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To: Lynette Morgan & Alicia-Kate Taihia
Far North District Council
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Matter: Supplementary information: Ventia - PDP Hearing 8

Address for service: Bay of Island Planning (2022) Ltd
Andrew McPhee
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Dear Lynette and Alicia-Kate

Thank you for the opportunity to provide further information to clarify some points raised by the commissioners in Proposed Far North District Plan (PDP) Hearing 8 – Mineral Extraction.

Context

Unfortunately, Jaco Cronje was not able to attend the hearing on the 20th November to provide some context with respect to the site and operations at Puketona. While the presentations by Bellingham Quarries were helpful in providing some context generally, we have taken this opportunity to provide some more specific context for the Puketona quarry run by Ventia.

Geology and Mineral Location

Based on geological maps and previous drilling records, Ventia have observed that mineral deposits extend beyond 'area 5', which supports the need for further expansion.

The geological survey suggests that resources within area 5, as well as beneath the existing dumpsite (Lot 1 DP 164802), are crucial for the long-term viability of the quarry. Figures 1 and 2 below are snippets from Far North Maps showing the geology and topography of the area. The maps indicate that the region extending towards the red exclusion zone likely contains basalt or scoria flow, which could potentially be quarried beneath the existing dumpsite.



Figures 1 and 2 NZ Topographic Relief and NZ Geology (Source: Far North Maps)

The geology map for the Whangarei area also shows basalt (Qvb), scoria cones (Qvs), greywacke (Tjv), and volcanioclastic sandstone (Tjw), all of which are relevant to the potential expansion (see Figures 3, 4 and 5 below).

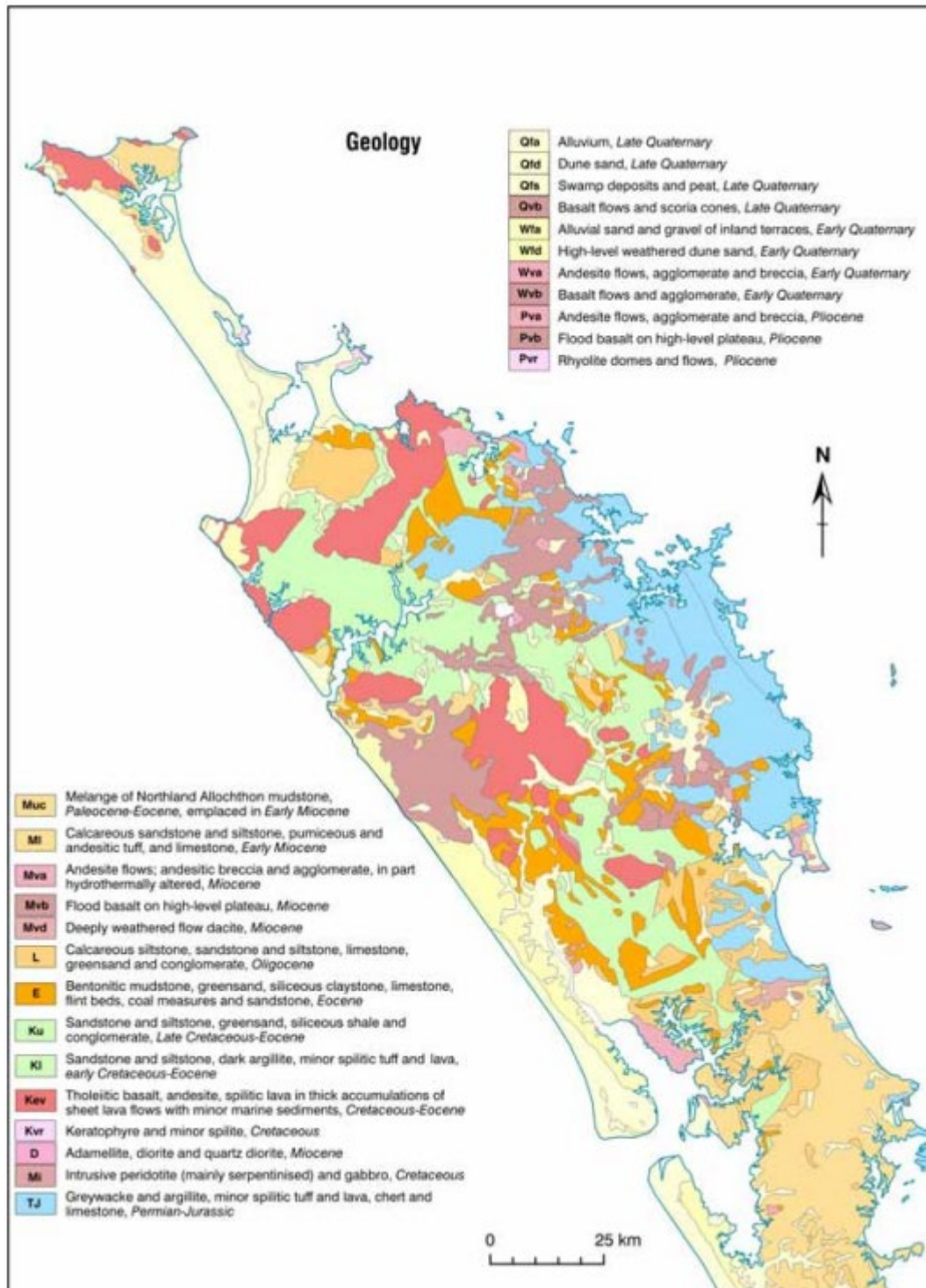
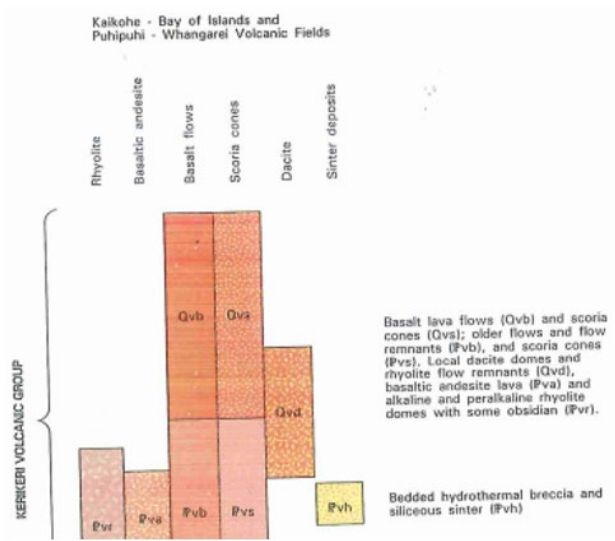
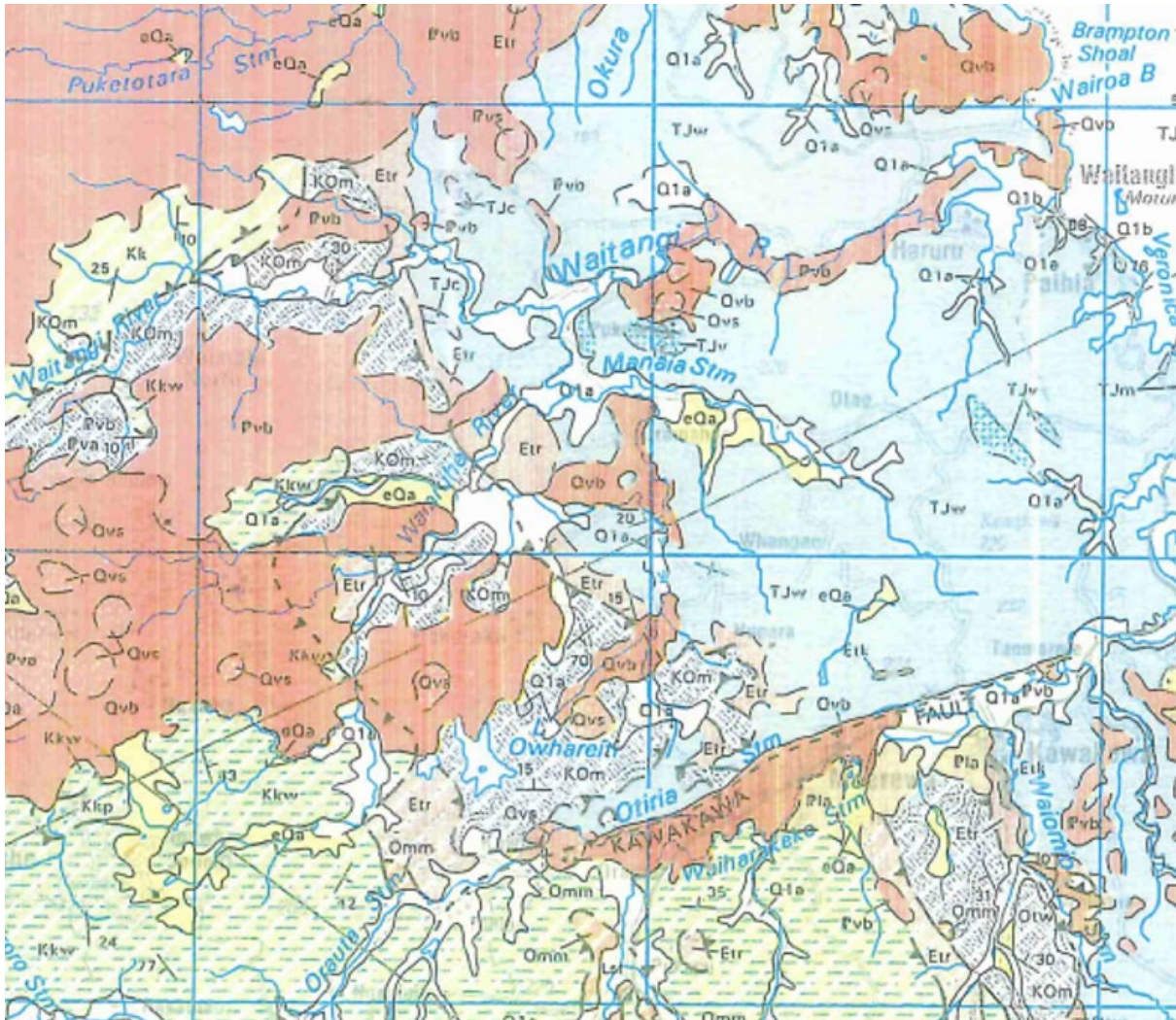


Figure 3 Geology map of Northland (Source: GNS Science)



Figures 4 and 5 Geology map of Whangarei (Source: GNS Science)

Access and Future Use of Area

Undertaking mineral extraction activities in Lot 1 DP 164802 does not rely on the use of the access currently afforded to the site on to the State Highway. Materials can be moved through area 5 into the existing quarry operations on the neighbouring site.

Rezoning Lot 1 DP 164802 would not only add value by providing further mineral extraction opportunities, it can also be used for placing overburden and stripping. This aligns with the notion that additional land zoned for mineral extraction does not equate to increased extraction as these other activities are part and parcel of the overall activity.

Need for Expansion

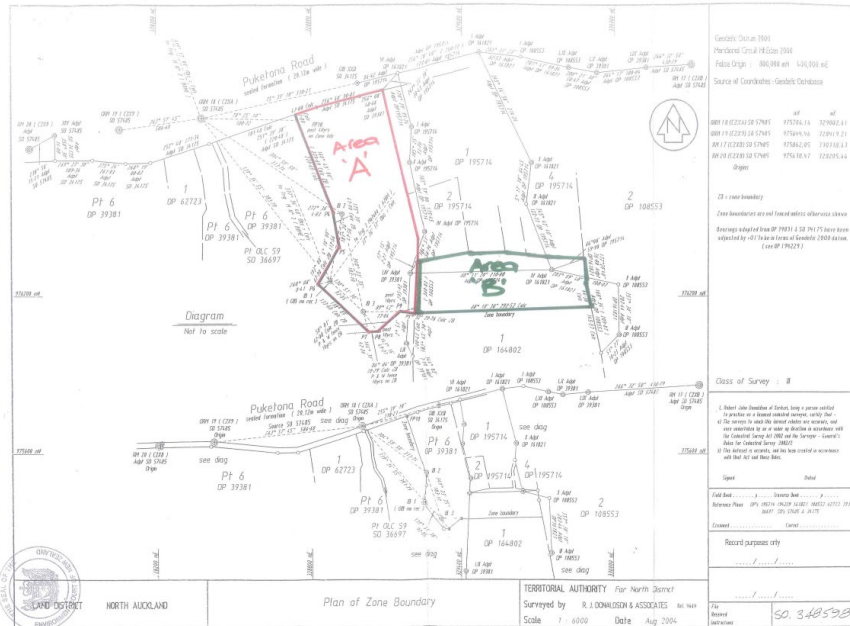
Expanding into this neighbouring site is considered critical for the continued operation of the Puketona quarry. It will help extend the life of the quarry, ensuring a long-term supply of materials to meet the needs of both local and regional road construction, maintenance, and the general construction industry.

For context, Puketona quarry's annual production and sales for 2023 amounted to 256,039 tonnes. For 2024 (January to October) Puketona have already produced 177,371 tonnes. These figures reflect the ongoing and strong demand for materials in the region.

Rezoning of Lot 1 DP 164802.

My evidence addresses the 2007 Environment Court consent order [paras 19 to 27] to support the rezoning of Lot 1 DP 164802. While not explicit in my evidence the intention is to rezone those parts of Lot 1 DP 164802 in accordance with the areas identified in the consent order. In other words, the entire site excluding 'Area B' (see extracts from the consent order below).

3. It is also recorded that any plan change/variation to extend the minerals zone shall not include the land indicated on the attached SO Plan 348598 as "Area B". This tract of land is intended to operate as a buffer area for neighbouring properties Lots 1 and 2 DP 195714.



Figures 6 and 7 Extracts from the 2007 Environment Court consent order

Council provided a map at Hearing 8 titled ‘Figure 1 Map of Puketona Quarry Mineral Extraction Overlay (as notified) with Areas depicted on 2007 Consent Order’(see Figure 8).

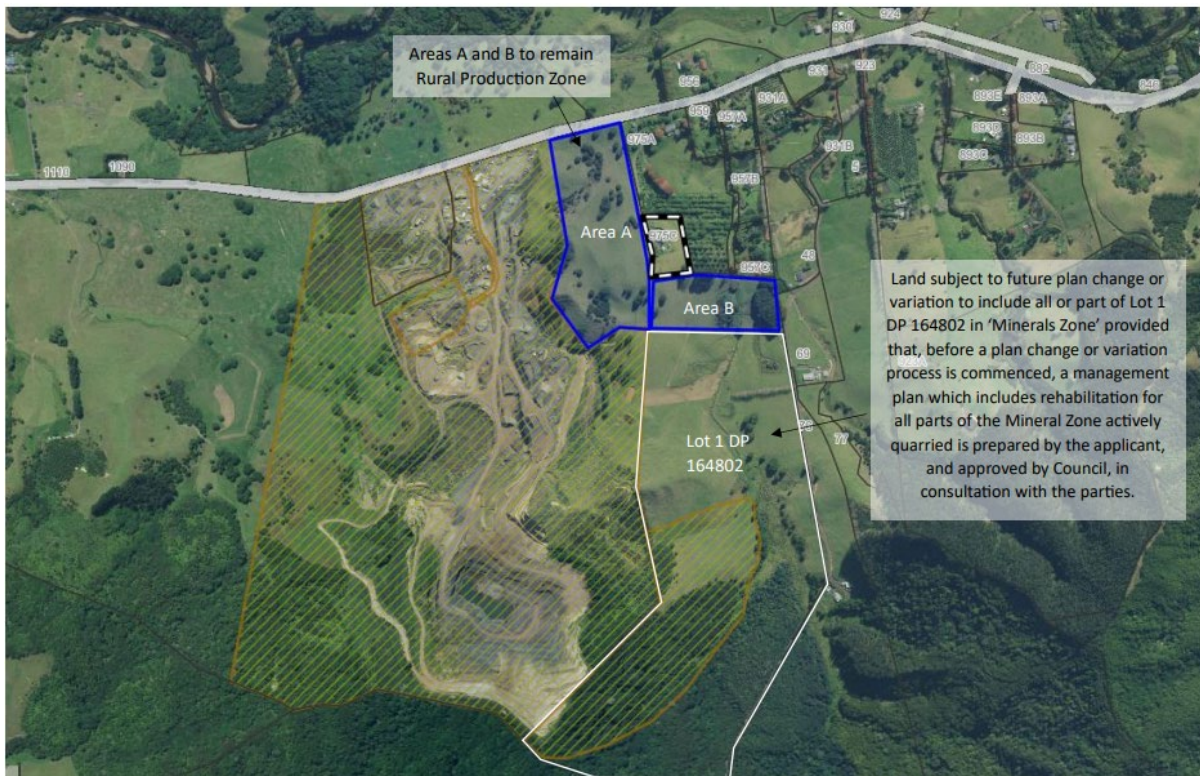


Figure 8 Puketona quarry (Source: PDP Hearing 8 Figure 1 Map of Puketona Quarry Mineral Extraction Overlay (as notified) with Areas depicted on 2007 Consent Order)

Figure 8 delineates the extent of the relief sought by Ventia in terms of the rezoning of Lot 1 DP 164802. This relief sought will create a split zoning over lot 1 DP 164802 (Area B Rural Production and the balance of the land to the south Mineral Extraction zone).

The ancillary benefit of excluding Area B from the Mineral Extraction zone is it creates a buffer (approximately 100m from the nearest dwelling identified on Councils supporting map to the s42A Report (Appendix 3 Supporting Maps).

I note that the same map identifies a 100m buffer around the existing access to the site off Puketona Rd (State Highway 11). Identifying the buffer around the access strip is considered fanciful as no mineral extraction activities will be undertaken on the access.

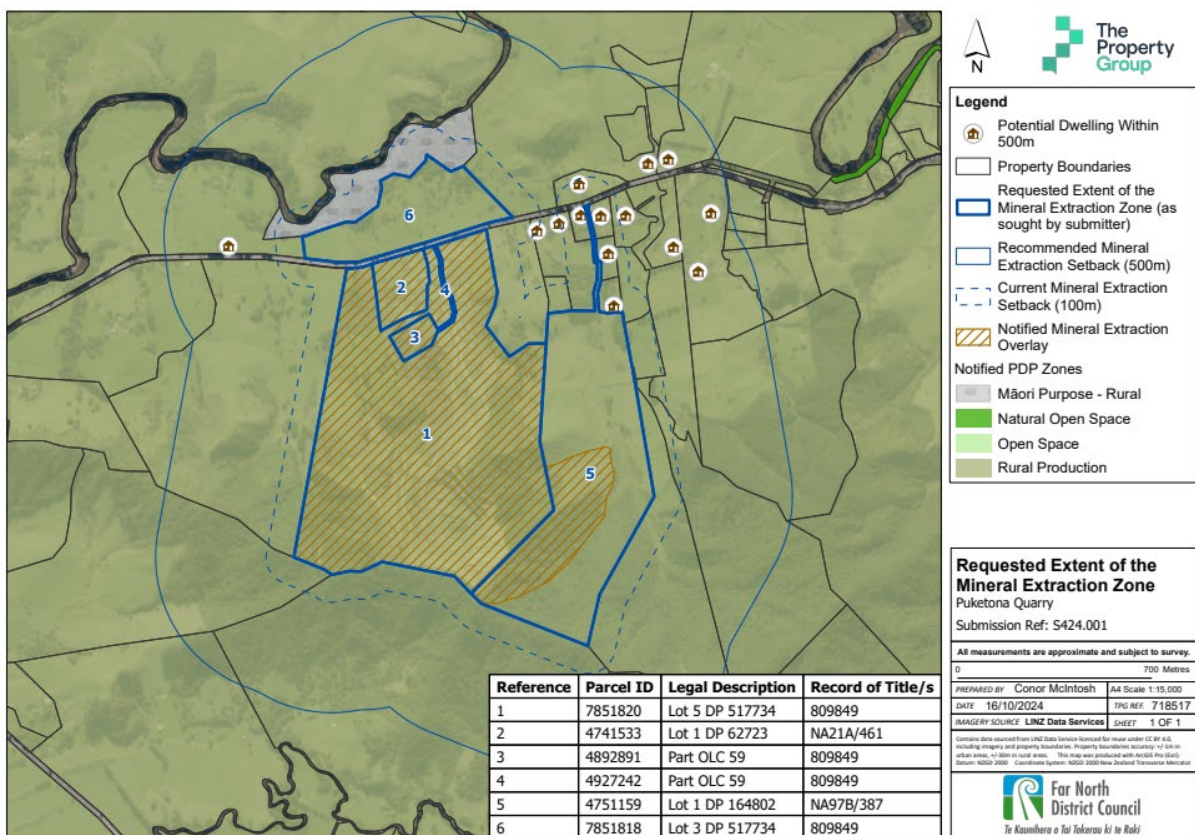


Figure 9 Puketona quarry (Source: PDP Hearing 8 Appendix 3 Support Maps)

NRC Consent and Management Plan¹

In respect of rehabilitation being addressed in the existing quarry management plan it is noted that it is addressed in the following sections:

- Section 7 Dust Management
 - 7.1 Mitigation methods:
 - 4. Revegetate exposed surfaces where possible.

¹ Refer Appendix 4 to the s42A Report Mineral Extraction (Resource Consent of the Quarry sites)

- Section 9 Vegetation Removal & Visual Disturbance
 - 9.2 Mitigation methods:
 - 4. Where possible revegetate, mulch or hydro seed as soon as the activity is complete – especially where the area is exposed to neighbours or highly visible.
 - 5. Only use appropriately sourced flora and fauna and suitable hydro seeding.
- Section 12 Quarry Rehabilitation

In the event that an extension to the Puketona quarry is applied for, there is a requirement in the PDP for a mineral extraction area management plan addressing the matters in ME-S1.

Workers accommodation

Ventia no longer wish to pursue the provision of workers accommodation within the Mineral Extraction zone. Therefore, Ventia do not seek changes to ME-R6 or the provision of a new rule ME-RXX.

Please let me know if you require any further clarification.

Yours Faithfully



Andrew McPhee