Response ID ANON-URZ4-5F1G-8

Submitted to Fast-track approval applications
Submitted on 2024-05-03 10:27:45

Submitter details

Is this application for section 2a or 2b?

2A

1 Submitter name

Individual or organisation name:
Stevenson Aggregates Limited

2 Contact person

Contact person name:
Jo Young

3 What is your job title

Job title:
Consents 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:

Private Bag 94000, Manukau City, Auckland 2241

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:

121 MacWhinney Drive, Drury, 1189 Ponga Road, Drury, 2113 and Ponga Road, Papakura, Auckland.

Stevenson has designed a new quarry pit (the Sutton Block project) adjacent to the existing Drury Quarry on land owned by Stevenson. The site is currently in pasture utilised for grazing. The Sutton Block pit is zoned Special Purpose -Quarry Zone (SP-QZ) under the Auckland Unitary Plan (Operative in Part) (AUP).

The location of the indicative pit is shown on the attached map.

File upload:
Drury Quarry Expansion - Sutton Block Site Plan drawing.pdf was uploaded

Upload file here:
Drury Quarry Expansion - Project Key Milestones Flow Chart.pdf was uploaded

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

Yes

upload file:
Drury Quarry Expansion - Sutton Block RoT's.pdf was uploaded

Who are the registered legal land owner(s)?

Please write your answer here:

The owner and occupier of the site is Stevenson Aggregates Limited.

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 is the owner and occupier of the site. No additional landowner approvals are required to proceed with the Sutton Block project. Legal description is as follows:

• 121 MacWhinney Drive, Drury, Auckland: Lot 1 Deposited Plan 126627, Lot 4-5 Deposited Plan 509893.
• 1189 Ponga Road, Drury, Auckland: SECT 2 SO 467566, ALLOT 37 Parish OF HUNUA, ALLOT 198 Parish OF HUNUA, ALLOT 190A Parish OF HUNUA, SPO 190 ALLT 190 PARO Hunua, ALLOT 191 Parish OF HUNUA, ALLOT 197 Parish OF HUNUA.
• Ponga Road, Papakura, Auckland: Lot 1 Deposited Plan 21743.

Section 2: Project details

What is the project name?

Please write your answer here:
Drury Quarry Expansion – Sutton Block

What is the project summary?

Please write your answer here:

The proposal is to expand the existing Drury Quarry into an area known as the 'Sutton Block'. The development of the Sutton Block will involve the staged development of an area of approximately 100 ha to a maximum pit depth of approximately -60 RL m over an approximate 50-year period. The majority of the Sutton Block pit is zone Special Purpose -Quarry Zone (SP-QZ) under the Auckland Unitary Plan (Operative in Part) (AUP). The expansion of the pit will be incremental, deepening and widening as aggregate is extracted.

What are the project details?

Please write your answer here:

Auckland's aggregate demand is increasing while the number of quarries is reducing. Drury Quarry is a greywacke hard rock quarry which has supplied concrete, asphalt and roading aggregate to the Auckland market for over 80 years. It is the largest aggregate quarry in New Zealand and is a key part of the supply chain providing critical building material across the Auckland region. The Drury Quarry currently supports some of the country's largest infrastructure, transport and housing projects.

The existing Drury Quarry pit is nearing its end of life and a replacement supply must be secured to future-proof aggregate supply in Auckland. Stevenson has designed a new quarry pit (referred to as the Sutton Block) directly adjacent to the existing Drury Quarry within the existing broader landholdings. The proposed expansion will provide at least 185 Million Tonnes of aggregate supply to Auckland to support its future growth for approximately 50 years once aggregate extraction from the Sutton Block pit commences. It is anticipated that as the existing Drury Quarry pit nears the end of its life and reduces aggregate extraction, the Sutton Block pit aggregate extraction will increase to ensure a continuous supply to the Auckland region.

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

Please write your answer here:

The Sutton Block pit will be developed over four indicative stages. The timing of these stages is indicative only and may vary over the life of the quarry.

Stage 1 (approximate Years 0 – 2) involves the construction of the roading infrastructure required to access the site, stream diversion, removal of

overburden, construction of the northern bund, begin ecological mitigation and commencement of quarrying. Some aggregate extraction is expected to commence in Year 1, and progressively increased to full production in Year 4.

Stage 2 (Years 3- 15) and Stage 3 (Years 15 -30) reflect the initial pit development, which begins with the removal of additional overburden material, creation of stockpiles, followed by aggregate extraction. Stages 2 and 3 predominantly see the progressive widening of the pit. This stage also sees capital investment in processing equipment to increase capacity.

The final stage of work, Stage 4 (Years 30 -50) reflects the full extent of the quarry pit over 50 years and predominantly when the pit will be progressively deepened to a pit depth of approximately -60RL.

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

Please write your answer here:

Resource Management Act 1991 - various district and regional resource consents to establish and operate new quarry including site clearance works involving various ecological features.

Conservation Act 1987 to transfer and release freshwater aquatic life.
Wildlife Act 1953 permit for salvage and relocation of protected species and for unintentional deaths of protected species.

Heritage New Zealand Pouhere Taonga Act 2014 (as a precaution) - General Authority to “modify or destroy”.

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

Please write your answer here:

Auckland Council.
Waikato Regional Council (stream and wetland mitigation site).

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

Please write your answer here:

None.

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

No

Please explain your answer here:

No.

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

Please write your answer here:

A graphic outlining a high-level timeline of the key milestones is attached at Section 1- Project Location as there was no option to attach a file to this question.

Section 3: Consultation

Who are the persons affected by the project?

Please write your answer here:

Auckland Council;
Ngāti Tamaoho;
Ngaati Te Ata Waiohua;
Te Ākitai Waiohua;
Ngāi Tai ki Tāmaki;
Ngaati Whanaunga; and
Owners and occupiers of the following:
• 359 Macwhinney Drive, Drury, Auckland (adjoining the Sutton Block Project site to the west).
• 16, 72 and 111 Sonja Drive, Drury, Auckland (properties adjoining the Sutton Block Project site to the north).
• 1065, 1081, 1101 and 1109 Laurie Drive, Auckland (properties elevated to the east of the site).

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:

Consultation has been undertaken with the five tangata whenua groups listed above who registered an interest in the Sutton Block project. This has been ongoing for over two years and has developed a forum for ongoing discussions to continue. Draft and final Cultural Value Assessments have been received that Stevenson has taken into consideration when determining the pit location and design. The proposed Sutton Block pit footprint was determined in consultation with tangata whenua. In comparison to the original pit footprint the current proposed footprint has been designed to avoid greater cultural effects on a known wāhi tapu pā site.

Stevenson has also undertaken stakeholder engagement with the local community, including public open days, newsletter updates, and community one-on-one meetings.

Where possible, Stevenson has sought to address known and identified effects raised during stakeholder and tangata whenua consultation. Stevenson will continue to engage with stakeholders and tangata whenua throughout the consenting, construction and operational phases of the Sutton Block.

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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:

None required.

Section 4: Iwi authorities and Treaty settlements

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

Please write your answer here:

Ngāti Tamaoho have a statutory acknowledgement across the wider Drury area, including across Stevenson's entire landholdings.

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?:

No.

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

Yes

If yes, what are they?:

Stevenson owns all of the land within the Drury Quary Expansion - Sutton Block project area. However, for complete transparency to the south of the Sutton Block (outside the pit footprint) is New Zealand Archaeological Association site R12/278 (Ballard's Cone, Kārearea, Te Maketu – burials, stonework, earthworks, Pā) and Auckland Unitary Plan Historic Heritage Overlay Extent of Place 693, Ballard's Cone Pā Site R12_278. The Sutton Block pit actively avoids this area.

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?:

No.

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

No

If yes, please explain:

No - not needed.

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:

The proposal will have more than minor effects on stream and wetland habitat within the Stevenson landholdings. The project will have minor or less than minor effects on a range of other features of the environment including terrestrial flora and fauna, groundwater, surface water, air quality, traffic, noise, vibration, archaeology and landscape.

An Assessment of Environmental Effects has been undertaken for the Sutton Block project that sets out the proposed design features and operational measures for the Sutton Block pit and together with measures proposed to minimise potential adverse effects on the environment. These include a staged management approach to erosion and sediment control, detailed design and construction monitoring, including implementation of trial batters to inform the quarry slope design, controlled blasting, dust mitigation measures, surface water augmentation to offset loss of stream base flows, pest management, riparian planting, stream diversions and off-site stream and wetland offset works to occur on a Stevenson site located at Tuakau (Tutaenui Stream and Western Stream).

A table providing further information on the anticipated adverse environmental effects of the project is attached.

Upload file:
Assessment of Environmental Effects summary table.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:

The supply of aggregate is vitally important to the growth and development of Auckland and will contribute to New Zealand's social and economic well-being.

The National Policy Statement for Freshwater Management 2020 (as amended in February 2023) (NPS-FM) is relevant to the Sutton Block project as the proposed works involve stream diversion, stream and wetland reclamation, groundwater takes, discharges and freshwater offset. Overall, the Sutton Block project is considered to be generally consistent with the NPS-FM. The construction and operation of the future quarry has been designed to try to avoid adverse effects on freshwater systems where practicable while mitigating and then off-setting where otherwise is not possible. The offset package has been designed to achieve no net loss of the extent of wetlands and is intended to provide for a positive aquatic ecological benefit. Various robust management measures are proposed to manage sediment and other contaminants to ensure that the life-supporting capacity of water bodies is safeguarded.

The National Policy Statement for Indigenous Biodiversity 2023 (NPS-IB) is relevant to the Sutton Block project, including the exception for aggregate extraction under section 3.11, as the proposed works will result in the removal of 9.72ha of indigenous vegetation and loss of fauna habitat. Overall, the Sutton Block project is considered consistent with the NPS-IB.

Due to the in situ nature of aggregate, the ability to avoid areas of indigenous biodiversity is limited, and instead where avoidance is not possible, offset and compensation measures are proposed to ensure that overall indigenous biodiversity is maintained. These measures include the following measures within Stevenson's landholding:
• 40.5ha of revegetation; and
• 69.4ha of native forest enhancement through mammalian predator and pest control.

A net gain in biodiversity values for terrestrial ecology is expected following the completion of all offset and compensation actions.

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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:

Utilisation of the fast-track approval process will enable the application to be processed in a more timely manner and cost-efficient process providing Stevenson and the Auckland construction industry with greater certainty on when a decision will be made. It will also result in more targeted involvement

from parties who are directly affected by the proposal.

The development of a new quarry pit has a significant lead in time. After the purchase of the land, it was re-zoned to a quarry zoning (under the Papakura District Plan) via a plan change around 2007. Following this, it is expected consent preparation and obtaining consent to take at least 5 - 7 years. Expansion of Drury Quarry – Sutton Block is in the final phase of development (consenting)before construction can commence. Stevenson has been developing the consent package over the past 3 years, together with local iwi and experts. The Sutton Block project application, which is supported by a suite of technical assessments, is a robust application near completion. The potential effects on the environment have been assessed thoroughly and the application will soon be ready for lodgement/consideration.

Despite the site being ear marked for quarrying through the AUP (through a specific quarry zone) and the wider site already operating as a working quarry with the required ancillary infrastructure in place, the process to obtain consents to open the new pit at the site is complicated and time-consuming. Due to some components of the consenting requirements triggering non-complying activity status, the application must be assessed against stringent policy tests. This makes the traditional consenting pathway significantly longer and more uncertain.

The existing Drury Quarry is one of the major sources of aggregate within Auckland, supplying over a quarter of Auckland's current aggregate requirements. The existing Drury Quarry pit is nearing its end of life and a replacement supply must be secured. To future-proof aggregate supply in Auckland, Stevenson has designed a new quarry pit directly adjacent to the existing Drury Quarry within the broader landholdings. The new pit has an anticipated lifetime of 50 years and will provide at least 185 million tonnes of aggregate supply to Auckland to support its future growth.

Given the scale and cost of the types of projects the fast-track process is intended to enable, there is a real risk that the commercial feasibility of critical infrastructure will be derailed if a suitable supply of building materials, such as aggregate, is not also enabled. Put simply, there is no advantage in expediting infrastructure and developments without the building materials to deliver them.

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

Please write your answer here:

The application is near completion and will be accompanied by a suite of technical reports which have been used to develop a robust set of proposed consent conditions and draft Environmental Management Plans. It has been prepared on the basis of being lodged at Council as a fully notified application, therefore the technical reports, planning assessment and consultation are all extremely detailed and thorough to enable a smooth notification process and provide the required information to support public notification. This will be of benefit as part of the fast-track approval process as the material for assessment will be of a quality and standard that allows for efficient processing and adherence to the fast-track statutory timeframes. The Project will be ready to be considered by the panel and the joint Ministers and will not cause significant delays to the wider fast-track application process programme.

Further, listing this Project on Schedule 2A of the Fast-track Approval Bill will assist with enabling the efficient delivery of the other eligible infrastructure and development projects in the wider Auckland region that are listed under the fast-track approval legislation by securing a suitable supply of aggregate to deliver them.

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

Other

Please explain your answer here:

No

Will the project deliver regionally or nationally significant infrastructure?

Regional significant infrastructure

Please explain your answer here:

Both regional and national significant infrastructure.

In 2023 alone, Drury Quarry supplied 3.5 million tonnes of aggregate for use in a variety of projects including key components of the Auckland transport network, water and wastewater management networks, and other housing and infrastructure projects. Some of the specific projects that were supported and enabled by Drury Quarry aggregate in 2023 include KiwiRaill ballast, including the City Rail Link Project, Watercare Puketutu Biosolids ponds and Central Interceptor Project, NZ Transport Agency Auckland System Management Alliance maintenance contract for State Highway 1 (SH1) from Bombay to Warkworth, PenLink, Papakura to Drury SH1 widening and the expansion of Auckland International Airport. These projects are important from both a regional perspective, but also nationally, with the upkeep and extension to the State Highway and KiwiRail networks and Auckland International Airport expansion.

Ensuring a consistent and readily available source of high-quality, locally sourced aggregate is necessary to support Auckland's economic growth and to meet the infrastructure needs of Auckland's rapidly growing population and economy, including the delivery of eligible infrastructure and development projects anticipated to be listed and enabled under the Fast-track Approvals Bill. Aggregate plays a pivotal role in the economic development of New Zealand. Retention of existing aggregate extraction resources is paramount to ensuring that there is sufficient supply to meet or facilitate economic growth.

The Sutton Block project is designed to be a separate quarry pit from the existing Drury Quarry pit, although it will be serviced by the existing Drury

Quarry ancillary site infrastructure and facilities. This is an efficient use of resources as it provides for the continued use of the existing Drury Quarry operation and secures an additional 50 years of local aggregate supply for the Auckland region in a location that has been operating as a quarry for over 80 years.

Will the project:

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

Please explain your answer here:

In 2023 alone, Drury Quarry supplied approximately 1,100,000t for concrete aggregate used primarily for housing, roading and new infrastructure developments, including Auranga housing development in Karaka, Drury. This development alone will provide at least 1,000 homes in the Karaka Drury area, helping to address Auckland's current housing crisis. Further, the 361 ha master-planned mixed-use Drury South Crossing development is located in very close proximity to the west of Drury Quarry. This development is approved and could reach the size of Napier over the next 30 years. Drury Quarry is perfectly positioned to supply concrete and aggregate to facilitate the development of one of New Zealand's largest master-planned precincts.

Due to the high costs associated with transporting aggregate, for aggregate extraction to be economical, and more sustainable (by reducing other indirect effects like emissions and social costs), it should be located proximate to the areas required. Accordingly, the expansion of the Sutton Block project will benefit the region by securing a locally sourced aggregate supply to facilitate regional growth and ensure the cost of aggregate remains affordable.

Aggregate is fundamental for numerous applications in the local economy, contributing to the advancement of urban and infrastructure development. Aggregate serves as a foundational building material and is a fundamental component of concrete, playing a crucial role in diverse construction and civil engineering projects.

The greywacke resource at the Sutton Block expansion is of high quality and is comparatively well-exposed with low stripping and overburden ratios. The Sutton Block project is located close to SH1, a key transport route to provide aggregate to the Auckland region and particularly the areas of projected future growth in South and East Auckland.

Will the project deliver significant economic benefits?

Yes

Please explain your answer here:

Yes - Auckland is New Zealand's largest and fastest-growing region; it is also where most of New Zealand's economic growth is projected to be centred. Building and construction are key aspects of New Zealand's economic growth and performance. Aggregate supply has a central role in infrastructure and urban development delivery. Rock aggregate is a foundation and building product and a fundamental component of concrete. Concrete is used in every aspect of 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 cost considerably more, or halt altogether.

Securing a future supply of aggregate will help to ensure the financial viability of ongoing Projects by keeping costs in line with initial forecast but also serves as a catalyst for initiating new projects. Infrastructure investment brings significant economic benefits by enhancing connectivity, efficiency, and productivity. Quality infrastructure improves transportation networks, energy systems, reduces transportation costs minimising production downtime. Additionally, it attracts investment, stimulates economic activity, and creates jobs, leading to long-term economic growth. The Sutton Block expansion will secure a high-quality, accessible supply of aggregate, that will help to stimulate Auckland's economic growth.

Will the project support primary industries, including aquaculture?

No

Please explain your answer here:

No.

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

Yes

Please explain your answer here:

Yes - the application is for the development and operation of a greywacke hard rock quarry.

Aggregate extraction can only take place where it is found naturally in situ. It is preferably extracted in close proximity to where it is used in order to minimise the environmental effects and costs of transporting aggregate from the pit to the construction site.

Aggregate is a high-volume, low-value (relative to its weight) product which is expensive to transport. This means that for aggregate extraction to be economical, it should be located proximate to the areas it is required, and closest to the areas with predicted highest demand.

The close proximity of Drury Quarry to a number of large residential and infrastructure projects committed to construction, such as Drury Town Centre, Drury South Crossing, Auckland International Airport, PenLink and SH1 upgrades, is a significant advantage as it helps to reduce the economic cost of aggregate supply relative to other quarries and reduces other indirect effects like emissions and social costs linked to injuries and fatalities due to larger

travel distances.

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

Yes

Please explain your answer here:

Yes. Drury Quarry provides an aggregate resource close to the Auckland market, reducing the reliance on importing aggregate from distant locations, thereby decreasing road truck congestion and related emissions.

The Sutton Block project will be a state-of-the-art 'quarry of the future'. Central to its design philosophy are principles of sustainability, to minimise the environmental footprint of its operation as far as practical. Notably, carbon reduction will be a key consideration, partially achieved through the reduction in diesel-powered dump trucks and the utilization of an electric conveyor.

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

Yes

Please explain your answer here:

Recovery from natural hazards is dependent on the reconstruction of infrastructure and housing. The ability to rebuild essential services, facilities and homes after natural disasters is partly reliant on the availability of aggregate supply.

Will the project address significant environmental issues?

Yes

Please explain your answer here:

The project has been designed to avoid, mitigate and offset its adverse environmental effects. The key measures proposed to achieve this through surface water augmentation to offset loss of stream base flows, riparian planting, stream diversions, 40.5ha of revegetation, 69.4ha of native forest enhancement through mammalian predator and pest control, wetland enhancement and stream works intended to achieve a no net loss of wetland and stream extent and provide for positive aquatic ecological benefit and various operational management plans.

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

Yes

Please explain your answer here:

Yes, the project is generally consistent with local and regional planning documents. The majority of the proposed pit area is located within the SPQZ within the AUP and was also zoned for quarry use under the previous Papakura District Plan. Notably, the SPQZ chapter in the AUP explicitly provides for "significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects". From a policy perspective, the Sutton Block has been earmarked for quarry use for some time. The AUP SPQZ provisions to some extent, recognise the functional need for quarries to be located where the resource is in situ, through more enabling provisions to undertake activities associated with mineral extraction, including works within overlays and streams.

The project has sought to work through the mitigation hierarchy with avoidance and mitigation as the first priorities. Residual effects will be addressed through a comprehensive ecological package which is designed to demonstrate no-net loss and is intended to provide a positive ecological benefit, consistent with the AUP policy direction.

Anything else?

Please write your answer here:

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

No

If yes, please explain:

No

Section 8: Climate change and natural hazards

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

No

If yes, please explain:

No

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:

Stevenson Aggregates Ltd has not been subject to any enforcement proceedings in relation to actions that were directly or indirectly within its control. However, for completeness, Poplar Lane Quarry in Pāpāmoa, Bay of Plenty received an abatement notice from Bay of Plenty Regional Council (BOPRC) on 19 September 2019. This was in relation to exceeding the daily groundwater take. The Poplar Lane Quarry was not owned by Stevenson Aggregate Ltd at the time of the notice being issued.
In consultation with BOPRC it was determined that the only way to resolve this matter was for Stevenson to seek a new groundwater consent with an increased daily take allowance.

This application has been prepared, and Stevenson is currently undertaking iwi consultation. The application will be submitted to BOPRC at the completion of this consultation (or earlier if mutually agreed with iwi groups).

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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:
Jo Young

Important notes