

Response ID ANON-URZ4-5FTJ-E

Submitted to Fast-track approval applications
Submitted on 2024-05-03 15:47:17

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Katikati Quarries (2001) Ltd

2 Contact person

Contact person name:
Dudley Clemens

3 What is your job title

Job title:
Environmental Manager

4 What is your contact email address?

Email:
s 9(2)(a)

5 What is your phone number?

Phone number:
s 9(2)(a)

6 What is your postal address?

Postal address:

c/o J Swap Contractors Ltd
P O Box 153
Matamata 3440

7 Is your address for service different from your postal address?

No

Organisation:

Contact person:

Phone number:

Email address:

Job title:

Please enter your service address:

Section 1: Project location

Site address or location

Add the address or describe the location:

End of Wharawhara Road, Katikati

File upload:
FINAL KQL Fast Track Appl - Plans 1 to 5 _3.5.2024.pdf was uploaded

Upload file here:

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Do you have a current copy of the relevant Record(s) of Title?

Yes

upload file:

Binder - Titles and MP55762.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

Katikati Quarries (2001) Limited

The Crown

Detail the nature of the applicant's legal interest (if any) in the land on which the project will occur

Please write your answer here:

The applicant (Katikati Quarries (2001) Limited) is the owner of a 42.7 ha title of land at the end of Wharawhara Road, Katikati, Western Bay of Plenty. This title is adjacent to a number of Crown titles, being part of the wider Kaimai Mamaku Forest Park (KMFP). The Katikati quarry straddles across both titles.

The applicant holds a mining permit in respect to adjacent Crown land – MP55762 granted in 2014.

Section 2: Project details

What is the project name?

Please write your answer here:

Katikati Quarry Expansion

What is the project summary?

Please write your answer here:

The submitter is planning to expand this existing quarry within their own property and as well as into the adjacent Crown land. Recent exploration drilling has revealed the extent of aggregate resources to be far larger than first thought. This presents a significant opportunity to provide for a sustained supply of aggregates. The expansion will provide much needed high-quality construction aggregate for infrastructure, concrete, roading and erosion protection works for Tauranga and the wider Bay of Plenty region.

What are the project details?

Please write your answer here:

The project is to expand the existing quarry to extract aggregate from an area of 80.2 ha, of which 30.0 ha forms the current quarry operation.

KQL has quarried parts of the rock reserve from the 1960's onwards. In 2014 Crown Mining Permit 55672

(MP) granted mineral rights to 42.851 ha of the KMCP, whilst DoC determined to grant access, via an Access Arrangement (AA), to less than that at 15.3 ha of the 42.851ha. This has constrained the resource, both Crown and privately owned, available to be extracted and fully utilised.

Since this time, further exploration of the resource has taken place. Recent exploration drilling of the reserve and surrounds has revealed the quantity of rock reserve to be far larger, at depth (>60.0m thick seam below surface) and in a different location than first thought. The new location of the reserve is offset from the location of the current MP authorization, AA and resource consents. The new reserve extends around the perimeter of the existing quarry pit to the north, east and south, including within a new hill in private title (owned by J Swap).

To access the new reserve, geographically wider resource consents (Regional and District), Mining Permit and Access Arrangements will be necessary than what has currently been authorised. The current authorisations, as they have been authorised in a piecemeal fashion over time, do not line up to cover the same areas. Obtaining appropriate resource consents and an AA from DoC which is suitably big enough in area to match the area of the resource is being sought.

The need to expand the site has become critical as many high-quality aggregate reserves within the Bay of Plenty region have been exhausted and this region's dependence on the importation of aggregates from the Waikato region means that the cost of private and government projects is more expensive than it needs to be. This new larger resource is considered to be of regional significance, so that local aggregate resources are available to be accessed and extracted.

The existing quarry is ideally located close to existing markets and urban areas, meaning that carting distances, emissions and transport costs can be reduced. Significant growth in infrastructure, roading and urban development is anticipated in Tauranga. Therefore, the continued operation of the quarry by providing for its expansion supports the development and maintenance of nationally and regionally significant infrastructure, along with

forecasted growth. Without this expansion, the aggregate resource needs to be transported from more distant quarries (including those in the Waikato region) which significantly increases the transport costs and emissions and therefore the costs to the government, councils and developers.

Infrastructure is already established to support the operation and the proposed expansion would not necessitate any change to the existing plant layout or access arrangements to and from the roading network – it would simply open access to more aggregate resources.

Consents will enable quarrying works to continue providing a consistent financial return to the Crown at the specified Crown rate.

Describe the staging of the project, including the nature and timing of the staging

Please write your answer here:

Refer plans.

Two main stages to access two resource locations.

Works across the two stages may occur concurrently.

The submitter intends to lodge applications for consent in 2025 in order to provide time for all technical assessments to be completed.

What are the details of the regime under which approval is being sought?

Please write your answer here:

Resource Management Act 1991 – district and regional resource consents required (e.g. land use, discharge, earthworks, vegetation removal, stream reclamation and diversion)

Crown Minerals Act 1991 – Mining Permit, Tier 2 quarrying.

Conservation Act 1987 – for authorisation to access portions of Crown land for quarrying.

Reserves Act 1977 - subject to title search and research into Crown titles.

Wildlife Act 1953 - subject to species found in the area sought for disturbance.

Heritage New Zealand Pouhere Taonga Act 2014 - if necessary, as a result of quarrying works that may reveal unrecorded archaeological sites. At a minimum an authority for unrecorded sites would be sought.

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

Please write your answer here:

Western Bay of Plenty District Council

Bay of Plenty Regional Council

What applications have you already made for approvals on the same or a similar project?

Please write your answer here:

Existing authorisations are in place for the current operation.

No previous applications have been made to access the new reserves.

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

Yes

Please explain your answer here:

Approvals are required from regulatory authorities and from The Crown/Department of Conservation to gain access and quarry portions of Crown-owned land

If the approval(s) are granted, when do you anticipate construction activities will begin, and be completed?

Please write your answer here:

Funding is currently available.

Enabling site works can commence immediately.

With the existing quarry operation no further specific procurement is required.

Completion will be subject to market demand for aggregate resources. The deposit is anticipated to last decades across all stages.

Design works alongside side obtaining regulatory approvals are to be completed over the subsequent 12 months to mid-2025.

Works are anticipated to commence immediately post grant of necessary authorisations.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Adjoining landowners:

- The Crown/Department of Conservation – Kaimai Forest Park and Wharawhara Road, Road Reserve)
- 466, 468, 390 Wharawhara Road
- 413C, 413D Busby Road

Western Bay of Plenty District Council

Bay of Plenty Regional Council

Iwi – Ngai Te Rangi

Hapu – Ngāi Tamawhariua, Te Whanau a Tauwhao Ki Otawhiwhi

Department of Conservation

Ministry of Business Innovation and Employment, being new Zealand Petroleum and Minerals

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

Please write your answer here:

The submitter attempted to obtain an Access Arrangement with the Department of Conservation following the grant of the 2014 Mining Permit. However, the Department of Conservation only granted an Access Arrangement over limited areas within the Crown's title where there has already been historical ground disturbance and vegetation clearance.

The submitter is concerned that the Department of Conservation will continue to decline access to current and new quarry areas, and to engage in discussions around offsetting and mitigation options that would provide significant benefits for the Kaimai Mamaku Conservation Park. This could include pest plant and animal management that would benefit from assistance from the private sector through the injection of funding and/or resources. The submitter intends to engage further with the Department of Conservation to explore these opportunities subject to the project being included on the category 2A list.

The most recent consultation with iwi was undertaken as a part a stormwater and landuse consent applications in 2021. During this process engagement was positive with iwi supporting the need for quarries and supported the ongoing operation of this quarry. Iwi and hapu representatives remain part of the ongoing Quarry Engagement Group.

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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:

Please write your answer here:

Not relevant

Section 4: Iwi authorities and Treaty settlements

What treaty settlements apply to the geographical location of the project?

Please write your answer here:

Not relevant

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

No

If yes, what are they?:

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

No

If yes, what are they?:

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

No

Has the applicant has secured the relevant landowners' consent?

Yes

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?

No

If yes, what are they?:

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

No

If yes, please explain:

Upload your assessment if necessary:

No file uploaded

Section 5: Adverse effects

What are the anticipated and known adverse effects of the project on the environment?

Please describe:

Refer attached Assessment of Effects

Upload file:

FINAL Combined Assessment of Effects 03.05.24.pdf was uploaded

Section 6: National policy statements and national environmental standards

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?

Please write your answer here:

Refer attached Planning Assessment

File upload:

FINAL KATIKATI Fast Track NPS and NES 3.5.24.pdf was uploaded

Section 7: Eligibility

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

Please explain your answer here:

The proposed Fast track process streamlines the range of necessary, consents, permits and access arrangements into a single process. The existing quarry has struggled with issues associated with obtaining approval from one branch of Government ie the Department of Conservation while another part actively promotes access for their own and the community return ie New Zealand Petroleum and Minerals, ultimately resulting in no progress. This stalemate has been an ongoing process for close to a decade.

Fast track will enable all required consents to be considered at once in a streamlined manner. This will result in certainty for future operations and savings in terms of time and cost, compared to the alternative of having to address multiple consent requirements and multiple authorities individually. If the fast track process was not available, resource consent would need to be applied for through local authorities and there is potential it would require notification which would bring with it both delays, costs and appeal risk. The biggest risk is that the Department of Conservation would not grant access to the new reserve at all. This would represent a lost opportunity for the community.

The processing time under the Resource Management Act 1991 is expected to a minimum of 4 years from preparation and submission of the application through to resolving any Environment Court appeals.

By contrast, the consenting timeframe under the fast-track process is likely to be less than 6 months.

A Fast Track consent would enable the quarry operation to be scaled up in a high demand area, where no similar quality rock exists close to demand in Tauranga and Western Bay of Plenty. It would allow the quarry to produce needed supplies of aggregate for concrete, sealing chip and rip-rap for harbour erosion protection.

If not granted under Fast Track, Katikati Quarries Ltd considers that access to resource on Crown land unlikely, based on land access restrictions which the Department of Conservation has previously put in place.

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

Please write your answer here:

The project builds on an already-established quarry and it involves a discrete package of inter-related consents which can be considered in a timely and cost-saving manner, meaning that more resource can be devoted to other Fast Track projects that involve a wider and more complex range of consents.

Has the project been identified as a priority project in a:

Other

Please explain your answer here:

Not directly. Indirectly New Zealand's current infrastructure deficit is well known and researched. The Bay of Plenty is known and still forecast over the next 20-30 years as a high growth area.

Aggregates to enable construction in a cost effective manner will be required to supply construction materials to build the planned improvements. Quarries such as Metal Supplies, need to be bought on line to supply materials to build with. No other alternative materials to build roads or concrete exist in the quantities needed.

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

The provision of aggregate will assist the delivery of regionally or nationally significant infrastructure. Aggregate is essential to developing new infrastructure and maintaining and renewing existing infrastructure. The transport costs are a significant component of the cost of aggregate, and the further the aggregate has to be transported the higher the cost of resource consent for infrastructure projects.

Will the project:

increase the supply of housing, address housing needs, contribute to a well-functioning urban environment

Please explain your answer here:

Aggregate serves as a construction material for all of the three purposes listed above. Currently no alternative construction material exists in sufficient quantities to enable construction of concrete and roading for housing.

If greater quantities of aggregate are available, then costs of construction materials come down and then it is more affordable for more houses and roads are cheaper to build, and become more plentiful.

This model is anticipated to apply to Katikati Quarry for the Tauranga and Western Bay of Plenty area.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Please refer Assessment of Effects for Market Economics Assessment.

Statistics provided by the New Zealand Institute of Economic Research in support of the submitter's 2014 Mining Permit demonstrated that New Zealand's quarrying and aggregate production industry produced a total of 45.4 million tonnes of aggregate, worth an estimated \$550 million. Demand for aggregate continues to increase as a result of roading and residential/commercial/industrial construction.

The submitter commissioned Market Economics to assess the economic effects of the proposed quarry extension. Supplying the Bay of Plenty market using the Quarry, instead of importing aggregate from the Waikato region, will avoid additional costs to those using the resource. The avoided costs are seen as benefits and the analysis shows that the value of these avoided costs per 100,000 tonnes is at least \$6.1 m to Katikati and at least \$1.4 m per annum to Tauranga. Avoiding these costs translates into a significant economic benefit to infrastructure and urban development dependent on a sustained supply of aggregate.

Market Economics indicates that as Tauranga and the Western Bay of Plenty form the main economic hub of the region, most of the region's growth is anticipated to occur there. However, due to the spatially dispersed nature of the region's economic centres, a large volume of its aggregate requirements are imported – as they relate to growth in urban-economic centres and the maintenance of regional infrastructure, such as roads throughout the region. Over the past 10 years, the Bay of Plenty has consistently produced aggregate at a level lower than the national average. This indicates that local production is likely to be insufficient in regard to satisfying all local demand, and that a portion of demand needs to be serviced using imported aggregate which then means that there are transport costs as well as externalities associated with the transport function.

Overall, the Bay of Plenty is already in a deficit position, importing aggregate. In terms of the medium growth scenario (for 2023 to 2048) the self-sufficiency gap is expected to increase over time from -1.8 million tonnes in 2023 to -2.3 million tonnes in 2048. The application of a high growth scenario would mean an even wider gap over this 25-year period (from -2.0 million tonnes in 2023 to -4.9 million tonnes in 2048). This increases the cost of necessary infrastructure for the region. The expansion of the quarry will assist in abating these negative trends.

Will the project support primary industries, including aquaculture?

Yes

Please explain your answer here:

Quarrying is a primary industry. Alongside benefits to the wider community of materials supply, the quarry's ongoing operation will continue to provide direct benefits to the people that work directly and indirectly for the quarry in the local area.

Will the project support development of natural resources, including minerals and petroleum?

Yes

Please explain your answer here:

In the Bay of Plenty region, aggregate demand is greater than local supply, with a large share of demand satisfied by importing aggregate from outside the region. Ensuring the long term future of the Katikati resource is consistent with developing resources in a responsible and efficient way.

Will the project support climate change mitigation, including the reduction or removal of greenhouse gas emissions?

Yes

Please explain your answer here:

Minimising the distance that aggregate, and concrete, travels to end users ensures that the associated emissions are kept to a minimum. The analysis from Market Economics illustrates the large effects that transporting aggregate has on emissions. The project will have an immediate and direct impact of reducing emissions. It will deliver a step-down in emissions and given the long project lifecycle, will ensure that locally generated emissions are minimised.

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

Yes

Please explain your answer here:

Apart from ensuring that there is enough aggregate to support growth in the Bay of Plenty, enabling the project will enhance the market's resilience because key supply sources will be within the region, and not subject to infrastructure connections into the Bay of Plenty region. In a post-disaster situation, reinstating infrastructure as fast as possible 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. Prior to adverse events, supplies of materials are needed to build resilient infrastructure and allow for changes as a result of mitigation strategies that are deployed over time.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

Please refer to the Assessment of Effects

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

No

Please explain your answer here:

In terms of the Western Bay of Plenty District Plan, the site is in the Rural Zone where mining and quarrying are provided for as discretionary activities. Objectives that are particularly relevant include the efficient use and development of the rural land resource for primary production and the efficient use and development of regionally important mineral resources. The submitter considers that the proposal would be consistent with these provisions. The Bay of Plenty Regional Policy Statement recognises the need for a sustained supply of aggregates and that aggregates resources are location specific. One key objective is that the productive potential of the region's rural land resource is sustained and that the growth and efficient operation of rural production activities are provided for. This includes quarrying and mining. The Bay of Plenty Regional Natural Resources Plan also provides a framework of rules to manage land use and discharge matters associated with quarrying. Overall, the project is consistent with the outcomes anticipated by these local and regional planning documents. Consent conditions can be imposed to manage adverse effects.

Anything else?

Please write your answer here:

We are willing and able to answer any questions that have arisen

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

No

If yes, please explain:

Section 8: Climate change and natural hazards

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

No

If yes, please explain:

Section 9: Track record

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.

Please write your answer here:

With the exception of an isolated incident in 2016, the submitter has an excellent long term track record in terms of compliance with consent conditions and quarry regulations and over the long term works have continued to be undertaken in accordance with good industry practice. The operation involves appropriately qualified staff with significant on-site experience and effective management.

An error in 2016 by a machine operator saw a discrete discharge of sediment contaminated water to a local stream in an isolated one-off incident. The result was discolouration of the stream tributary for a period of time, with no immediate effects on the waterway or aquatic life. Enforcement action resulted prompting management to review site systems and controls to avoid future chances of the same event occurring again. Since this time discharges from the site have been compliant and ongoing ecological analysis of the stream have shown a healthy watercourse.

Separately the site is currently constructing in upgrading water treatments systems which should further improve discharge quality and improve habitat quality further.

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Declaration

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

Yes

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:

Dudley Clemens

Important notes