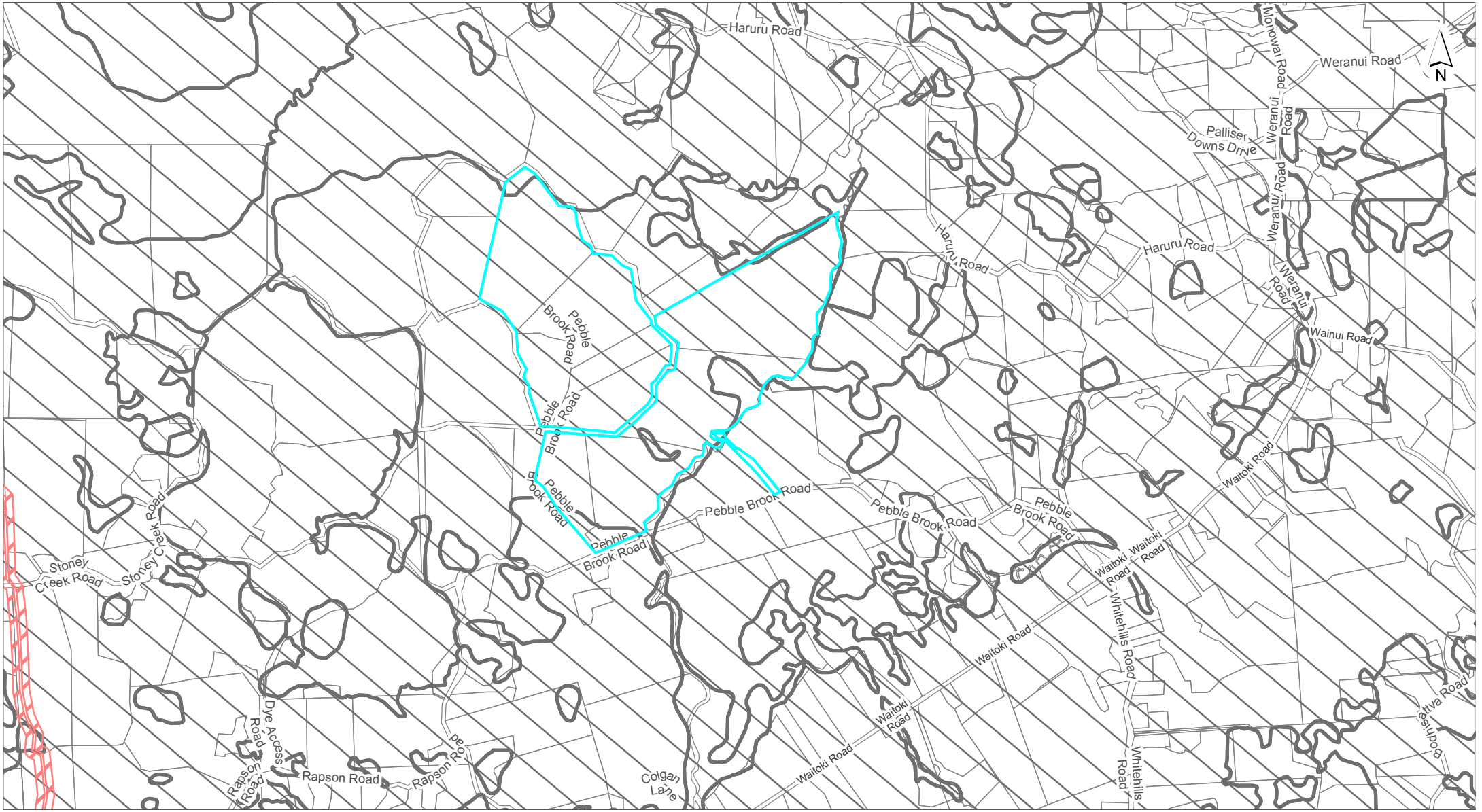
Built Environment

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



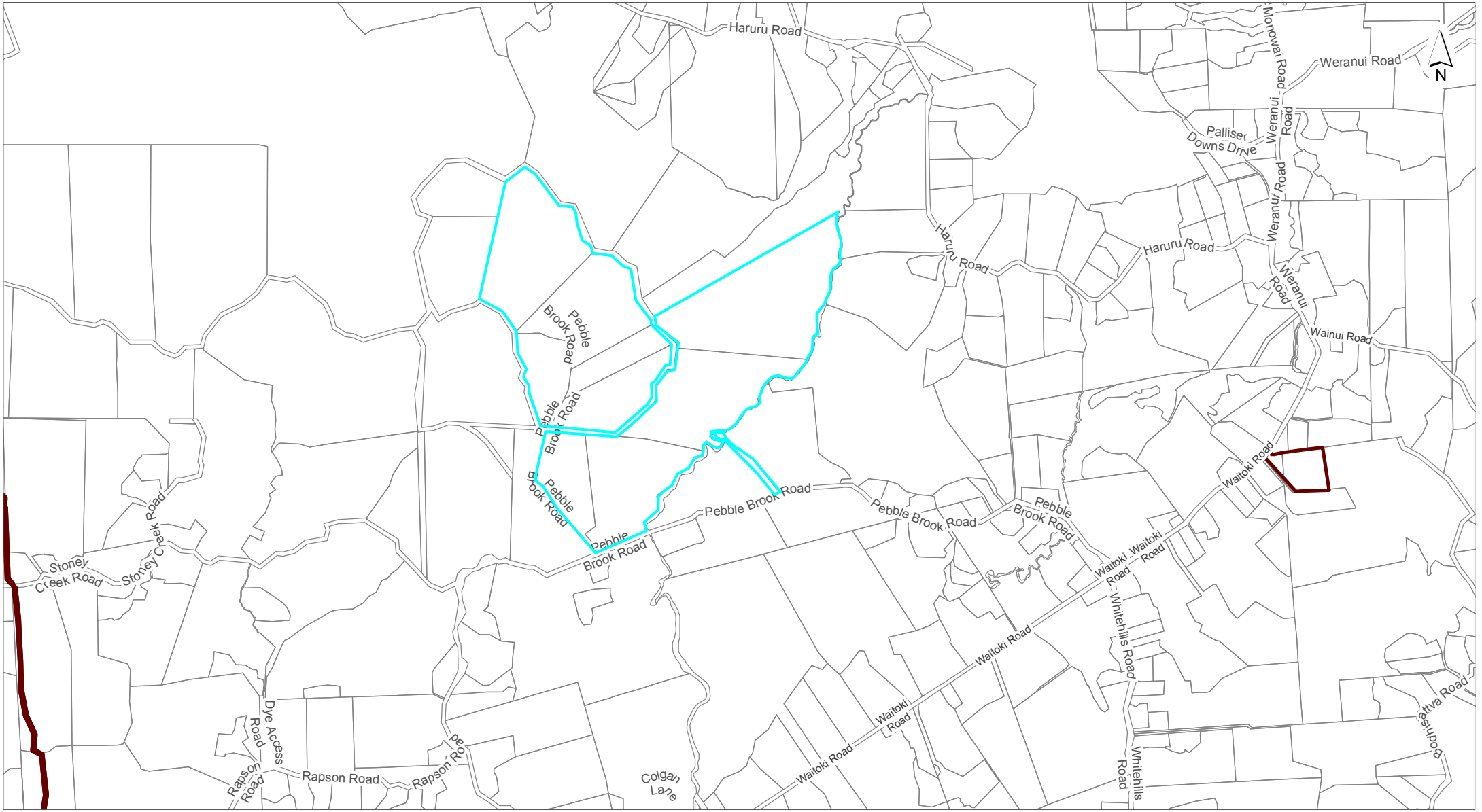
Controls

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

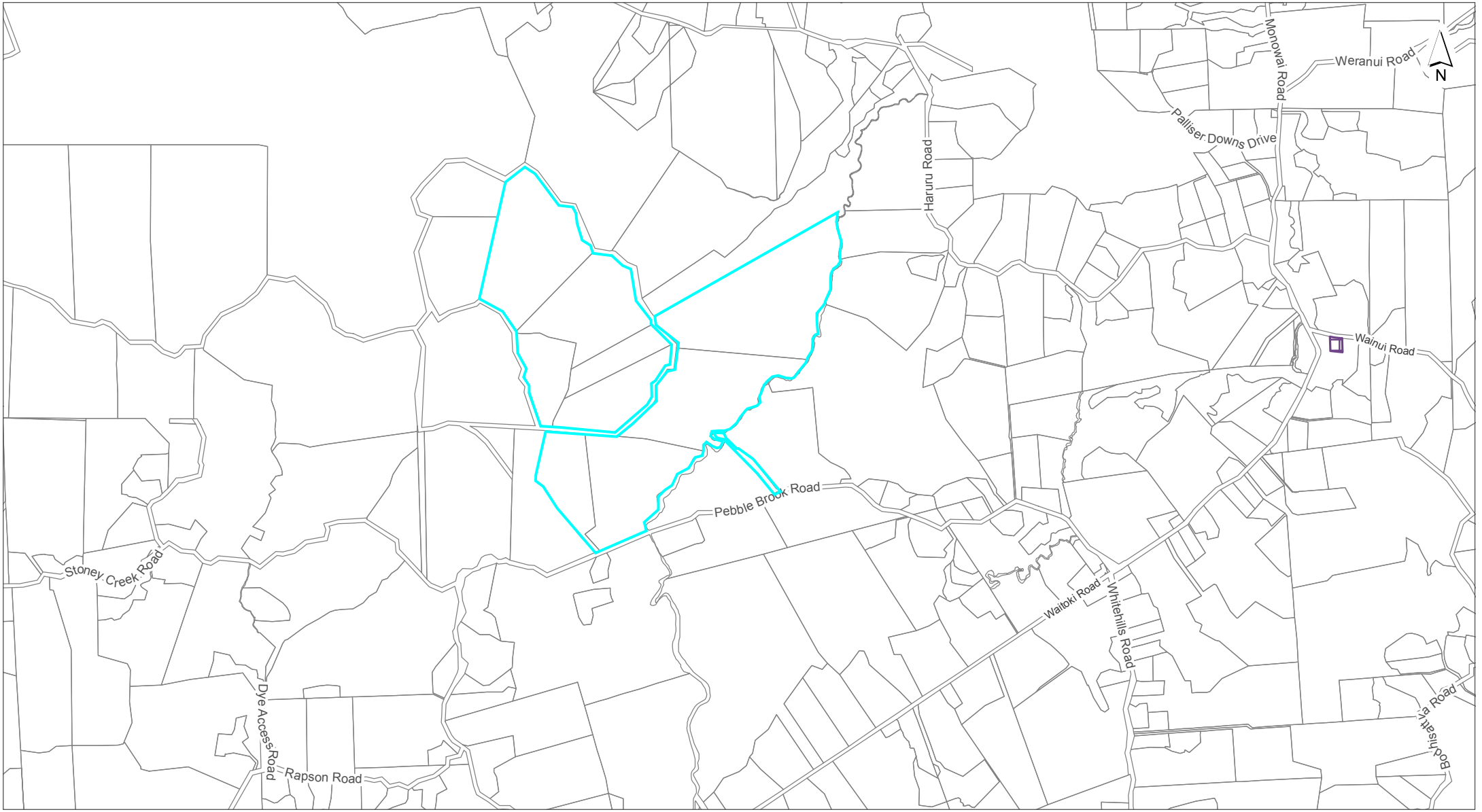
Designations

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



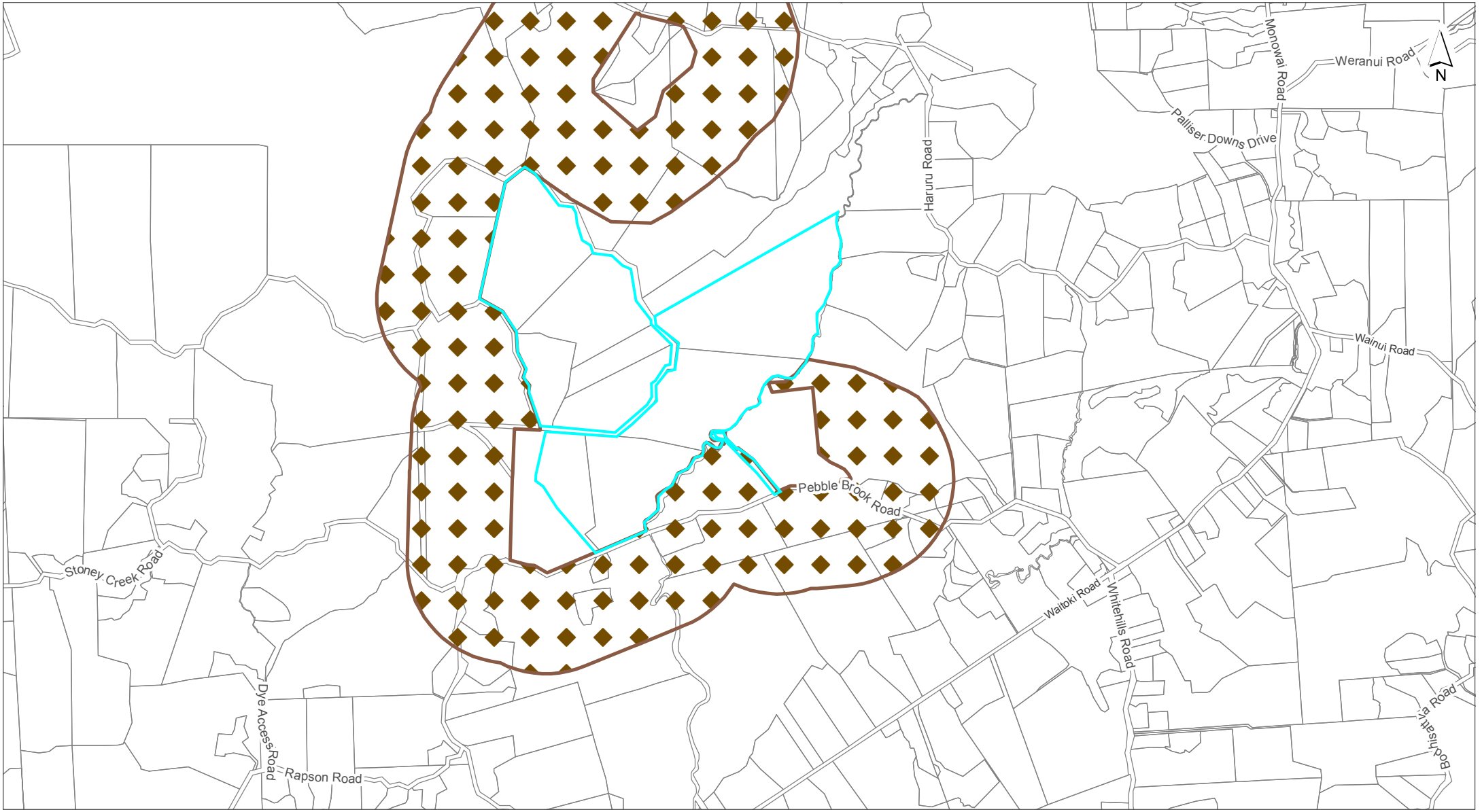
Historic Heritage and Special Character

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



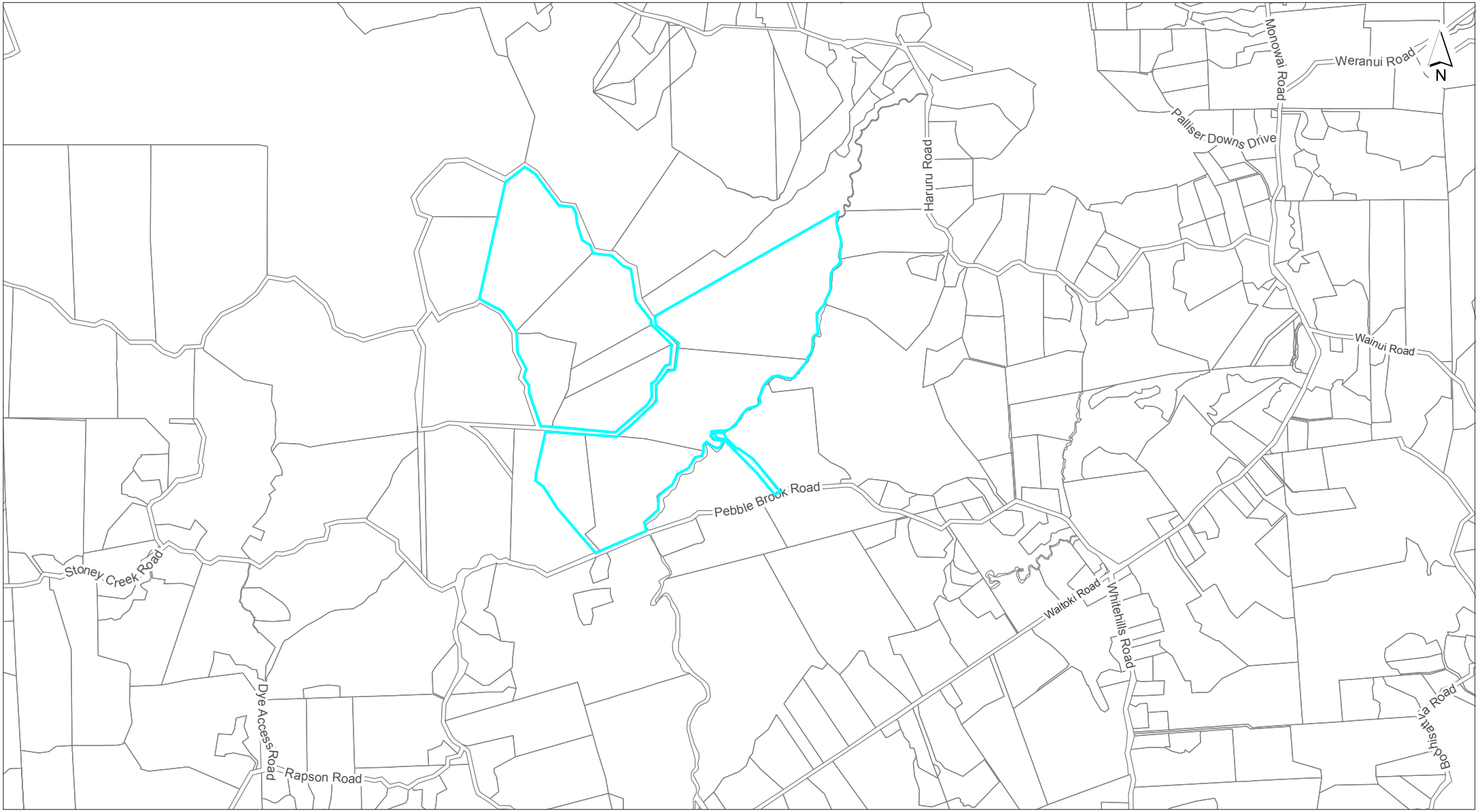
Infrastructure

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



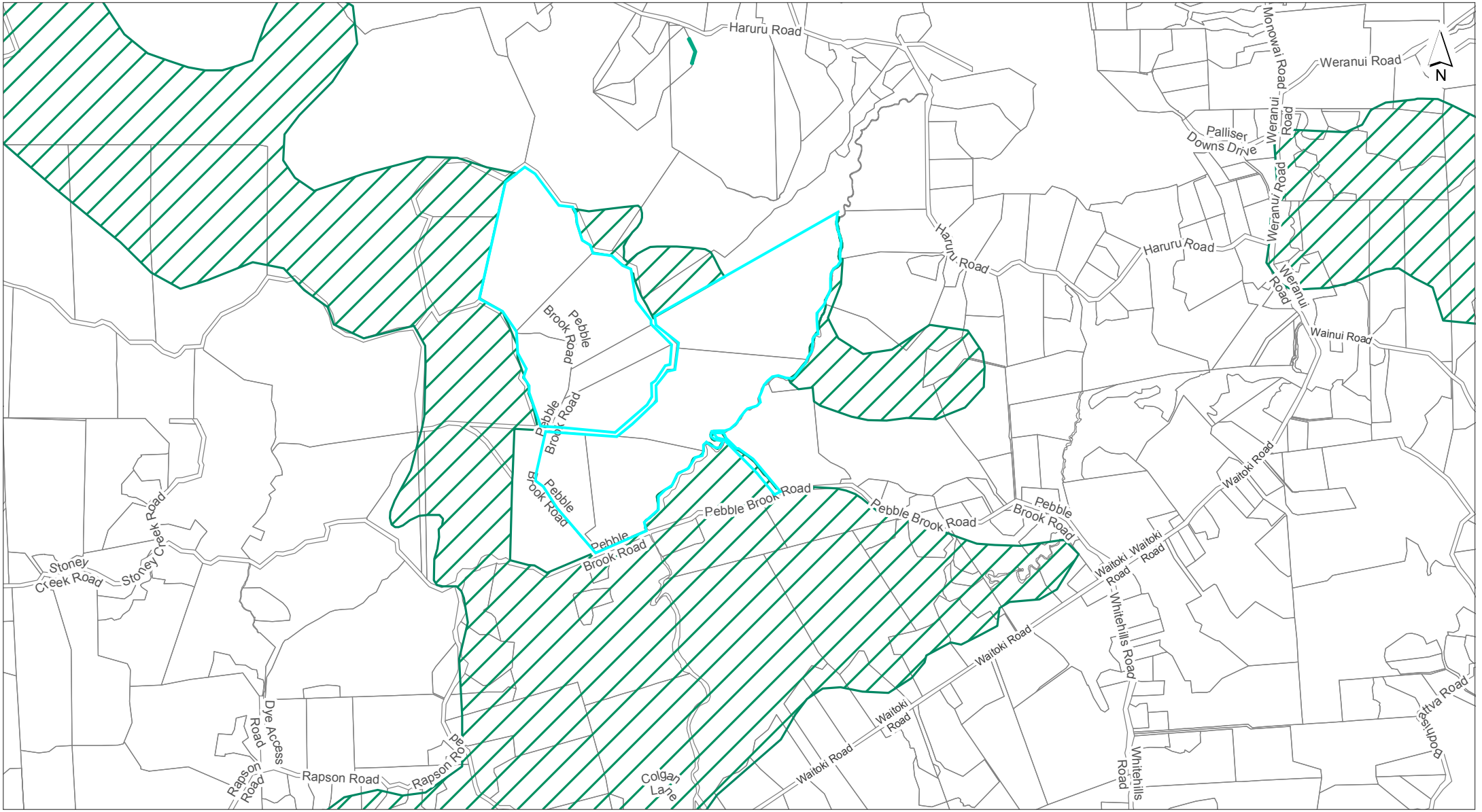
Mana Whenua

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



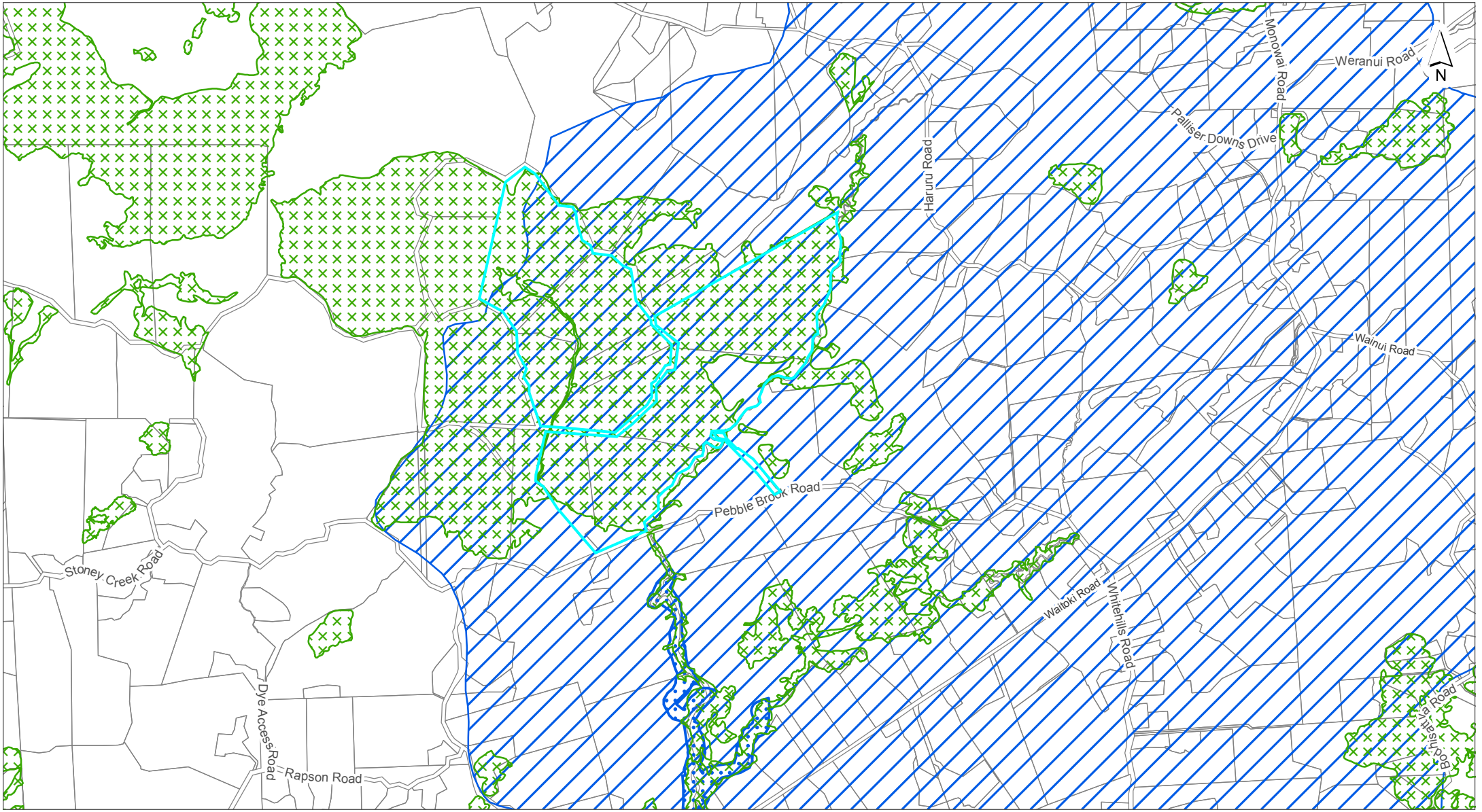
Natural Heritage

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



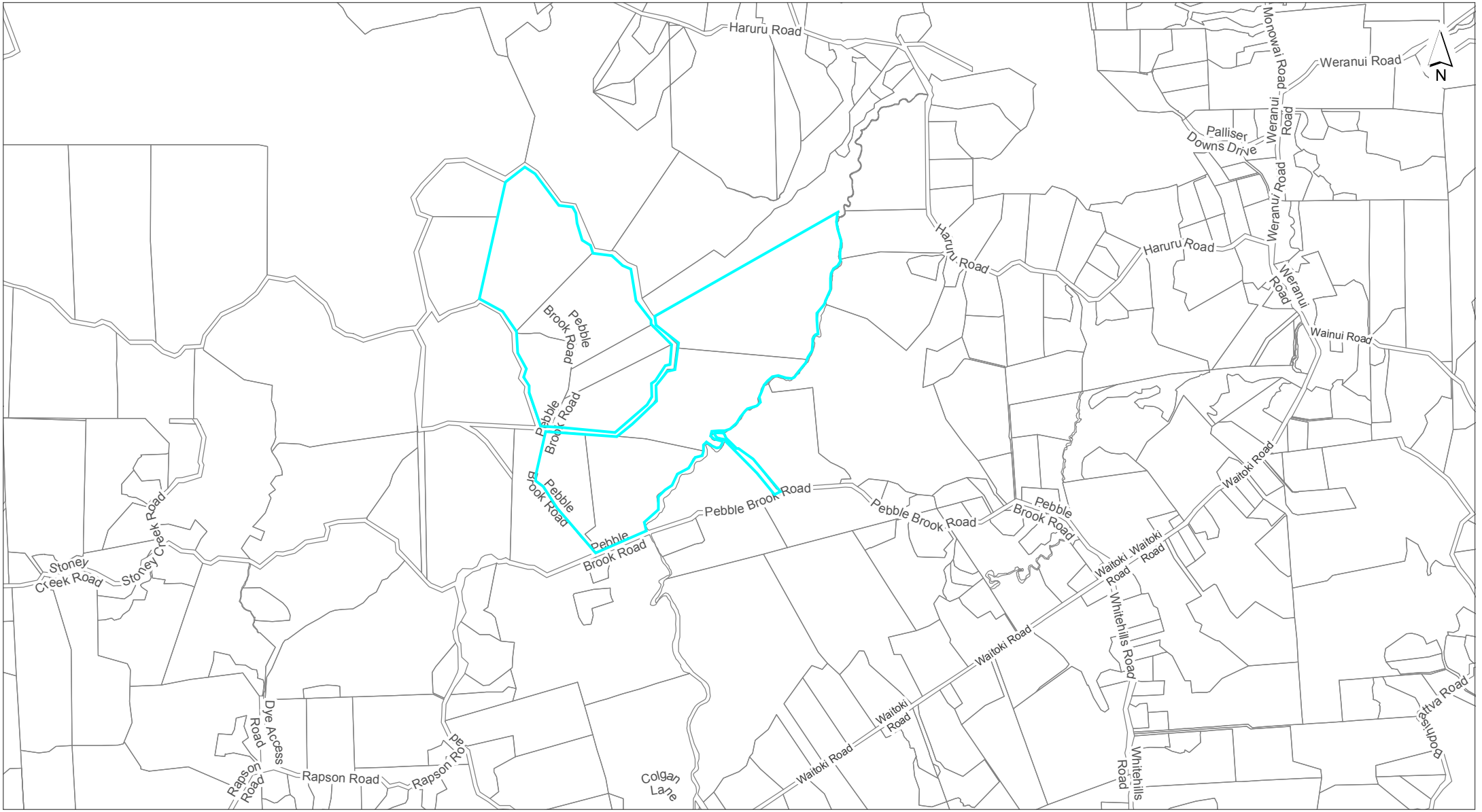
Natural Resources

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



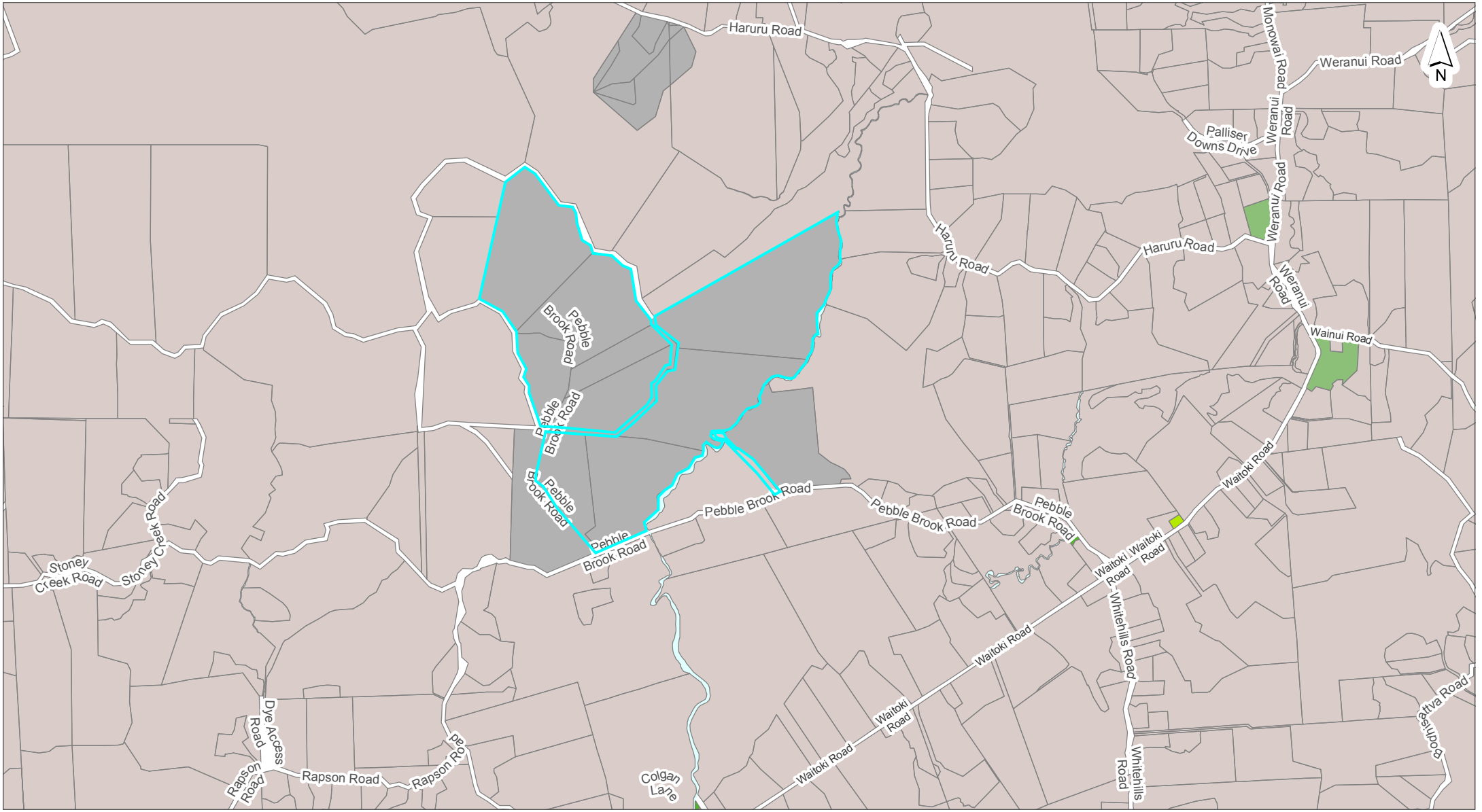
Precincts

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau



DISCLAIMER:
This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

Zones and Rural Urban Boundary

0 180 360 540
Meters

Scale @ A4
= 1:25,000

Date Printed:
20/02/2023

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan Operative in part 15th November 2016 - LEGEND

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Date: 16/08/2022

NOTATIONS

Appeals to the Proposed Plan

Appeals seeking changes to zones or management layers

Proposed Modifications

Notice of Requirements
Plan Changes
Future Coastal Hazards Plan Change

Tagging of Provisions:

[i] = Information only
[rp] = Regional Plan
[rcp] = Regional Coastal Plan
[rps] = Regional Policy Statement
[dp] = District Plan (only noted when dual provisions apply)

ZONING

Residential

Residential - Large Lot Zone
Residential - Rural and Coastal Settlement Zone
Residential - Single House Zone
Residential - Mixed Housing Suburban Zone
Residential - Mixed Housing Urban Zone
Residential - Terrace Housing and Apartment Buildings Zone

Business

Business - City Centre Zone
Business - Metropolitan Centre Zone
Business - Town Centre Zone
Business - Local Centre Zone
Business - Neighbourhood Centre Zone
Business - Mixed Use Zone
Business - General Business Zone
Business - Business Park Zone
Business - Heavy Industry Zone
Business - Light Industry Zone

Open space

Open Space - Conservation Zone
Open Space - Informal Recreation Zone
Open Space - Sport and Active Recreation Zone
Open Space - Civic Spaces Zone
Open Space - Community Zone
Water [i]

Rural

Rural - Rural Production Zone
Rural - Mixed Rural Zone
Rural - Rural Coastal Zone
Rural - Rural Conservation Zone
Rural - Countryside Living Zone
Rural - Waitakere Foothills Zone
Rural - Waitakere Ranges Zone

Future Urban

Future Urban Zone
Green Infrastructure Corridor (Operative in some Special Housing Areas)

Infrastructure

Special Purpose Zone - Airports & Airfields
Cemetery
Quarry
Healthcare Facility & Hospital
Tertiary Education
Māori Purpose
Major Recreation Facility
School

Strategic Transport Corridor Zone

Coastal

Coastal - General Coastal Marine Zone [rcp]
Coastal - Marina Zone [rcp/dp]
Coastal - Mooring Zone [rcp]
Coastal - Minor Port Zone [rcp/dp]
Coastal - Ferry Terminal Zone [rcp/dp]
Coastal - Defence Zone [rcp]
Coastal - Coastal Transition Zone

Precincts
Rural Urban Boundary
Indicative Coastline [i]

Overlays

Natural Resources

- Terrestrial [rp/dp]
- Marine 1 [rcp]
- Marine 2 [rcp]

Significant Ecological Areas Overlay

- Water Supply Management Areas Overlay [rp]
- Natural Stream Management Areas Overlay [rp]
- High-Use Stream Management Areas Overlay [rp]
- Natural
- Urban
- High-Use Aquifer Management Areas Overlay [rp]
- Quality-Sensitive Aquifer Management Areas Overlay [rp]
- Wetland Management Areas Overlay [rp]

Infrastructure

- Airport Approach Surface Overlay
- Aircraft Noise Overlay
- City Centre Port Noise Overlay [rcp / dp]
- Quarry Buffer Area Overlay
- National Grid Subdivision Corridor
- National Grid Substation Corridor
- National Grid Yard Compromised
- National Grid Yard Uncompromised

National Grid Corridor Overlay

Mana Whenua

- Sites & Places of Significance to Mana Whenua Overlay [rcp/dp]

Built Environment

- Identified Growth Corridor Overlay

Natural Heritage

- Verified position of tree
- Unverified position of tree
- Group of Trees

Notable Trees Overlay

- Outstanding Natural Features Overlay [rcp/dp]
- Outstanding Natural Landscapes Overlay [rcp/dp]
- Outstanding Natural Character Overlay [rcp/dp]
- High Natural Character Overlay [rcp/dp]
- Viewshafts
- Height Sensitive Areas

Regionally Significant Volcanic Viewshafts & Height Sensitive Areas Overlay [rcp/dp]

- Regionally Significant Volcanic Viewshafts Overlay Contours [i]
- Locally Significant Volcanic Viewshafts Overlay [rcp/dp]
- Locally Significant Volcanic Viewshafts Overlay Contours [i]
- Modified
- Natural

Ridgeline Protection Overlay

- Local Public Views Overlay [rcp/dp]
- Extent of Overlay
- Subdivision Schedule

Waitakere Ranges Hertage Area Overlay

Historic Heritage & Special Character

- Historic Heritage Overlay Place [rcp/dp]
- Historic Heritage Overlay Extent of Place [rcp/dp]
- Special Character Areas Overlay Residential and Business
- Auckland War Memorial Museum Viewshaft Overlay [rcp/dp]
- Auckland War Memorial Museum Viewshaft Overlay Contours [i]
- Stockade Hill Viewshaft Overlay – 8m height area
- Stockade Hill Viewshaft [i]

Controls

- Key Retail Frontage
- General Commercial Frontage

Building Frontage Control

- Adjacent to Level Crossings
- General
- Motorway Interchange Control

Vehicle Access Restiction Control

- Centre Fringe Office Control
- Height Variation Control
- Parking Variation Control
- Level Crossings With Sightlines Control
- Arterial Roads
- Business Park Zone Office Control
- Hazardous Facilities
- Infrastructure

Emergency Management Area Control

- Macroinvertebrate Community Index
- Flow 1 [rp]
- Flow 2 [rp]

Stormwater Management Area Control

- Subdivision Variation Control
- Indigenous Vegetation 749.7 ha
- Freshwater Wetland 14.6 ha

Kawau Island Rural Subdivision SEAs Control

- Surf Breaks [rcp]
- Cable Protection Areas Control [rcp]
- Coastal Inundation 1 per cent AEP Plus 1m Control

Designations

- 123 Designations
- 200 Airspace Restriction Designations

Private bag 92300, Victoria Street
Auckland 1142
09 301 0101
www.aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Auckland Unitary Plan Operative in part (15th November 2016) Property Summary Report

Address

306 Pebble Brook Road Wainui 0994

Legal Description

Lot 1 DP 59502

Appeals

Modifications

Zones

Special Purpose - Quarry Zone

Precinct

Controls

Controls: Macroinvertebrate Community Index - Native

Controls: Macroinvertebrate Community Index - Rural

Overlays

Natural Resources: High-Use Stream Management Areas Overlay [rp]

Natural Resources: Significant Ecological Areas Overlay - SEA_T_6454, , Terrestrial

Designations

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **455035**

Land Registration District **North Auckland**

Date Issued 07 December 2009

Prior References
NA33C/1459

Estate Fee Simple

Area 1.0350 hectares more or less

Legal Description Lot 1 Deposited Plan 414617

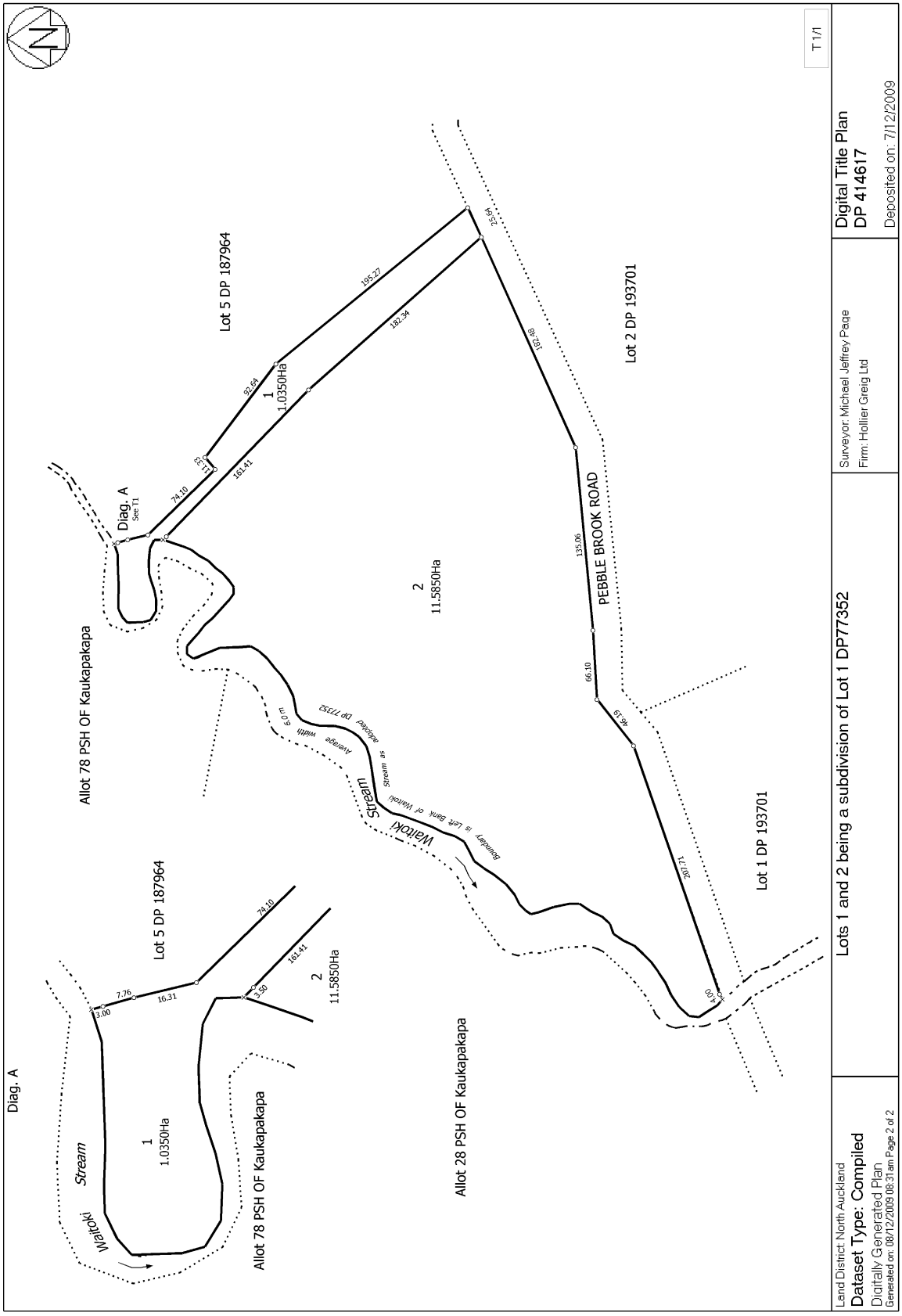
Registered Owners
Pebblebrook Properties Limited

Interests

8316412.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 7.12.2009 at 12:04 pm

8316412.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS NA763/6) - 7.12.2009 at 12:04 pm

12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


Diag. A
Lot 5 DP 187964
Allot 78 PSH OF Kaukapakapa
Lot 2 DP 193701
PEBBLE BROOK ROAD
Lot 1 DP 193701
Allot 28 PSH OF Kaukapakapa
Allot 78 PSH OF Kaukapakapa
Lot 5 DP 187964
Stream
Waitoki
Boundary is Left Bank of Waitoki Stream as Adopted DP 77352 Average width 6.0 m
1
1.0350Ha
2
11.5850Ha
1
1.0350Ha
2
11.5850Ha
Lots 1 and 2 being a subdivision of Lot 1 DP77352
Digital Title Plan
DP 414617
Deposited on: 7/12/2009
Surveyor: Michael Jeffrey Page
Firm: Hollier Greig Ltd
Land District: North Auckland
Dataset Type: Compiled
Digitally Generated Plan
Generated on: 08/12/2009 08:31am Page 2 of 2
T 1/1

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

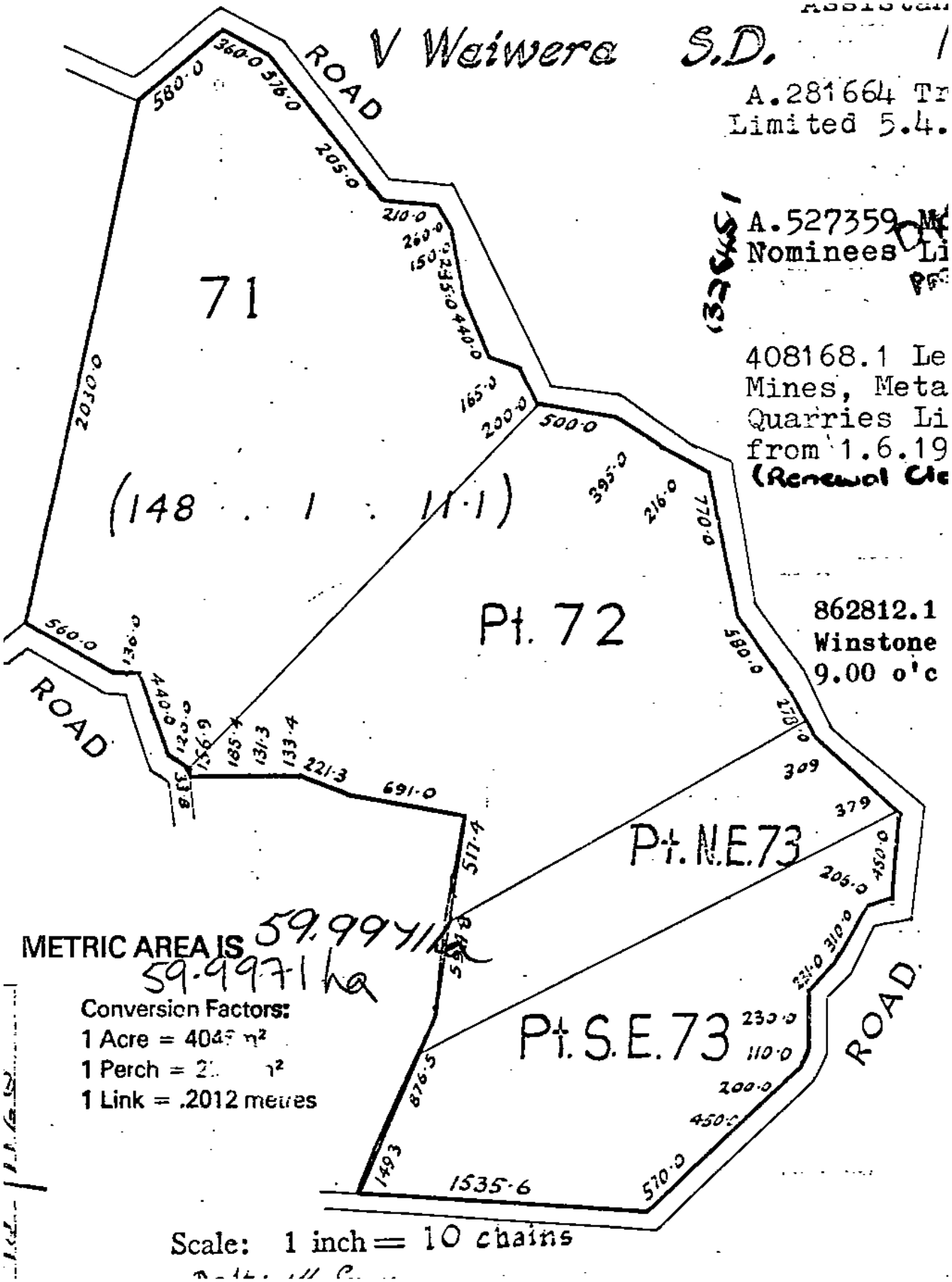
Identifier **NA13D/1128**
Land Registration District **North Auckland**
Date Issued 18 January 1968

Prior References
NA58/202 NA763/7

Estate Fee Simple
Area 59.9972 hectares more or less
Legal Description Allotment 71, Part Allotment 72, Part Allotment N.E. 73 and Part Allotment S.E. 73 Parish of Kaukapakapa

Registered Owners
Pebblebrook Properties Limited

Interests
12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


V Waiwera S.D.
A.281664 Tr
Limited 5.4.
A.527359 M
Nominees Li
(32545)
408168.1 Le
Mines, Meta
Quarries Li
from 1.6.19
(Renewal Gi
862812.1
Winstone
9.00 o'c
71
(148 . 1 : 11·1)
Pt. 72
Pt. N.E. 73
Pt. S.E. 73
ROAD
ROAD
ROAD
METRIC AREA IS 59.9971 ha
59.9971 ha
Conversion Factors:
1 Acre = 4046 m²
1 Perch = 25 m²
1 Link = .2012 metres
Scale: 1 inch = 10 chains
580·0
360·0
576·0
205·0
210·0
260·0
150·0
225·0
440·0
165·0
200·0
500·0
395·0
216·0
770·0
580·0
270·0
309
379
206·0
450·0
310·0
230·0
110·0
200·0
450·0
570·0
1535·6
1493
876·5
511·4
691·0
221·3
133·4
131·3
185·
156·9
125·0
440·0
130·0
560·0
2030·0

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**NA14C/635**
Land Registration District	**North Auckland**
Date Issued	29 March 1968

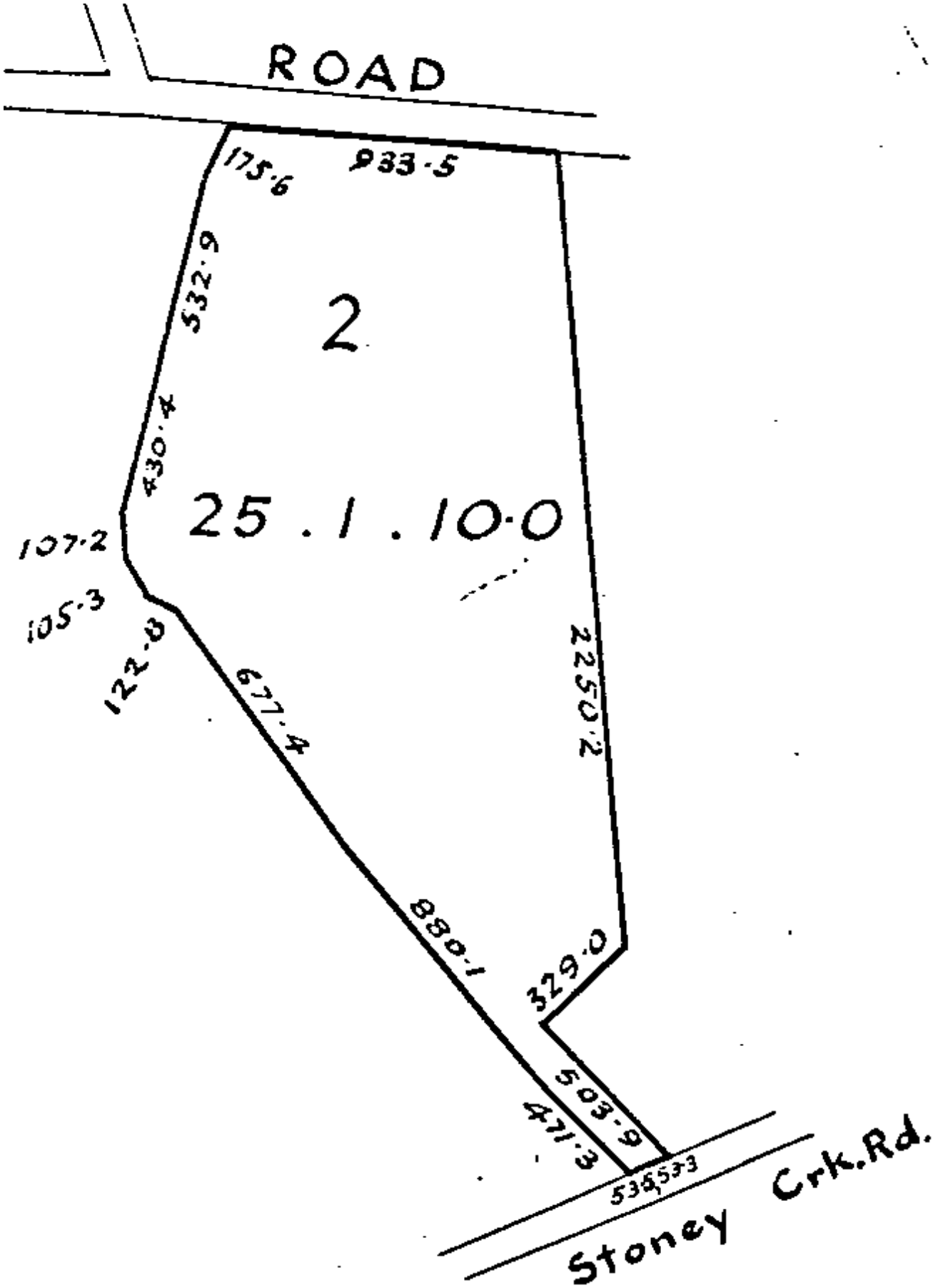
Prior References
NA659/240

Estate	Fee Simple
Area	10.2436 hectares more or less
Legal Description	Lot 2 Deposited Plan 59502
Registered Owners	

Pebblebrook Properties Limited

Interests

12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


ROAD
175·6
933·5
532·9
2
430·4
25 . 1 . 10·0
107·2
105·3
122·8
677·4
2250·2
880·1
329·0
503·9
471·3
535
533
Stoney Crk.Rd.

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA14C/636**

Land Registration District **North Auckland**

Date Issued 29 March 1968

Prior References

NA58/202 NA763/7

Estate Fee Simple

Area 8.5715 hectares more or less

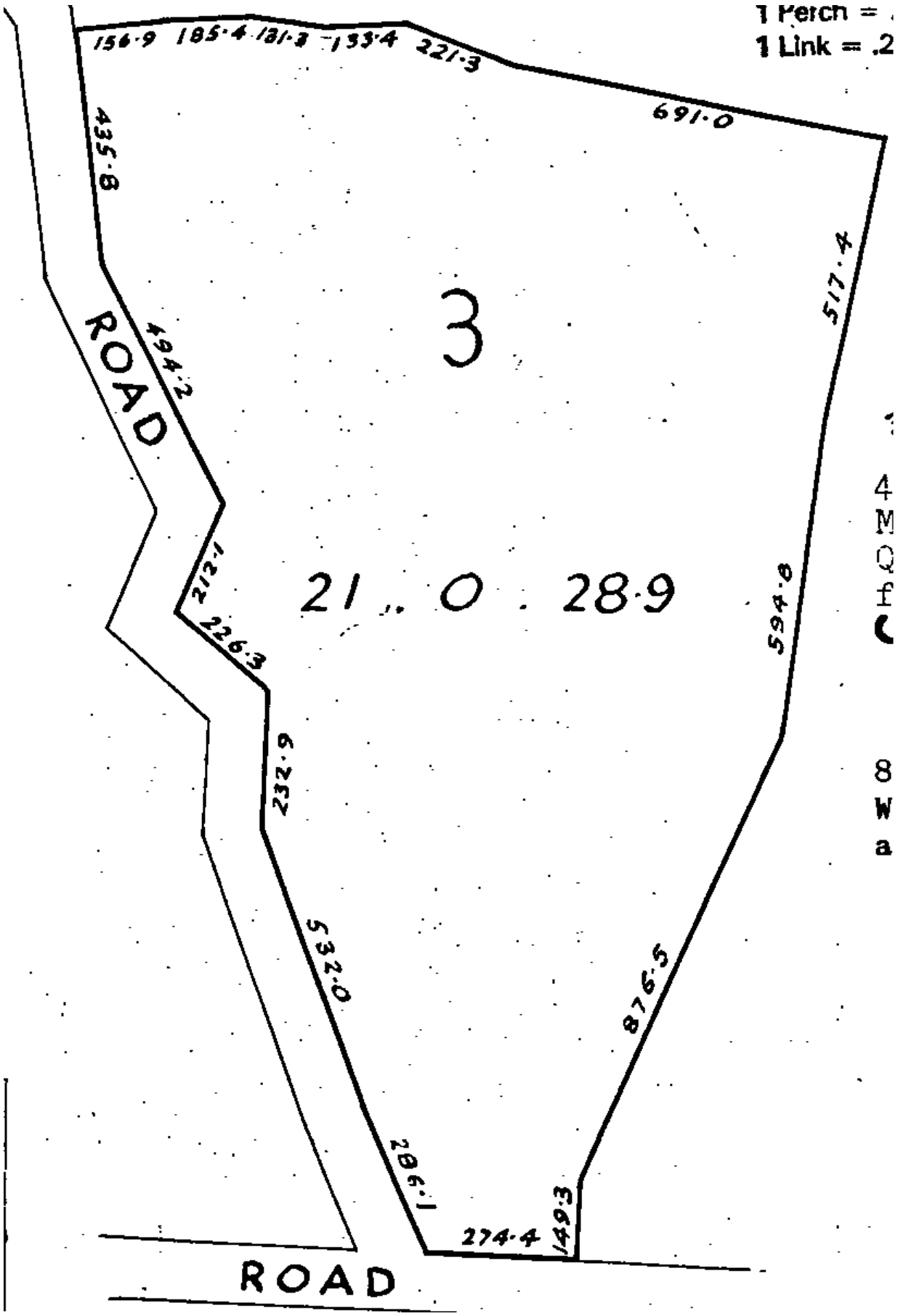
Legal Description Lot 3 Deposited Plan 59502

Registered Owners

Pebblebrook Properties Limited

Interests

12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


1 Perch =
1 Link = .2
156·9
185·4
181·3
133·4
221·3
691·0
435·8
517·4
ROAD
494·2
3
212·1
226·3
21 . . 0 . 28·9
594·8
232·9
532·0
876·5
286·1
274·4
149·3
ROAD

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

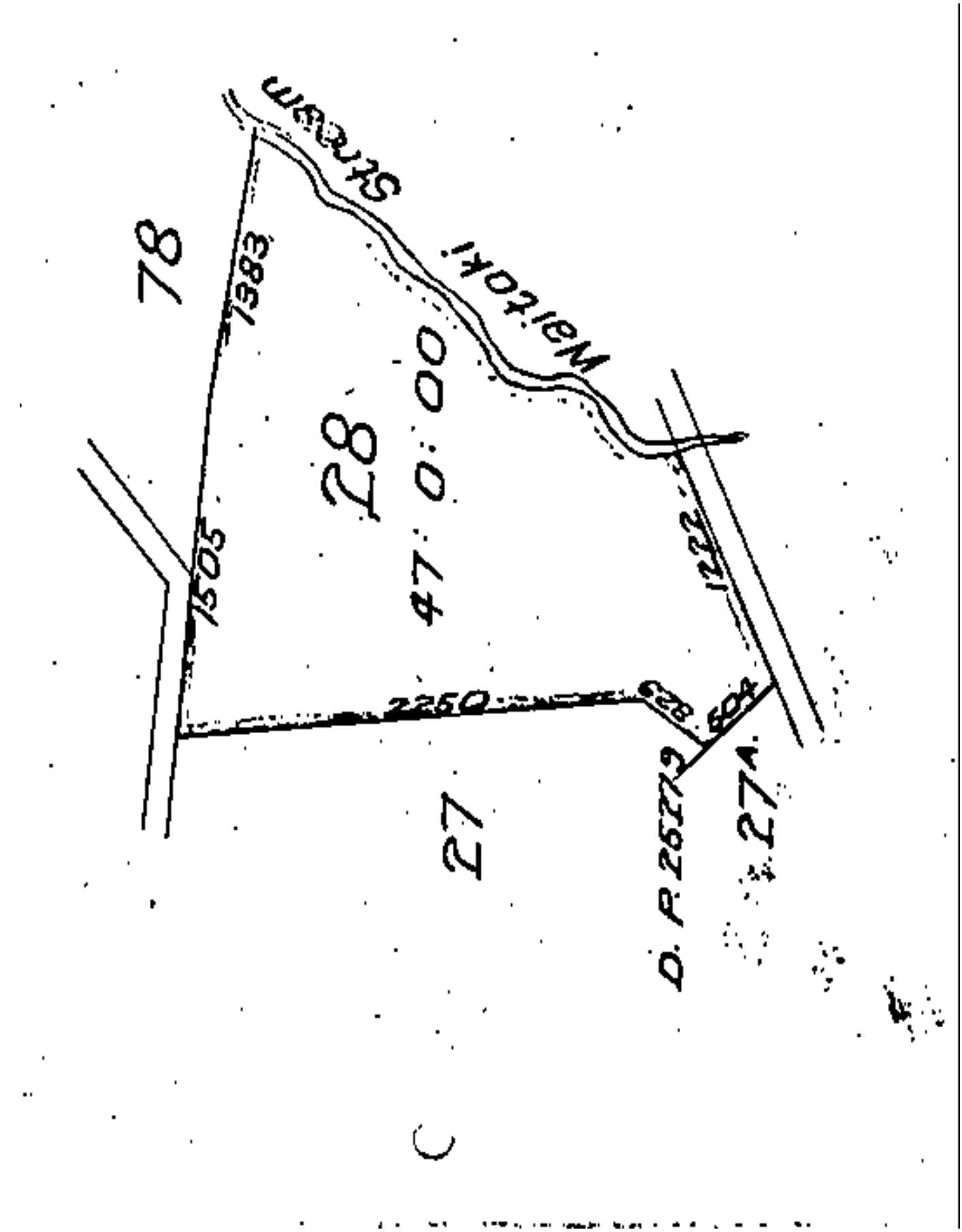
Identifier **NA580/182**
Land Registration District **North Auckland**
Date Issued 03 April 1935

Prior References
DI 6B.489

Estate Fee Simple
Area 19.0202 hectares more or less
Legal Description Allotment 28 Parish of Kaukapakapa
Registered Owners
Pebblebrook Properties Limited

Interests

12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


Waitoki Stream
78
1383
28
47.0.00
1505
1222
2250
28.604
D.P.25772
27
27A

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Limited as to Parcels
Search Copy

R.W. Muir
Registrar-General
of Land

Identifier **NA763/6**

Land Registration District **North Auckland**

Date Issued 08 August 1940

Prior References

DI 5B/443 DI 6B/96

Estate Fee Simple

Area 53.4185 hectares more or less

Legal Description Allotment 78 and Southern Portion
Allotment 77 Parish of Kaukapakapa

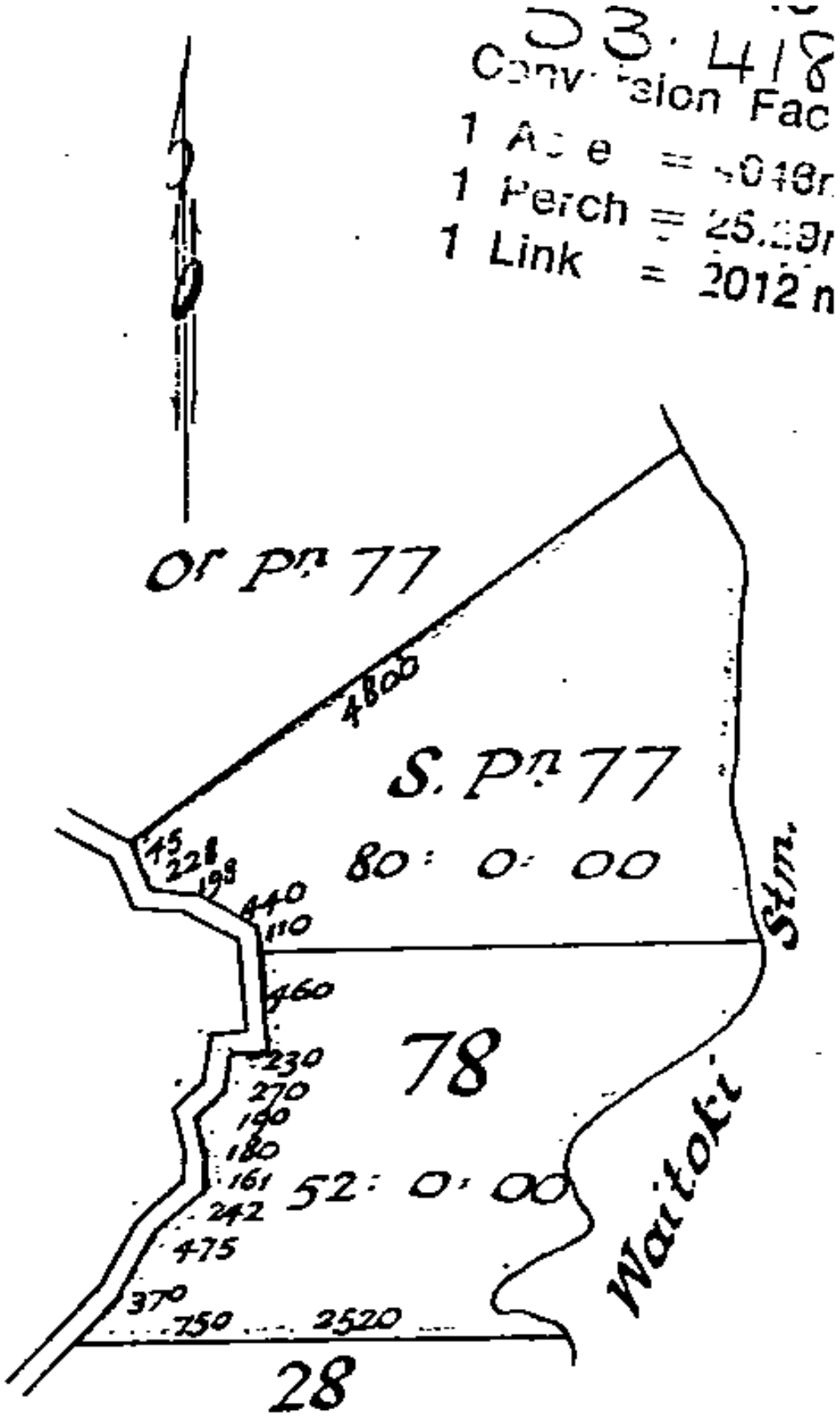
Registered Owners

Pebblebrook Properties Limited

Interests

8316412.4 COVENANT UNDER SECTION 240 RESOURCE MANAGEMENT ACT 1991 (ALSO AFFECTS 455035) - 7.12.2009 at 12:04 pm

12393024.4 Mortgage to AJR Finance Limited - 31.3.2022 at 3:42 pm


Or Pt 77
S. Pt 77
80 : 0 : 00
78
52 : 0 : 00
28
4800
45
228
199
440
110
460
230
270
190
180
161
242
475
370
750
2520
Stm.
Waitoki

View Instrument Details

Instrument No.	8316412.1
Status	Registered
Date & Time Lodged	07 Dec 2009 12:04
Lodged By	Wong, Pamela Shu-Juan
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Affected Computer Registers	Land District
NA33C/1459	North Auckland

Annexure Schedule: Contains 1 Page.

Signature

Signed by Pamela Shu-Juan Wong as Territorial Authority Representative on 07/10/2009 09:59 AM

***** End of Report *****

IN THE MATTER of a Plan lodged for Deposit under Number 414617

Pursuant to Section 221 of the Resource Management Act 1991 THE RODNEY DISTRICT COUNCIL HEREBY GIVES NOTICE that its subdivision consent given in respect of the land in the Second Schedule as shown on Land Transfer Plan 414617 is conditional, inter alia, upon the compliance on a continuing basis by the Subdivider and the subsequent owners of the land in the Third Schedule hereto with the conditions set forth in the First Schedule hereto.

FIRST SCHEDULE

(stream crossing) The owner of Lot 1 shall obtain the appropriate consents required for the construction of the crossing over the Waitoki Stream that will be required to gain access to Allotment 78 Parish of Kaukapakapa.

SECOND SCHEDULE

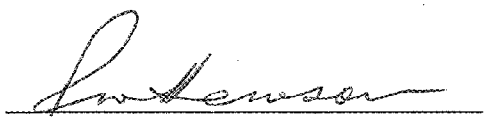
An estate in fee simple in 12.6200 hectares more or less being Lot 1 DP 77352 comprised in Certificate of Title NA33C/1459.

THIRD SCHEDULE

Lot 1 DP 414617 totalling 1.0350 hectares in area.

DATED this 13th day of January 2009.

SIGNED for and on behalf of the
RODNEY DISTRICT COUNCIL



Authorised Officer

SCHEME PLAN: R54116

View Instrument Details

Instrument No.	8316412.4
Status	Registered
Date & Time Lodged	07 Dec 2009 12:04
Lodged By	Wong, Pamela Shu-Juan
Instrument Type	Covenant Against Transfer of Allotments under s240 Resource Management Act 1991

Affected Computer Registers	Land District
NA763/6	North Auckland
455035	North Auckland

Annexure Schedule: Contains 2 Pages.

Territorial Authority Certifications

I certify that I have the authority to act for the Territorial Authority and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Pamela Shu-Juan Wong as Territorial Authority Representative on 07/12/2009 11:54 AM

Registered Proprietor Certifications

I certify that I have the authority to act for the Registered Proprietor and that the party has the legal capacity to authorise me to lodge this instrument ☑

I certify that I have taken reasonable steps to confirm the identity of the person who gave me authority to lodge this instrument ☑

I certify that any statutory provisions specified by the Registrar for this class of instrument have been complied with or do not apply ☑

I certify that I hold evidence showing the truth of the certifications I have given and will retain that evidence for the prescribed period ☑

Signature

Signed by Pamela Shu-Juan Wong as Registered Proprietor Representative on 07/12/2009 11:54 AM

***** End of Report *****

COVENANT UNDER SECTION 220(1)(b)

RESOURCE MANAGEMENT ACT 1991

INTRODUCTION

A J. S. King and Sons Limited ("Covenantor") is the registered proprietor of the parcels of land described in the First Schedule of this Covenant ("land").

B The land forms part of a subdivision for which a subdivisional consent from THE RODNEY DISTRICT COUNCIL ("Council") has been applied for.

C The Council has agreed to issue the subdivisional consent on the condition that the Covenantor enters into and executes this Covenant.

COVENANTS

THE COVENANTOR COVENANTS WITH THE COUNCIL as follows:

1 THAT the Covenantor shall not, without having obtained the prior consent of the Council at the cost of the Covenantor, transfer, lease or otherwise dispose of any of the parcels of land described in the Second Schedule of this Covenant except in conjunction with the others. (LINZ Reference 772598)

2 THAT the Covenantor shall pay the cost of preparation and registration of this deed and any other costs incurred by the Council in relation to this Covenant.

3 THAT this deed unless the context otherwise requires:

3.1 The expression "Covenantor" and "Council" shall include their respective successors in title and, in respect of the Covenantor, the permitted assigns.

3.2 Words importing the singular number shall include the plural and vice versa.

3.3 All covenants expressed in this deed shall be joint and several.

4 THAT this Covenant may be varied or cancelled or renewed at any time by agreement between the parities, at the cost of the Covenantor.

DATED this 13 day of January 2009

FIRST SCHEDULE

1. All that parcel of land containing 53.4185 hectares more or less being Allotment 78 and Southern Portion Allotment 77 Parish of Kaukapakapa NA763/6 Limited.

SECOND SCHEDULE

1. All that parcel of land containing 53.4185 hectares more or less being Allotment 78 and Southern Portion Allotment 77 Parish of Kaukapakapa NA763/6 Limited.

2 All that parcel of land containing 1.0350 hectares more or less being Lot 1 DP 414617 CR 455035.

EXECUTION BY THE PARTIES

SIGNED ******by owner or for company name****** as Covenantor

J. S. KING & SONS LTD

Robert Joseph King

Full name of director/owner/
Authorised signatory

(Director)

Signature of director/owner
Authorised signatory

Full name of director/owner/
Authorised signatory

Signature of director/owner/
Authorised signatory

Witness
(If other than two directors to sign)

.....
Signature of witness

.....
Full name of witness

.....
Address of witness

SIGNED FOR RODNEY DISTRICT COUNCIL AS AUTHORISED OFFICER.

Authorised Officer
R54116

Attachment 3a – Supporting Figures

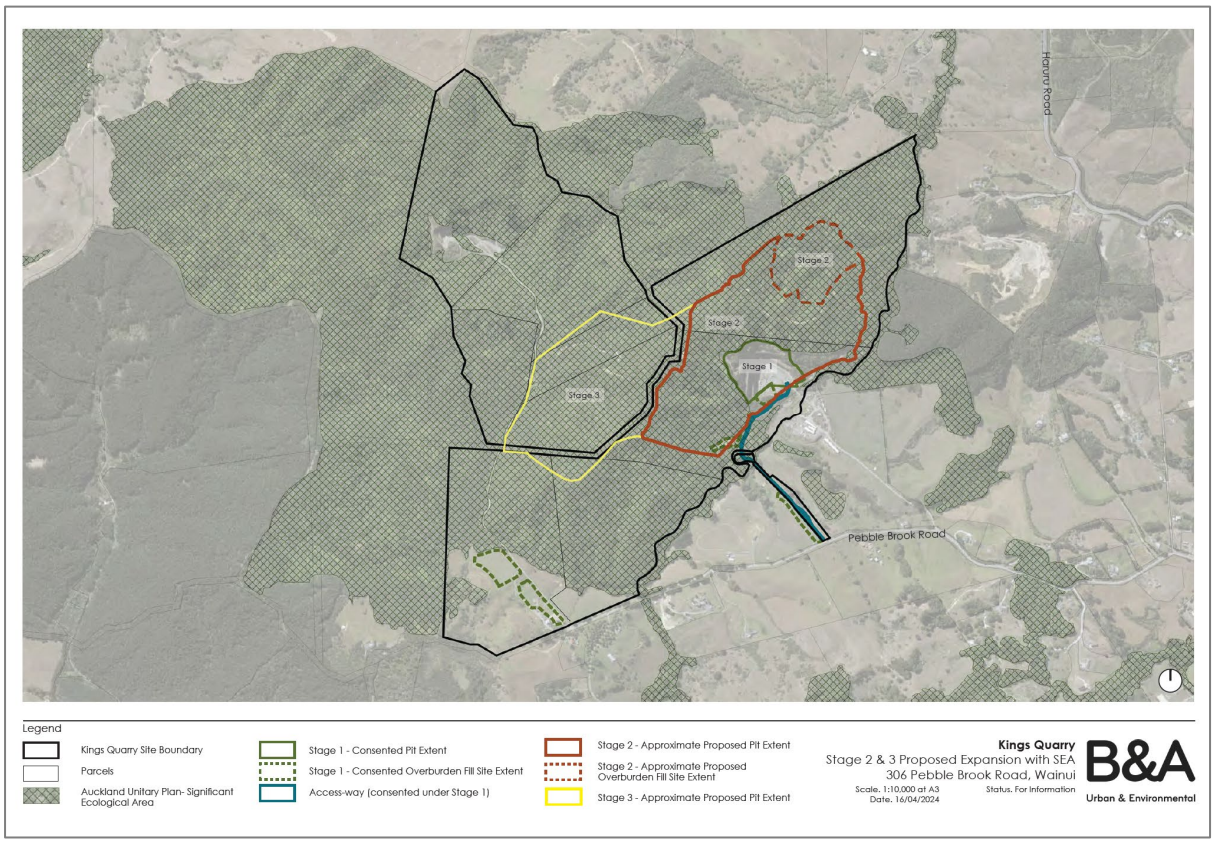


Figure 1: Kings Quarry Expansion – Stage 2 and 3

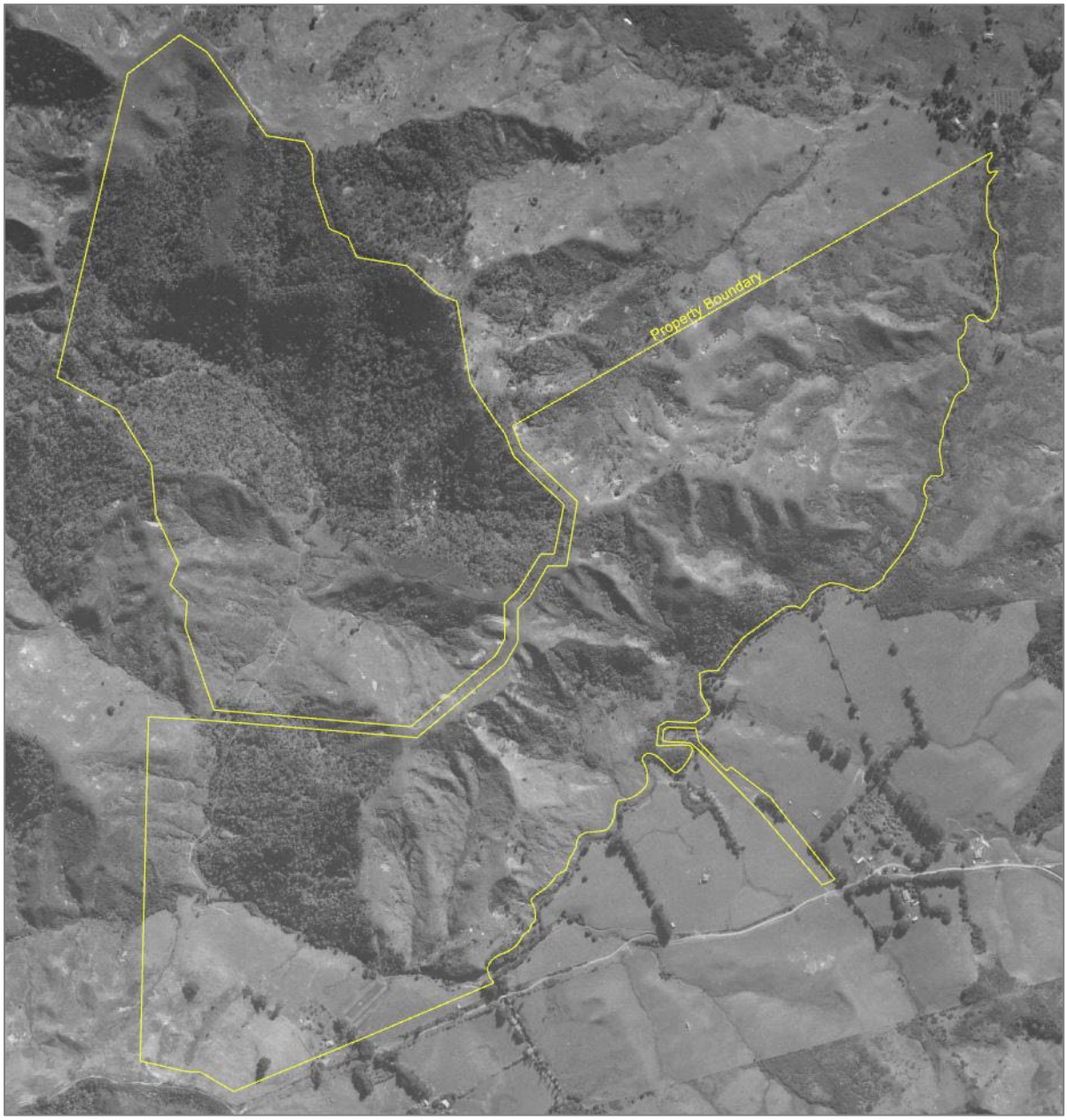


Figure 2: 1940 historic aerial photo, illustrating that the eastern part of the site was in pasture (not forested).

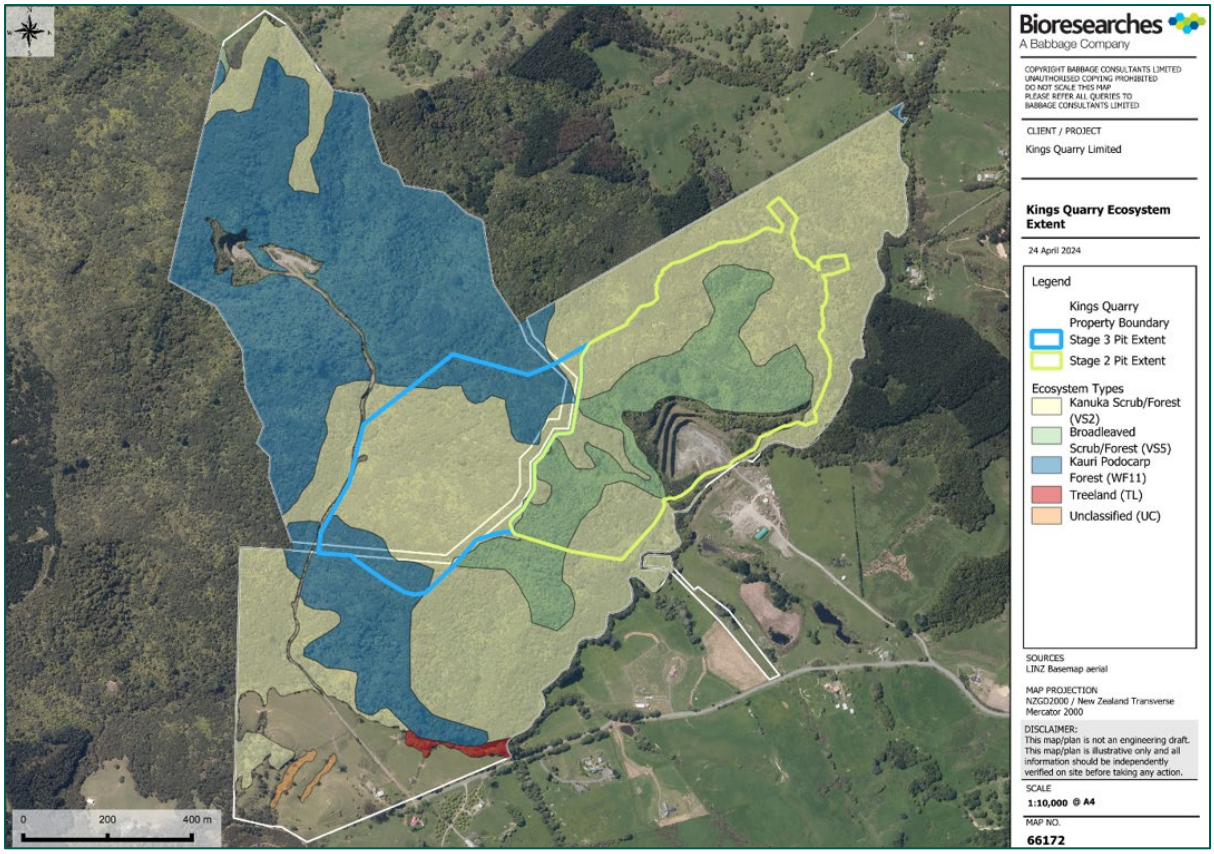


Figure 3: Vegetation types proposed to be removed.

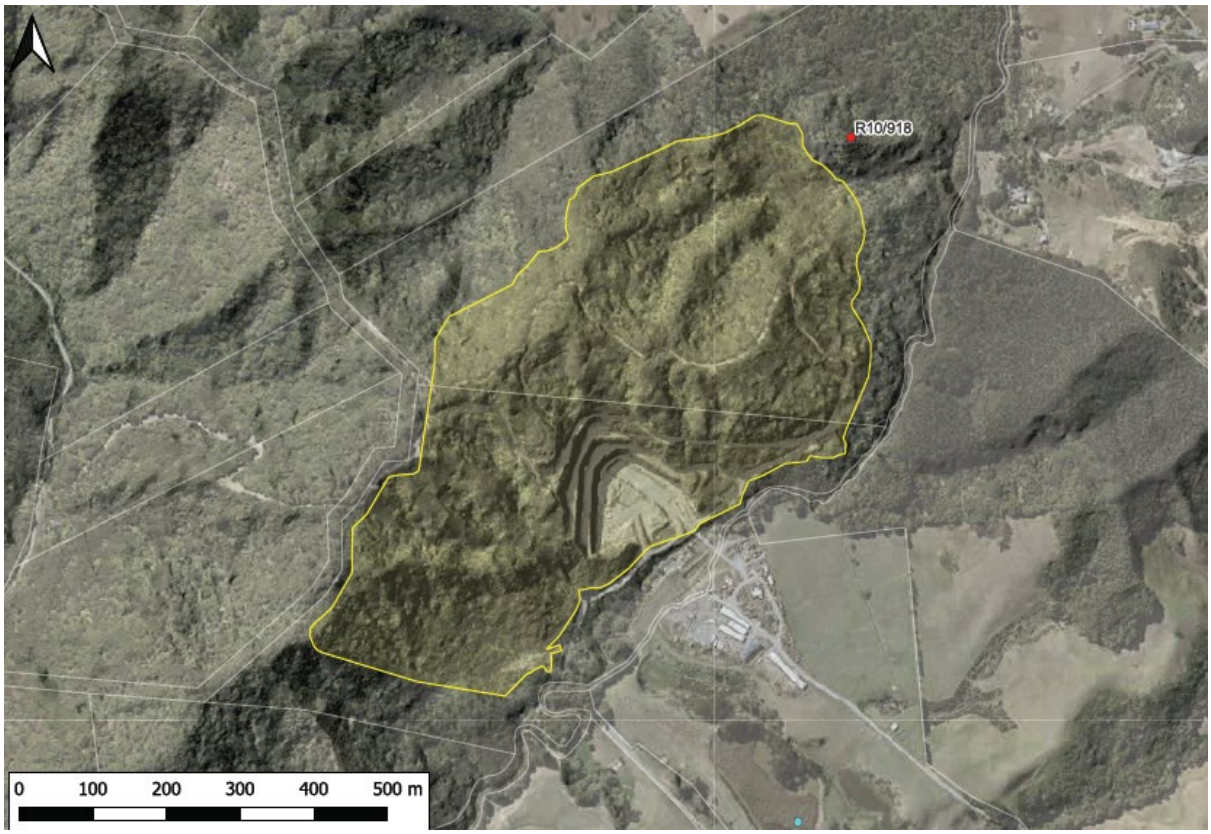


Figure 4: Stage 2 extent relative to RL10/918.

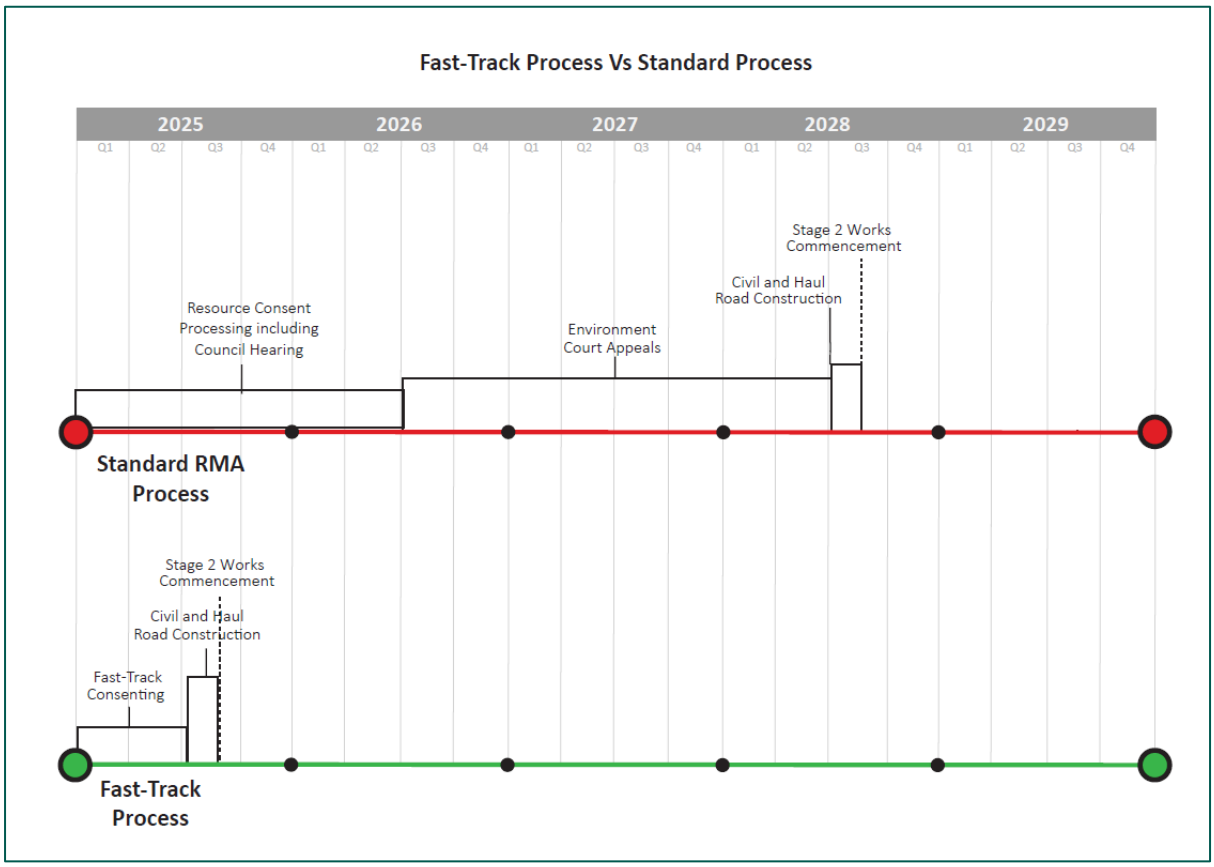


Figure 5: Timeline for RMA process versus FTCA process.

Attachment 3b – Ecological Memos – Terrestrial and Freshwater

TO:	Kings Quarry Limited (Alex Semenoff)	Date:	2 May 2024
COPY TO:	Pamela Santos (Barkers and Associates)	Job No:	66172
FROM:	Dr. Michael Anderson		

HIGH LEVEL TERRESTRIAL ECOLOGY ASSESSMENT OF KINGS QUARRY: STAGE 2 AND 3

This memorandum provides a high-level assessment of the terrestrial ecology values and characteristics within the proposed Stage 2 and 3 expansion areas (Zone of Influence, ZOI) of Kings Quarry, Wainui, North Auckland. For this assessment, the ZOI includes the proposed pit expansions and overburden disposal. This assessment is informed by a desktop review of the Stage 3 area, and detailed investigations of the Stage 2 area.

We understand that with respect to the Fast-Track Approvals Bill (Bill), this initial report supports a request to include Kings Quarry Stage 2 and 3 as a listed project under Schedule 2A of the Bill. If successful, then a more comprehensive assessment would be undertaken and will be lodged with appropriate offset, compensation and management plans as part of the substantive application.

A desktop review was undertaken to determine locations and extents of protected vegetation (riparian margins, Section E15.4.1 (A18, 19) of the Auckland Unitary Plan: Operative in Part (AUP:OP) and SEA, Section E15.4.2 of the AUP:OP), Unitary Plan Zones, and biodiversity overlays (Ecosystems current extents, GEOMAPS, Auckland Unitary Plan GIS viewer)).

In summary, provided the potential adverse effects of the Stage 2 and Stage 3 expansion on terrestrial ecological values are appropriately minimised, offset or compensated (in accordance with the effects management hierarchy) we are comfortable that ecological effects can be managed through the implementation of fauna management plans and a comprehensive biodiversity offset and compensation actions.

Overview of ecological values within ZOI.

The Stage 2 and Stage 3 areas sit entirely within an indigenous vegetation cover, represented by a mosaic of indigenous ecosystem types, including:

- Mature kauri, podocarp, broadleaved forest (WF11, Regionally 'Endangered', Singers *et al.* 2017[1])
- Regenerating kanuka scrub / forest (VS2, Regionally 'Least Concern', Singers *et al.* 2017[1])
- Regenerating broadleaved species scrub / forest VS5, Regionally 'Least Concern', Singers *et al.* 2017[1])

All of the vegetation within the ZOI is subject to a Significant Ecological Area (SEA, AUP:OP) overlay (SEA_T_6454). SEA_T_6454 is considered to meet criteria 2 (Threat status and rarity) and 3 (Diversity).

While the ZOI consists predominantly of regenerating vegetation types (VS2 and VS5, both 'Least concern') these areas support well established communities of flora and fauna, including rare and threatened species within the wider forest fragment. In addition, Stage 3 contains 5.51 ha of more established vegetation (WF11, 'Endangered'). Overall, the ecological value within the ZOI is considered to be **Very High**, and in particular:

- The ecosystems within the ZOI are dominated by indigenous species and flora and fauna. The representativeness of these ecosystem types is considered **High**.
- Throughout both mature and regenerating ecosystems, the ZOI supports a range of threatened and At Risk species, both permanently (plants, invertebrates, lizards) and intermittently (long-tailed bats). The Rarity / Distinctiveness criterion for the ecosystems within the ZOI is therefore considered **High**.
- The ZOI contains a high level of natural diversity compared to other similar areas of vegetation. This includes three indigenous ecosystem types (WF11, VS2, VS5), a relatively diverse community of native fauna (at least three species reptiles), as well as invertebrates, birds, and long-tailed bats. While the vegetation patterns are typical of the vegetation types generally found on the types of landforms present at the site (ridge tops, and riparian communities), diversity and pattern is considered **High**.
- The SEA as a whole is an important steppingstone habitat between native habitat on the west coast and habitats to the east, north of Orewa. Therefore, the ecological context of the site for vegetation is considered **High**.

Anticipated adverse effects.

The ZOI for Stages 2 and 3 include 50.22 ha of approximately 338 ha of indigenous forest associated with this fragment (see **Error! Reference source not found.**). This includes:

[1] Singers N. J. D., Osborne, B., Lovegrove, T., Jamieson, A., Boow, J., Sawyer, J., Hill, K., Andrews, J., Hill, S.,Webb, C. (2017). Indigenous terrestrial and wetland ecosystems of Auckland. Auckland.

1. 5.51 ha of mature kauri, podocarp, broadleaved forest.
2. 32.01 ha of regenerating kanuka scrub / forest (including approximate vegetation removal for stormwater ponds).
3. 12.7 ha of regenerating broadleaved species scrub / forest.

Anticipated adverse effects are expected to be of a high magnitude, and therefore a **very high-level adverse effect**, and would be expected to include:

1. Direct mortality to indigenous flora and fauna, including nationally at risk and threatened species.
2. Loss of habitat and displacement of indigenous flora and fauna, including nationally at risk and threatened species.
3. Edge effects impacting the forest by altering the shape with larger areas becoming narrower fragments with high ratio of edge to area.
4. Degradation of at least 17.4 ha of retained indigenous forest by creation of new edge effects (50 m) in at the edge of the ZOI.

These effects would require offset and compensation actions to counterbalance expected biodiversity losses. Management of the adverse effects of activities on the environment must adhere to the effects management hierarchy in order of priority, being avoid, minimise, remediate, and mitigate. Following these processes and actions, biodiversity offsetting can be applied to counterbalance any significant residual effects that remain, to achieve a net biodiversity gain.

Anticipated Mitigation

Minimisation and mitigation of adverse effects at Kings proposed Stage 2 and 3 Pit would include fauna management:

- Timing of vegetation removal to avoid the main bird breeding season (or preclearance nesting surveys to guide avoidance of nesting native birds).
- Implementation of a lizard management plan to provide for capture, relocation and any associated habitat enhancement.
- Adoption of a bat tree-felling protocol, with provision of roost boxes, and monitoring where native bat roosts are identified from survey and monitoring.
- Dense buffer planting of all newly created vegetation edges.

Following the mitigation measures detailed above, the overall level of effect would be expected to remain very high as a result of the overall loss of habitat to indigenous biodiversity, including threatened and At Risk species.

Anticipated Offset

The remaining vegetation within the Kings Quarry landholdings will be retained and protected where possible to support a biodiversity offset or compensation plan. We are comfortable that any ecological effects can be managed through conditions of consent. We would expect these conditions to address matters such as:

- Surveying requirements to confirm presence of indigenous fauna and flora in the site area, and if so, their prevalence in specific locations and any seasonal movements/changes in numbers.
- Where appropriate, controls on timing and location of works to minimise impacts on flora and fauna (for example to avoid works in some locations during any nesting/breeding seasons).
- Relocation of any fauna to appropriate locations to maximise survival rates.
- Replanting programme of relevant offset locations, including weed clearance, planting specifications, and weed/pest management.
- Ongoing pest control in balance and offset areas.

Dr. Michael Anderson

Senior Ecologist

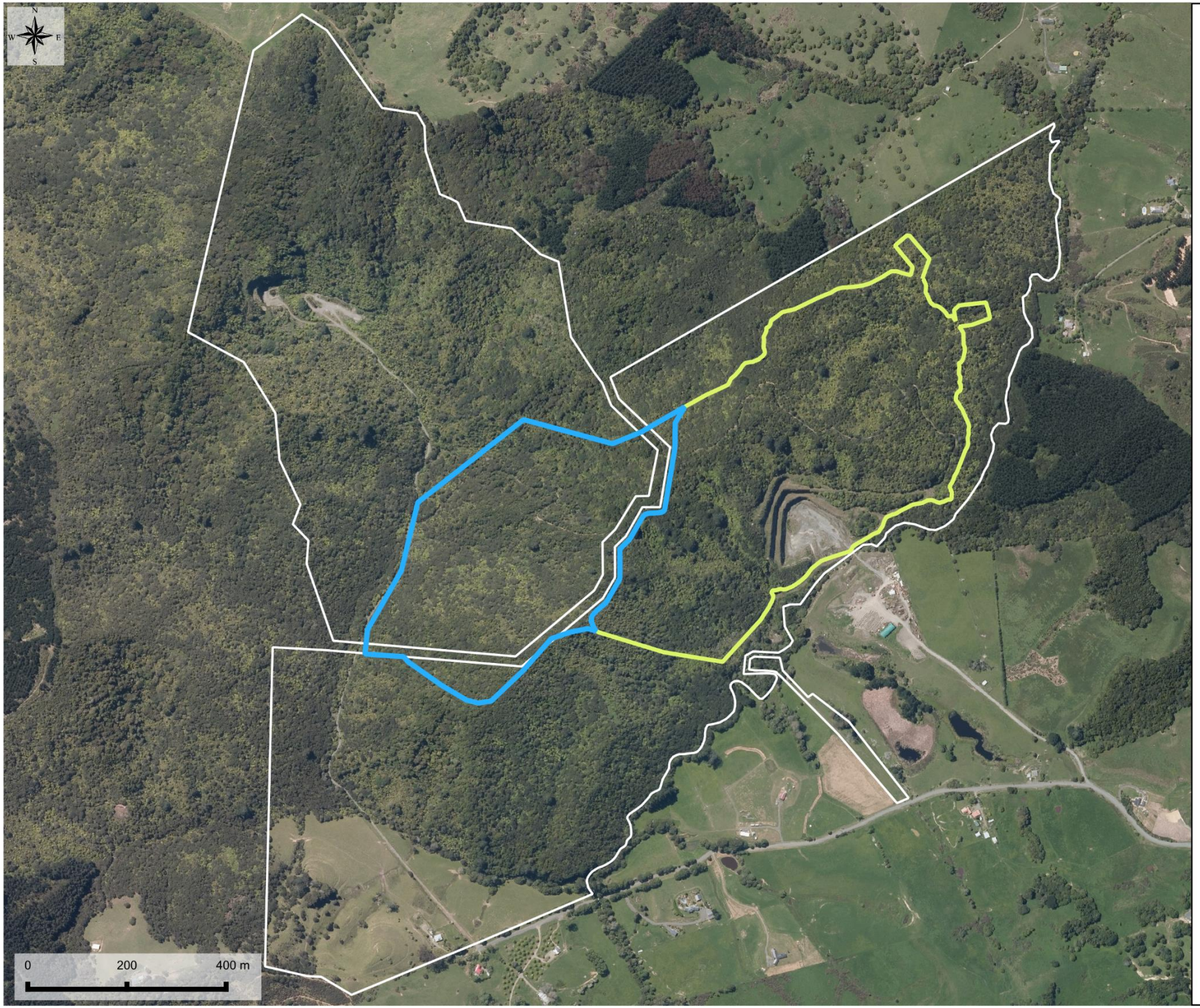
Bioresearches

Attachments:

Appendix 1: The location and areas of the proposed Stage 2 and 3 pit extent.

Appendix 2: Stage 2 & 3 pit extent with associated ecosystem types within Kings Quarry property (ecosystem extent sourced from Auckland Council Geomaps).

Applicability and limitations



Bioresearches
A Babbage Company

CLIENT / PROJECT

Kings Quarry Ltd

Stage 2 and stage 3 pit extent

10 October 2023

Legend

- Kings Quarry Property Boundary
- Stage 2 Pit Extent
- Stage 3 Pit Extent

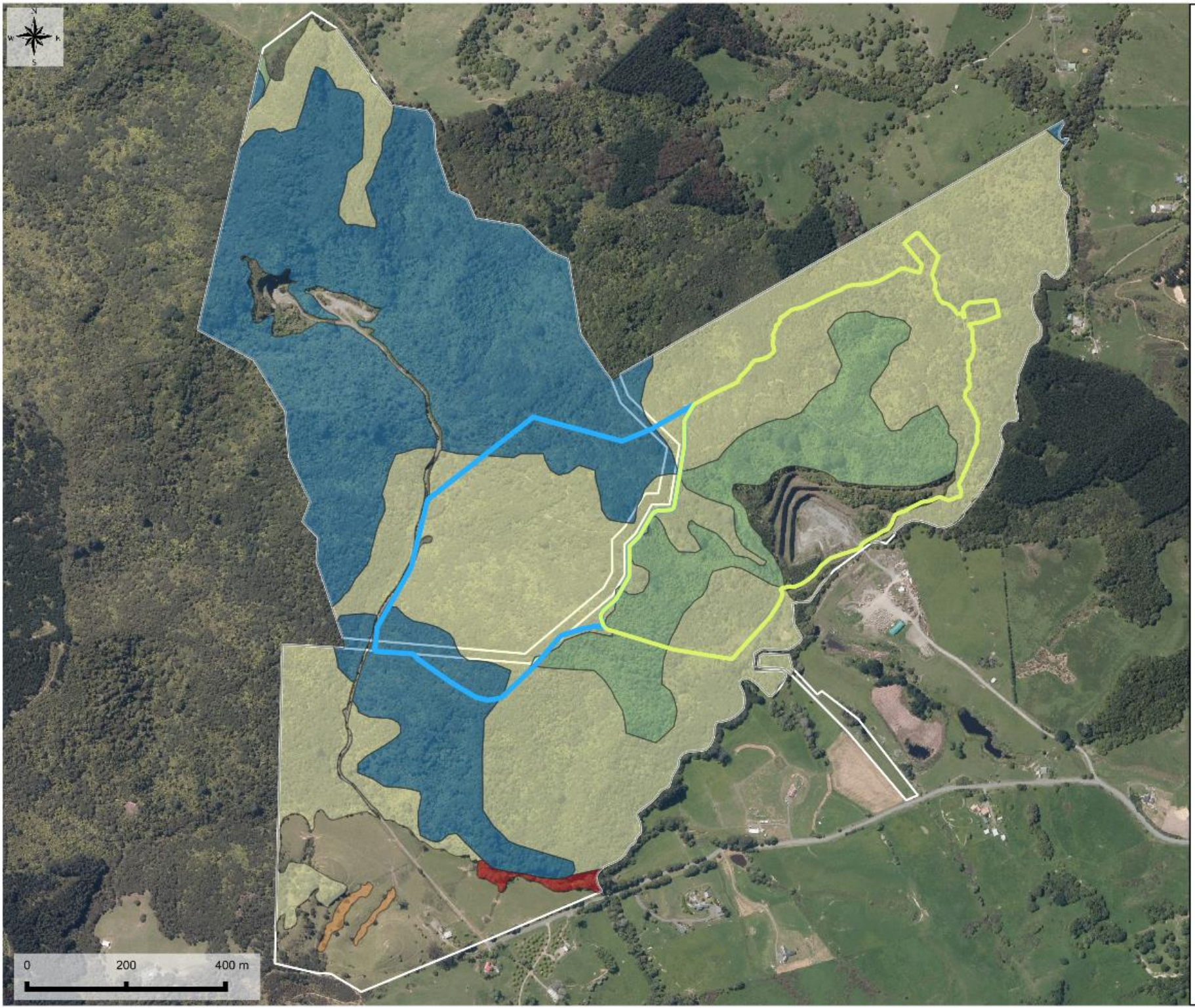
SOURCES
LINZ Basemap aerial

MAP PROJECTION
NZGD2000 / New Zealand Transverse Mercator 2000

DISCLAIMER:
This map/plan is not an engineering draft. This map/plan is illustrative only and all information should be independently verified on site before taking any action.

SCALE
1:10,000 @ A4

MAP NO.
66172



Bioresearches
A Babbage Company

CLIENT / PROJECT

Kings Quarry Limited

Kings Quarry Ecosystem Extent

24 April 2024

Legend

- Kings Quarry Property Boundary
- Stage 3 Pit Extent
- Stage 2 Pit Extent

Ecosystem Types

- Kanuka Scrub/Forest (VS2)
- Broadleaved Scrub/Forest (VS5)
- Kauri Podocarp Forest (WF11)
- Treeland (TL)
- Unclassified (UC)

SOURCES
LINZ Basemap aerial

MAP PROJECTION
NZGD2000 / New Zealand Transverse Mercator 2000

DISCLAIMER:
This map/plan is not an engineering draft. This map/plan is illustrative only and all information should be independently verified on site before taking any action.

SCALE
1:10,000 @ A4

MAP NO.
66172

MEMORANDUM

Bioresearches
A Babbage Company

TO:	Kings Quarry Limited	Date:	2 May 2024
COPY TO:	Alex Semenoff, Pamela Santos (Barkers)	Job No:	66172
FROM:	Laura Drummond		

KINGS QUARRY STAGE 2 AND STAGE 3 - FRESHWATER

This memorandum provides a high-level assessment of the freshwater ecological values and characteristics within the proposed Stage 2 and Stage 3 expansion area (Zone of Influence, ZOI) of Kings Quarry, Wainui, North Auckland. For this assessment, the ZOI includes the proposed pit expansion and overburden disposal, a smaller footprint to the northeast of the proposed pit.

In summary, provided the potential adverse effects of the Stage 2 and Stage 3 expansion on freshwater ecological values are appropriately minimised, offset or compensated (in accordance with the effects management hierarchy), there should be no significant barriers to the expansion of the Kings Quarry for Stage 2 and 3, in terms of freshwater ecology effects.

We understand that with respect to the Fast-Track Approvals Bill (Bill), this initial report is required to support a request to include Kings Quarry Stage 2 and 3 as a listed project under Schedule 2A of the Bill. If successful, a more comprehensive assessment would be undertaken and will be lodged as part of the substantive application.

Bioresearches
Level 4, 68 Beach Road, Auckland 1010
PO Box 2027, Shortland Street,
Auckland 1140, New Zealand
T 09 379 9980 **F** 09 377 1170
E admin@babbage.co.nz **www.bioresearches.co.nz**

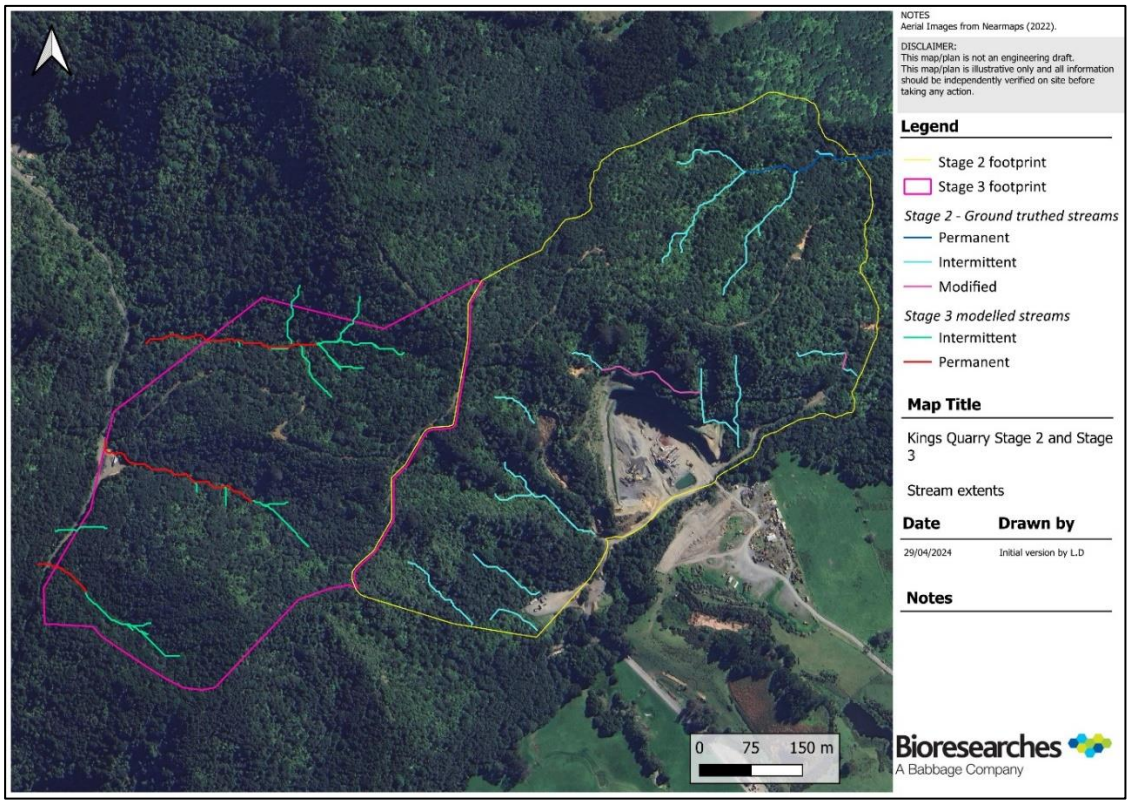


Figure 1. Kings Quarry site at Wainui, North Auckland, showing ground-truthed overland flow paths present within the proposed expansion and overburden disposals.

Auckland Council Geomaps indicate several potential permanent and intermittent tributaries of the Waitoki Stream are within the Kings Quarry Stage 2 and Stage 3 ZOI. Ten tributaries of the Waitoki Stream were observed within the expansion area, and two tributaries were observed within the overburden area.

No ecosystems extents indicative of natural wetlands (palustrine or riverine ecosystems) were observed within the ZOI, and floodplain data does not indicate the ZOI to be saturated enough to support a riverine wetland on the boundaries of the streams.

The Stage 2 and Stage 3 ZOI is covered entirely by indigenous forest, with a diverse range of vegetation observed throughout the riparian yards. The riparian vegetation provided very high shade to the watercourse, and high filtration and bank stability. Ground cover throughout the ZOI consisted of juvenile native trees and a thick layer of leaf litter.

Records from the New Zealand Freshwater Fish Database indicate īnanga (*Galaxias maculatus*), longfin eel (*Anguilla dieffenbachii*) and common bully (*Gobiomorphus cotidianus*) have been recorded within the wider King's Quarry site. Fish surveys undertaken by Bioresearches further have recorded redfin bully (*Gobiomorphus huttoni*), shortfin eel (*Anguilla australis*), smelt (*Retropinna retropinna*), banded kōkopu (*Galaxias fasciatus*) and torrentfish (*Cheimarrichthys fosteri*) within the Waitoki Stream. Due to the

topography of the site, it is unlikely īnanga, common bully and torrent fish would be able to access and reside within the streams present in the ZOI, due to their poor climbing ability.

Assessment of Effects

The predicted aquatic habitat within the ZOI that will be affected by the Stage 2 and Stage 3 expansion and overburden area comprises of approximately 2,842 linear metres of intermittent stream and 553 linear metres of permanent stream. A total of an estimated 3,395 linear metres of stream will be impacted.

The magnitude of effect of stream loss, without offset or compensation, is assessed as being 'Very High'. This is due to the complete loss of all stream habitat within the ZOI. The likelihood of this effect occurring will be definite and will have a direct impact on the stream habitat. The loss of stream will be permanent and irreversible. The proposed Stage 2 and Stage 3 works will result in a 'High' level of effect.

In addition to the proposed offset for the loss of the streams, it is also proposed to remediate the loss of stream extent through the removal of the weir within Waitoki Stream which will restore the connectivity of approximately 3.4km of stream extent. This will result in the restoration of stream hydrology, sediment transportation and the movement of aquatic fauna through all life stages. This will increase fish biodiversity, and restore habitats and natural stream processes through the upper Waitoki Catchment.

Reclamation of streams presents the potential for the injury or mortality to freshwater fauna, which are anticipated to be within the streams. As such, the potential magnitude of effects on freshwater fauna without minimisation or mitigation is expected to be 'High'.

Mitigation

The potential for injury or mortality to indigenous freshwater fauna can be mitigated by implementing native fish recovery management prior to the reclamation of streams. Intermittent streams provide less habitat for native fish in comparison to permanent streams and are temporary in nature ceasing to flow during the drier, summer periods. The implementation of a fish recovery plan and undertaking stream reclamation during summer months would minimise the potential effects on fish.

Following the implementation of appropriate fish management, the magnitude of effect on freshwater fauna is expected to be low, resulting in an overall 'Low' level of effects.

Offset

It is not possible to remediate or mitigate stream reclamation as there is a complete and permanent loss of aquatic habitat. While stream reclamation cannot be mitigated, it can be offset or compensated. The loss of the estimated 3,395 linear metres of stream in the Stage 2 and Stage 3 expansion area is

considered a significant residual adverse effect under the Auckland Unitary Plan – Operative in Part (AUP) and the National Policy Statement for Freshwater Management (NES-FM) and would require offset environmental compensation.

Recommendations for offset

Offsetting, restoration and enhancement recommendations that be captured in the conditions of consent should include the twelve principles for offsetting in Appendix 6 of the NPS-FM.

Accordingly, and subject to the above recommendations being included in the conditions package, it is concluded that the potential effects of the Stage 2 and Stage 3 pit expansion on the freshwater ecological values could be appropriately offset or compensated, and therefore we are not aware of any barriers to the expansion of the Kings Quarry for Stage 2 and 3, in terms of freshwater ecology effects.

Regards,

Laura Drummond MSc. (Hons) | Ecologist | Bioresearches
Level 3, 68 Beach Road | +64 9 367 5271 | Mobile +64 27 254 9685

Attachment 3c – Transportation Memo

Suite 5, Level 1, 18 Broadway
Newmarket 1023
Auckland
www.commute.kiwi

Ms P Santos
Barker & Associates
PO Box 1986
Shortland Street
Auckland 1140

1 May 2024

Copy via email: **PamelaS@barker.co.nz**

Dear Pamela

TRAFFIC ASSESSMENT REPORT – KINGS QUARRY STAGE 2 AND 3

Further to your instruction, we are pleased to provide this traffic assessment in respect to Stage 2 and Stage 3 of Kings Quarry at Pebble Brook Road, Wainui (Proposal). We have assessed at a high-level, the expected transport related effects as a result of the proposed Stage 2 and Stage 3 expansions, including in relation to safety effects, effects on the surrounding roading network and sight distance.

We understand that with respect to the Fast-Track Approvals Bill (Bill), this initial report is required to inform the Ministers whether to include Kings Quarry Stage 2 and 3 as a listed project under Schedule 2A of the Bill. If successful, then a more comprehensive assessment would be undertaken and will be lodged as part of the substantive application.

A consent has been granted for Stage 1 of the quarry site. The Stage 1 quarry consent included a suite of upgrades to the Site and the local traffic network, including:

- Establishment of new site access to Pebble Brook Road to allow two-way truck movement;
- Establishment of internal site accessways;
- Widening of Pebble Brook Road to allow two-way truck movement along its length; and
- Improvements to the Pebble Brook Road / Waitoki Road intersection, including:
    - Change from Give-Way to Stop controlled intersection;
    - Shifting of the posted speed limit signage 150m to the west. This reduces the speed limit from 100km/h to 80km/h for eastbound vehicles through the intersection;
    - Installation of high friction surfacing for 100m west of the intersection; and
    - Changes to paint markings and installation of truck turning signage.

With regards to the proposal to establish Stage 2 and Stage 3 of the quarry 162-306 Pebble Brook Road:

- The quarry activity is not expected to exacerbate the safety record within the area (subject to the recommendations detailed below);
- The minor increase in traffic generation as a result of the Stage 2 and Stage 3 quarry (over that considered for Stage 1) is considered to have a minimal effect on the surrounding road network;
- The proposed access point satisfies relevant sight distance requirements;
- The Waitoki Road / Pebble Brook Road intersection satisfies Austroads Safe Intersection Sight Distance requirements for trucks for a 70km/h speed limit; and
- The surrounding road network is designed to accommodate trucks and have sufficient capacity to accommodate the additional truck movements.

It is recommended that:

- The existing speed limits on Waitoki Road should remain, however the change to 60km/h should be relocated to 150m west of the Pebble Brook Road intersection (location as per previous Stage 1 TAR); and
- The Stage 1 consented road upgrades are implemented.

Accordingly, and subject to the above recommendations, it is concluded that there are no traffic engineering or transportation planning reasons that would preclude the expansion of the Kings Quarry for Stage 2 and 3. As with Stage 1 we are comfortable that any traffic effects can be managed through standard practice conditions of consent.

Yours sincerely

Commute Transportation Consultants

Josh Brajkovic

Senior Transport Consultant

josh@commute.kiwi

Leo Hills

Director

leo@commute.kiwi

Attachment 3d – Greenhouse Gas Emission Assessment

KINGS QUARRY LIMITED

Pebble brook Road
Wainui

Kings Quarry - Stage 2 and 3 Development - Greenhouse Gas Emission Assessment

Report 24171

Report date 2/05/2024

+64 9 912 1387
enquiries@airmatters.co.nz
17 Banks Avenue, Mount Manganui 3116
PO Box 96 256, Balmoral 1342, Auckland, NZ
airmatters.co.nz

Report prepared for Kings Quarry Limited by Air Matters Limited

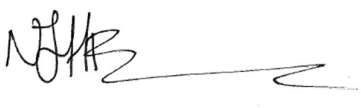
Air Matters Report: 24171
Date: 3 May 2024

Report Written by:

Nigel Goodhue

Environmental Scientist

Report peer reviewed by:



Nick Browne

Environmental Scientist

 This assessment is intended as a GHG emission report and has made a number of assumptions regarding the aggregate supply market. These assumptions have been based on the best available information and are clearly identified throughout the report where used. This report is not intended as an economic assessment of aggregate supply and demand.

Document History

No	Version	Amendments made	Issue Date
1	Final		3 May 2024

Introduction

Kings Quarry Limited (KQL) engaged Air Matters Limited to assess the potential impacts on greenhouse gas (GHG) emissions and climate change as a result of the proposed Stage 2 and 3 expansions of Kings Quarry at Pebble Brook Road, Wainui (Proposal).

We understand that with respect to the Fast-Track Approvals Bill (Bill), this initial report is required to support a request to include Kings Quarry Stage 2 and 3 as a listed project under Schedule 2A of the Bill. If successful, then a more comprehensive assessment would be undertaken and will be lodged as part of the substantive application.

For the purpose of supporting the consenting process Air Matters have reviewed the available information to determine the high-level aggregate supply chains within the Auckland Region and the potential impact of the Stage 2 and 3 expansions.

AGGREGATE SUPPLY

Aggregates are typically supplied from nearby sources because of the geographic dispersion of quarry locations (Welvaert, 2018) and the cost to transport. Due to these typically short distances, aggregates within New Zealand are almost entirely transported by road as opposed to rail or coastal shipping (Waka Kotahi, 2022).

Total demand in Auckland cannot currently be supplied within the region (Waka Kotahi, 2022). Currently the wider Auckland Region imports a share of its aggregate from Northland and Waikato and a high percentage of inter-region supply is provided from South Auckland quarries.

The Stage 2 and 3 expansions of Kings Quarry are expected to increase supply of local aggregate with a high proportion of the supply meeting the demand in the North Shore and West Auckland areas. For the purpose of this assessment, it is assumed that the entire annual volume of aggregate (500,000 tonnes) supplied from Kings Quarry would be used within the Auckland Region.

In addition to bulk aggregate for construction and roading, Kings Quarry will produce decorative rock in the form of pebbles. Supply into Auckland for this type of rock is currently from Manawatu and the South Island (Alex Semenoff, pers comms). The additional supply of decorative pebble as a result of the Stage 2 and 3 expansions will likely supply throughout the Auckland Region.

As detailed above, a portion of the aggregate demand from the North Shore and West Auckland is currently supplied from South Auckland and areas outside of Auckland Region including Waikato and Northland. Over time aggerate demand in Auckland is expected to increase with further supply constraints resulting in potentially higher reliance on out-of-region supply.

The Stage 2 and 3 expansions of Kings Quarry will provide long term security for an inner region supply of aggregates. Given the cost to transport bulk material, Kings Quarry is expected to favourably displace more distant supplies.

An initial quantitative assessment has been undertaken that followed standardised GHG reporting methodologies including Ministry for the Environment guidance (MfE, 2022a). Reductions in GHG emissions were calculated based on changes in cartage distance. Kings Quarry supply of aggregate to key markets (Northshore and West Auckland) was compared to existing quarries in South Auckland, Waikato and Northland Regions with Kings Quarry's proposed annual volume (500,000 tonnes) displacing the supply of these more distant quarries. Standardised GHG emission factors where then applied to the change in cartage distance to calculate the annual reduction in CO_2 equivalent GHG's.

Given the potential savings in bulk transport, the Kings Quarry Stage 2 and Stage 3 expansions will have a positive immediate benefit in reducing New Zealand's transport related greenhouse gas emissions. Based on current available information it is estimated that a reduction of 12,551 tonnes of CO_2 equivalent GHG's could be achieved annually. A moderate level of uncertainty should be considered given the number of high-level assumptions that have been made. To provide context this equates to ~0.35% of New Zealand's total heavy vehicle CO_2 equivalent GHG emissions, using Ministry of the Environment's transport data from 2019 as a base year.

The Stage 2 development is expected to provide an operational lifetime of up to 60 years at an annual average extraction rate of 500,000 tonnes. Stage 3 is expected to provide an additional operational lifetime of up to 40 years at an annual extraction rate of 500,000 tonnes. Once operational, the quarry can provide a range of aggregate with capacity to crush and screen onsite.

Given the expected life span of Stage 2 and 3, assumptions on aggregate supply and demand and transport methods used in this assessment may not remain consistent over this period of time. Annual GHG emissions would therefore also fluctuate depending on these factors. Consequently, a high level of uncertainty would apply to extrapolating the estimated annual GHG savings over the life of the Kings Quarry Stage 2 and 3 expansions.

The impacts of establishing and operating the quarry itself have not been included in this assessment. It is assumed that the GHG emissions from these activities would be similar to any other existing aggregate quarry. In the case of a greenfield quarry development the GHG emissions from Kings Quarry Stage 2 and 3 are likely to be significantly less. This is based on the site already having established infrastructure including access road and a historic quarry face.

Accordingly, it is expected that the proposed expansion of the Kings Quarry for Stage 2 and 3 will have positive effects on GHG emissions.

1. References

Waka Kotahi NZ Transport Agency (2022). Aggregate supply and demand in New Zealand, Waka Kotahi NZ Transport Agency research report 693.

Ministry for the Environment (2022a). Measuring emissions: A guide for organisations. 2022. Detailed Guide. Wellington

Ministry of Transport (2017) Transport Outlook: Future State. A starting discussion on the future of transport in New Zealand

Ministry of Transport (2022) Mahere Hohenga kia Whakakorea te Waro ā-Kawenga 2022-25 | Decarbonising Transport Action Plan 2022–25.

Aggregate & Quarry Association of NZ (2020). The Tyranny of Distance: Counting the cost of transporting aggregates (presentation sourced online at:

Attachment 3e – Economics Assessment

Kings Quarry – Stage 2 and 3 Expansion

High level assessment of economic effects for Fasttrack approval

2 May 2024

m.e consulting

Prepared for

Semenoff Group Ltd.

Document reference:	SSG 003.24	
Date of this version:	2 May 2024	
Report author(s):	Lawrence McIlrath	021 042 1957
	Greg Akehurst	021 896 537

www.me.co.nz

Kings Quarry Limited (KQL) engaged Market Economics (M.E) to provide a high-level economic overview of the proposed Stage 2 and 3 expansions of Kings Quarry at Pebble Brook Road, Wainui (Proposal).

We understand that with respect to the Fast-Track Approvals Bill (Bill), this initial overview is required to support a request to include Kings Quarry Stage 2 and 3 as a listed project under Schedule 2A of the Bill. If successful, then a more comprehensive assessment would be undertaken and will be lodged as part of the substantive application.

Urban Growth in Auckland

Auckland is New Zealand's largest economy[1] and generates 38% of the national GDP. Auckland is experiencing strong population growth, and despite challenging economic conditions associated with the slowing business cycle, investment in buildings and infrastructure is ongoing.

Economic growth is in part related to urban development and expansion, meaning that the ability to cater for increases in population and economic shifts is heavily reliant on and directly linked to the sustained availability of aggregate.

Aggregate is a high volume, low value commodity – transporting it from source to where it is used is expensive. Access to suitable, and sufficient high-quality aggregate, from appropriate locations is critical to delivering infrastructure and housing as well as facilitating economic activity across a range of industrial and productive sectors. Using local sources of sustainably quarried aggregate ensures that it can be provided to market at a cost-effective price.

Auckland's aggregate sector

Auckland's total quarrying capacity is concentrated in a handful of large operations with most of these located towards the south – near Brookby and Drury. Flat Top quarry is located to the north. Auckland's production is estimated at around 10m tonnes. However, Auckland does not produce enough aggregate to satisfy local demand. At present, the deficit is filled via importing aggregate from Northland and the Waikato. Without increasing local aggregate supply, demand growth can only be achieved through additional imports.

There are direct costs associated with carting aggregate to Auckland. The greater the distance between the origin (quarry) and destination points, the greater those additional costs. Conservative estimates[2] suggest that the cost to transport aggregate to Auckland's border is $166 million per year – this excludes the distribution costs relating to movements from the border to end users. Clearly, aggregate shortfall has direct transport implications, and the economic costs are material. Enabling the city to supply aggregate from within, using local resource will reduce reliance on imported aggregate, generating immediate economic benefits. These benefits relate to avoiding direct costs, emissions savings and avoiding social costs.

Expected benefits from Kings Quarry expansion

The construction sector is regionally significant. It generates $8.7bn of GDP, equal to 6.1% of the City's total GDP. Further, construction is a significant employer, with 10% of Auckland employment falling in this sector.

[1] Sourced from Infometrics.
[2] M.E analysis of aggregate industry.

Enabling aggregate to be extracted from Kings Quarry will support the Auckland aggregate market, and substitute regionally imported aggregate. Using local aggregate will have direct benefits associated with the construction sector. However, the true benefits that enabling Kings Quarry will deliver relate to the facilitated effects i.e., by supporting construction, it will lift the productivity of infrastructure delivery. The immediate benefits of high quality infrastructure in the city-wide context are:

- Hard infrastructure requires concrete, and these investments include economic assets such as roads, bridges, ports, and railways. It is critically important to ensure that infrastructure supports and improves the efficiency of moving goods, people, and information. If aggregate is not available, or if infrastructure cannot be delivered in a cost-efficient or timely manner, then this will lead to cost/budget increases, travel delays and disruptions, long travel times and productivity losses for both individuals and businesses. Overall, these impacts reduce welfare standards.
- Infrastructure enables trade by reducing transaction costs between local boards within Auckland, and the other regions. These connections stimulate and support growth.
- Well-developed infrastructure attracts domestic and foreign investment. The investment case is stronger for regions with reliable and robust transportation, communication, and energy networks.
- Infrastructure investments in areas such as healthcare, education, and three waters contribute to improving the quality of life. This, in turn, enhances productivity, innovation, and economic competitiveness.
- Infrastructure investments can enhance resilience to natural disasters, climate change, and other shocks. For example, flood defences can reduce the economic costs associated with disruptions and damages. In addition, addressing damage after an event requires strong supply chains, with an ability to access raw materials and processing capacity from diverse sources critically important.
- Infrastructure projects have long-term benefits that extend beyond immediate economic gains.

Using the Kings Quarry resource offers a new opportunity to deliver aggregate from within Auckland, and to avoid some costs. Using this resource offers an ability to supply aggregate to Auckland in a way that not only satisfies marked demand but does so in a way that delivers a range of wider economic benefits.

Combined, Stage 2 and 3 of Kings Quarry will deliver an additional 500,000 tonnes of rock annually (over a period of 100 years) to the Auckland market. Transporting aggregate is expensive, with costs directly linked to distance. Any unnecessary travel distance will have an adverse effect on total costs, and therefore any project budget that relies on aggregate. The potential benefits of enabling Kings Quarry's Stage 2 and 3 include:

- direct transport costs savings that arise because the need to transport aggregate over land is reduced and a more efficient transport function is used to deliver aggregate to end-users. This can result in lower aggregate prices that will reduce, or at least suppress, the concrete price component of infrastructure project budgets, and will create extra competition which ensures that the market remains efficient.
- Avoiding aggregate delivery trips, or using a distribution approach with less total distance, will avoid environmental costs associated with emissions, as well as the social costs associated with deaths and injuries.

Accordingly, it is concluded that the expansion of the Kings Quarry for Stage 2 and 3 will be regionally significant in terms of the economic benefits it will provide to the construction sector.