

BEFORE THE HEARINGS PANEL

IN THE MATTER

of the Resource Management Act 1991

AND

IN THE MATTER

of a Submission on Plan Changes 82 A & B, 88 A-J, 109 115,
136, 143, 144, 145, 147 & 148 to the Whangarei District Plan.

Submitter: 129 Atlas Concrete Ltd



STATEMENT OF EVIDENCE OF

Graham Collie

CEO of Atlas Concrete Limited

4 December 2019

Introduction

1. My name is Graham Collie. I am the Chief Executive and a shareholder of Atlas Concrete Limited. In my role I am responsible for the Atlas Resources group of companies.
2. Atlas Concrete was first established after the second world war as the Takapuna Carrying and Supply Co Limited, becoming a manufacturer of ready mixed concrete under the Atlas brand in 1962. Over the years, the company has expanded its operations to become an important contributor to Auckland and Northland's construction and infrastructure sectors, with property and resource assets in both the Auckland and Northland regions.
3. In the Whangarei District, Atlas has concentrated its operations to the south, where the large Brynderwyn aggregate quarry is strategically located close to State Highway No1. This enables us to efficiently service our regionally spread customer base, and send aggregate to our batching plants. The Whangarei District batching plants are located at:
 - Brynderwyn
 - Ruakaka
4. The location of the Atlas sites in the Whangarei District is shown on the map at **Attachment 1**. The Brynderwyn site straddles the Kaipara and Whangarei Districts, however the quarrying and batching plant operations are within the Whangarei District Council (WDC) jurisdiction.
5. Atlas is well represented in the Auckland urban areas with six batching plants generally in the North West, the North and the South. There is an inter-modal transport/freight depot at Mt Rex (just north of Helensville), which is the venue for a significant sand barging and distribution depot, supplying sand to Atlas and Fletcher Concrete and Infrastructure -owned batching plants across Auckland and Northland as well as the other major ready mix producers in the region. Mt Rex can also receive aggregate barged from the Tinopai Peninsula of the Kaipara Harbour, but we have not recently utilised this method of aggregate transport.
6. Atlas also operates dedicated concrete recycling facilities at three sites in Auckland. Atlas's other recycling initiative is located on a 39ha farm at Woodhill where concrete slurry waste is received and blended into a fertiliser growing medium, using mineralised sands. The medium is transported to the flat areas of the farm where it is used in the growing of ready lawn. The company owns a fleet of five suction trucks which collect slurry waste from Atlas and other concrete batching sites around

Auckland and Northland. These sites align well with Atlas's overall strategic direction relating to the efficient use and re- use of natural resources.

Atlas Brynderwyn Quarry and Batching Plant

7. Brynderwyn Quarry is an existing quarry which has been in operation for the last 60 years. The Brynderwyn Quarry was acquired by Atlas in October 1988 and represents a significant financial investment for the company. It is an integral part of the Atlas operations and provides a sustained supply of aggregate. It produces aggregate of various grades for the building, civil, Whangarei District Council, Kaipara District Council, and NZTA roading network and construction markets. It also supplies concrete aggregate to the two Atlas concrete plants in Northland, plus plants within the Auckland area.
8. The Brynderwyn Quarry is one of the largest privately-run quarrying facilities in NZ. It employs 47 staff. It produces over approximately 300,000 tonnes of aggregate annually. Production on site involves the following facilities:
 - Fixed aggregate processing plant;
 - Mobile processing plant;
 - Laboratories;
 - Stockpiling yards;
 - Stormwater treatment;
 - Wash water ponds;
 - Site offices;
 - Weigh bridge;
 - Light vehicle parking; and
 - Sales office.
 - Administration Office
 - Workshop facilities
 - Engineering workshop
 - Approximately 100 hectares of mature pines
9. The quarry face is located 1.3km from SH1, within the Brynderwyn hills. Intervening ridgelines and vegetation give few public viewpoints. Its screened location means that its magnitude is not well

known. In many ways, it is sited in an ideal location given its 'hidden' nature, but this can also lead to reverse sensitivity concerns as people do not know of its existence, and certainly not its scale.

10. The quarry is authorised by resource consents, and has had a recent consent granted for the extraction of greywacke (for aggregate production), an overburden disposal area and installation of a GD05 sediment control pond.
11. The strategic importance of the quarry to the Whangarei area is determined by considering its output by volume. In terms of the Quarrying Resource Areas, identified at Appendix 1 of the Whangarei District Plan, the Brynderwyn Quarry would sit fourth on the list behind the GBC Winstone (now Golden Bay Cement and Winstone Aggregates) quarries, at Portland, Wilsonville and Otaika. It has a future aggregate resource of probably in excess of 100 years (based on current extraction volumes) making it of regional significance to the Whangarei region as it continues to grow.
12. To facilitate infrastructure without aggregate would be nearly impossible. Besides roads, aggregate forms an important component of ready-mix concrete, precast concrete beams, panels, blocks, pavers, and as an element of stormwater projects.
13. The Brynderwyn quarry also operates a concrete batching plant for the manufacture of concrete. After the concrete ingredients are loaded into the ready-mix truck, the manufacturing process continues while the trucks travel to their delivery destinations. New Zealand Standard NZS 3109 - 1999 specifies that the *"discharge, final placement and vibration of concrete shall be completed within 1 hour 30 minutes after the introduction of the cement to the aggregates or of the mixing water to the cement and aggregates"*. The transportation time for concrete products is therefore critical - the quicker the delivery, the more time the contractor has to place the concrete in the correct manner to meet the specification.
14. The Brynderwyn batching plant, while rural, is in a key location, servicing the Mangawhai, Waipu, Maungaturoto, Ruawai, Wellsford and Kaiwaka areas, and rural areas in between. These areas have seen a dramatic growth in population, with many lifestyle blocks establishing.

Reverse Sensitivity Concerns

15. Lifestyle blocks are often the source of complaints. Quarries and concrete batching plants are often perceived as "heavy" industry, notwithstanding our ability to compliantly manage omissions. I believe this perception arises from the more visible attributes of our quarries and concrete plants, these being:

- a. The generation of heavy goods vehicular traffic (including truck and trailer units), delivery of bulk supplies of sand, aggregates and cement, ready mix trucks, front end loaders, slurry transportation trucks, water trucks and sweeper trucks, excavators, plus general construction and customer traffic.
 - b. The presence of crushing plants, hoppers, conveyor belts, industrial scale stormwater management systems, stockpiling of raw materials, and re-distribution of product around the site using front end loaders and the like.
 - c. The open rock faces of a quarry extraction area.
16. Notwithstanding the compliant nature of our operations, reverse sensitivity is an issue for our quarries and concrete plants. Over its many years of operation and expansion, Atlas's quarries and concrete manufacturing plants have been located in areas where the effects of our operations have had minimal effect on neighbours. Unfortunately, there is a potential for subdivision of Rural Production zoned land to allow rural residential living to encroach close to our quarries, even though these quarries have been in operation for many years. These quarries do not have buffer zones to minimise the effects of reverse sensitivity and the consequential risks these may pose in the future.
17. By not recognising quarries in the Rural Production Zone as a valuable resource leaves the Brynderwyn quarry open to other uses constraining its future viability. One such issue is the possibility of relocating SH1 through the quarry to eliminate the tight turns going up the Brynderwyn hills. This would sterilise the significant aggregate resource of the quarry, where finding and consenting another suitable greywacke mineral resource to build the new road would be extremely challenging.
18. I note that Ms Rosser's evidence seeks an overarching policy to avoid reverse sensitivity effects on mineral resources in the rural area. I also note that this matter is recognised as a regionally significant matter through the Regional Policy Statement. As a quarry operator, I can only say that quarries need to be better recognised by District Plans. I know of several examples where quarries have been effectively 'sterilised' because the effects of the quarry did not align with 'rural character'. Reverse sensitivity is a real issue for quarries and needs to be addressed strategically. Therefore, it makes sense to me that any strategy chapter (or Growth and Development chapter as it is proposed to be called) acknowledges the district mineral resources, as these are essential to economic performance.
19. I also consider that the Council should put the Brynderwyn quarry on the list of Quarrying Resource Areas. I believe Council made an error when they left the Brynderwyn Quarry off this list and therefore

this mistake should be rectified. Being a Quarrying Resource Area would at least give the quarry some reverse sensitivity protection.

20. In the meantime, while it is recognised that being added to the list cannot be done as part of these plan changes, ensuring quarries are appropriately recognised in the rural area will go some way to satisfying my concerns. I therefore confirm the relief sought in Atlas's submission on the Urban and Services Plan Changes and request the Commissioners to decide accordingly.

Graham Collie

Chief Executive

Atlas Quarries Ltd

Atlas Concrete Limited

Location of Atlas sites within
the Whangarei District

