

Section 4A - Significant Mineral Extraction Zone

4A.1 Introduction

4A.1.1 The Significant Mineral Extraction Zone provides for regionally significant mineral extraction activities within the District, by zoning land for this purpose and providing specific policies and methods that are tailored to the scale, intensity and character of these operations. Whitehall and Taotaoroa Quarries are recognised as being significant because of their production volumes, reserves, the quality of the resource and its suitability for a wide range of uses. Both Taotaoroa and Whitehall quarries have been previously lawfully established and operate under either resource consents and/or existing use rights in accordance with Section 10 of the Resource Management Act 1991.

4A.1.2 Differentiating these regionally significant resources from smaller-scale mineral extraction activities in the Rural Zone, seeks to recognise these benefits and the need for aggregate resources to be available for infrastructure and development. In order to manage the potential effects of these activities, the sites will operate under the provisions of a Quarry Management Plan.

4A.2 Resource Management Issues

4A.2.1 There is a need to recognise the benefits that people and communities of the District and Region derive from the end use of mineral extraction activities, and to provide for the operation of significant sites.

4A.2.2 While these mineral resources are a strategically important natural resource, mineral extraction can have adverse effects on rural amenity, landscape values, traffic safety and efficiency, and infrastructure such as road networks. The scale and type of effect depends on the characteristics of the extracted material, the technique used and the sensitivity of the surrounding environment.

4A.2.3 Noise sensitive activities, subdivision, land use and development can affect the operation and on-going development of the District's significant mineral extraction activities.

4A.3 Objectives and Policies

Please also refer to the objectives and policies of Parts C, Part E and Part F, as relevant.

Objective - Regionally significant mineral extraction activities

4A.3.1.1 To enable regionally significant mineral extraction activities subject to the management of the adverse effects associated with these activities.

Policy - Continued operation and development of significant mineral extraction activities

4A.3.1.2 To provide for the current authorised mineral extraction activities at Taotaoroa and Whitehall Quarries and the opportunities for reasonable growth and expansion to meet future demands, whilst managing the adverse effects on the environment.

Policy - Managing effects on character and amenity

4A.3.1.3 Enable regionally significant mineral extraction activities, and associated concrete batching, paving/asphalt/bitumen manufacturing as appropriate, provided that the adverse effects of the activities are avoided, remedied or mitigated as far as practicable through methods such as management, mitigation and rehabilitation plans that address matters such as:

- (a) Managing dust, noise, vibration, access, illumination and driver behaviour to maintain amenity values, particularly during the night time; and
- (b) Ensuring buildings and structures are appropriately located in relation to boundaries, and of an appropriate scale; and
- (c) Undertaking remedial measures during extraction operations; and
- (d) Requiring sites to be rehabilitated and ensuring appropriate materials are used for this purpose.

Policy - Maintaining transport network safety and efficiency

4A.3.1.4 To maintain the safe and efficient functioning of adjoining roads, the activities shall:

- (a) Avoid, remedy or mitigate the adverse effects of traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; and
- (b) Provide well located, appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity.

Policy - Significant natural areas

4A.3.1.5 Where the removal of a significant natural area in whole or part is necessary to provide for mineral extraction activities, adverse effects should be remedied, mitigated or offset to achieve no net loss in biodiversity values.

4A.4 Rules

- (a) ***Mineral extraction activities shall only take place in this zone where a resource consent or existing use right is in place or where a Quarry Management Plan as a controlled activity, has been granted by Council. Otherwise the provisions of 4A.4.1.4(b) shall apply.***
- (b) ***The rules that apply to activities are contained in:***
 - (i) ***The activity status tables and the performance standards in this zone; and***
 - (ii) ***The activity status tables and the performance standards in Parts E District Wide Provisions and Part F District Wide Natural and Cultural Heritage of the Plan (except that activities within the Significant Mineral Extraction Zone are exempt from Sections 16.4.2.22 - Provision of an Integrated Transport Assessment, Section 20 - Health and General Amenity , Section 24 - Indigenous Biodiversity, Section 25 - Landscapes and Viewshafts and Section 26 - Lakes and Water bodies).***
 - (iii) ***Taotaoroa and Whitehall quarries have been previously lawfully established and operate under either resource consents and/or existing use rights in accordance with Section 10 of the Resource Management Act 1991. The rules of this section are additional to these existing authorisations, if conflict arises between existing consents and/or existing use rights and the rules of this Plan, the more permissive provision(s) shall apply.***

4A.4.1 Activity Status Tables

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| 4A.4.1.1 | Permitted activities |
| (a) | Mineral extraction activities in accordance with an approved Quarry Management Plan and subject to compliance with all the performance standards in Rules 4A.4.2.2 to |

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| 4A.4.1.1 | Permitted activities |
| | 4A.4.2.10. |
| (b) | <p>The following activities subject to the performance standards in the Rural Zone:</p> <ul style="list-style-type: none"> (i) Farming activities and associated underpass and bridging for stock movement. (ii) Conservation blocks (including Reserves under the Reserves Act 1977). (iii) Mineral exploration and prospecting activities. (iv) Planting of commercial forestry or woodlot forestry. (v) Accessory buildings to any permitted activity. (vi) Demolition of buildings and structures, except those listed in Appendix - Heritage Items. (vii) Earthworks (viii) Temporary buildings including ablution and storage sheds incidental to a construction project. (ix) Signs |

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| 4A.4.1.2 | Controlled activities |
| (a) | <p>Quarry Management Plans.</p> <p>Matters over which Council reserves its control are:</p> <ul style="list-style-type: none"> ▪ Visual effects mitigation; and ▪ Cleanfill certification; and ▪ Site rehabilitation; and ▪ Protection measures for areas of ecological importance, outstanding natural features or archaeological sites; and ▪ Site access, queuing, parking (excluding the number of parking spaces for cars) and loading arrangements; and ▪ Management of heavy vehicle movements during peak periods on the surrounding road network and within 30 minutes before school start time and 30 minutes after school end time in the vicinity of the Karapiro School; and ▪ Management of peak heavy vehicle movements (rate and distribution); and ▪ Mitigation (financial contribution or works) where the adverse impacts of heavy vehicles on accelerated reduction in the useful life of the local road; and ▪ Methods to manage and monitor debris on roads, dust, noise, glare and vibration. <p>These matters will be considered in accordance with the assessment criteria in Section 21.</p> |
| (b) | Controlled activities in the Rural Zone in accordance with the provisions of the Rural Zone. |

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| 4A.4.1.3 | <p>Restricted discretionary activities</p> <p>The following activities must comply with the performance standards of this zone</p> |
| (a) | Mineral extraction activities with a Quarry Management Plan not complying with one or more of the performance standard(s) in Rules 4A.4.2.2 to 4A.4.2.9. |
| (b) | <p>Removal or clearance of indigenous vegetation within a significant natural area.</p> <p>Assessment will be restricted to the following matters:</p> <ul style="list-style-type: none"> ▪ Proposals for the avoidance, remediation or mitigation of significant adverse effects, or the partial offsetting of residual adverse effects in the local area, including positive environmental benefits; and ▪ Scale, location, quality, significance and visibility of indigenous vegetation and habitats, including habitats for nationally at risk and threatened flora and fauna species; and ▪ Significant adverse effects on existing streams, wetlands, riparian margins and habitat; and ▪ Buffer areas between mineral extraction activities and remaining significant natural areas; and ▪ Whether the proposed mitigation measures implement the 'no net loss principle'; and ▪ The quality and significance of minerals to be extracted. |

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| 4A.4.1.3 | Restricted discretionary activities The following activities must comply with the performance standards of this zone |
| | These matters will be considered in accordance with the assessment criteria in Section 21. |
| (c) | Concrete batching, paving/asphalt/bitumen manufacturing that utilise the minerals extracted on site as the principal raw material complying with the performance standards in Rules 4A.4.2.2 to 4A.4.2.9. Assessment will be restricted to the following matters: <ul style="list-style-type: none"> ▪ Scale, location, intensity and visual effects of the activity (including buildings, yards and storage); and ▪ Significant adverse effects on the environment and amenity values; and ▪ Site access and car parking (excluding the number of parking spaces for cars); and ▪ Methods to manage and monitor dust, noise, glare and vibration; and ▪ Traffic generation. These matters will be considered in accordance with the assessment criteria in Section 21. |
| (d) | Restricted Discretionary Activities in the Rural Zone in accordance with the provisions of the Rural Zone. |

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| 4A.4.1.4 | Discretionary activities |
| (a) | Concrete batching, paving/asphalt/bitumen manufacturing that does not comply with Rule 4A.4.1.3(c). |
| (b) | Mineral extraction activities where there is no Quarry Management Plan, shall be Discretionary activities in accordance with the provisions of the Rural Zone. |
| (c) | Discretionary Activities in the Rural Zone, other than in Rule 4A.4.1.4(b), not otherwise provided for as a permitted, controlled or restricted discretionary activity in the Significant Mineral Extraction Zone. |
| (d) | Activities that do not comply with Rule 4A.4.2.10 Taotaoroa Overburden Area. |

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| 4A.4.1.5 | Non-complying activities |
| (a) | All other activities not listed in activity status table Rules 4A.4.1.1 to 4A.4.1.4. |

4A.4.2 Performance Standards

The following rules apply to activities listed as permitted, controlled and restricted discretionary activities.

Where rules are not complied with resource consent will be required in accordance with the rules in the activity status table or as identified in the performance standards, and will be assessed against the relevant objectives and policies. In the case of controlled and restricted discretionary activities, the assessment will be restricted to the matters over which control or discretion has been reserved, in accordance with the relevant assessment criteria contained in Section 21. For discretionary activities Council shall have regard to the assessment criteria in Section 21. The criteria in Section 21 are only a guide to the matters that Council will consider and shall not restrict Council's discretionary powers.

For the avoidance of doubt, standards found elsewhere in the District Plan that replicate the purpose of the standards below, do not apply to mineral extraction activities located within this zone.

Rule - Quarry Management Plan

4A.4.2.1 Mineral extraction activities shall only occur as a permitted activity where a Quarry Management Plan as a controlled activity, has been granted by Council. The following provisions shall apply:

- (a) Every five years from the date of the approval of the Quarry Management Plan, the operators shall confirm in writing with Council whether the contents of the Quarry Management Plan encompasses the operations for the successive five year period.

Where it does not, the operator must submit a new or revised Quarry Management Plan to Council for approval as a controlled activity.

Advice Note: The information requirements for a Quarry Management Plan are detailed in Section 21.2.4A.

Activities that fail to comply with this rule will require a resource consent for a controlled activity, with matters over which Council reserves its control being:

- Visual effects mitigation; and
- Cleanfill certification; and
- Site rehabilitation; and
- Protection measures for areas of ecological importance, outstanding natural features or archaeological sites; and
- Site access, queuing, parking (excluding the number of parking spaces for cars) and loading arrangements; and
- Management of heavy vehicle movements during peak periods on the surrounding road network and within 30 minutes before school start time and 30 minutes after school end time in the vicinity of the Karapiro School; and
- Management of peak heavy vehicle movements (rate and distribution); and
- Mitigation (financial contribution or works) where the adverse impacts of heavy vehicles on accelerated reduction in the useful life of the local road; and
- Methods to manage and monitor debris on roads, dust, noise, glare and vibration.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Noise

4A.4.2.2 Activities must not exceed the following sound levels at a notional boundary of 20m from any dwelling that existed at 1 January 1997 and is not owned or controlled by the quarry owner or operator. The noise levels shall be measured and assessed in accordance with the requirements of NZS 6801:2008 – Acoustics – Environmental Sound, and assessed in accordance with NZS 6802:2008 – Acoustics – Environmental Noise. The following provisions shall apply:

| Time | Noise Limits | |
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| | LAeq (15 mins) | Lmax |
| 0700 - 2200 Monday – Saturday | 55 dBA | - |
| All other times and on public holidays | 45 dBA | 75 dBA |

(a) Noise created from the use of explosives must not exceed a peak overall sound pressure of 128dBA linear peak.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- Hours of operation; and
- Noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
- Benefits derived from extracting the resource; and
- Mitigation measures.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Vibration and blasting

- 4A.4.2.3 The measurement of blast noise (air blast) and ground vibration for blasting shall be:
- (a) Measured at a notional boundary of 20m from any dwelling that existed at 1 January 1997 and is not owned or controlled by the quarry owner or operator.
 - (b) Carried out in accordance with Appendix J of Part 2 of Australian Standard AS 2187.82 - 1993.
 - (c) All blasting must be restricted to:
 - (i) Monday to Saturday – 9.00am to 5.00pm; and
 - (ii) On only two occasions per day except where necessary because of safety reasons.
 - (d) When blasting, the limit of particle velocity (peak particle velocity) measured on any foundation of an occupied building outside the zone, or suitable location adjacent to the building, shall not exceed 25mm/second for commercial buildings or 10mm/second for dwellings and buildings of similar design.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- Location of blasting, frequency, duration and time of day; and
- Benefits derived from extracting the resource; and
- Mitigation measures.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Light spill and glare

- 4A.4.2.4 Artificial light shall not result in added illuminance in excess of 10 lux measured at the window of any dwelling that existed at 1 January 1997 and is not owned or controlled by the quarry owner or operator.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- Hours of operation and location of light source; and
- Benefits derived from extracting the resource and night-time operations; and
- Mitigation measures.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Building coverage

- 4A.4.2.5 Coverage by buildings in the Significant Mineral Extraction Zone shall not exceed 20%.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- The extent and visibility of non-compliance from adjacent zones; and
- Building form, location, external cladding and colour.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Building height

4A.4.2.6 Maximum building height of 20m (measured from original ground level).

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- Effects on surrounding properties; and
- The extent and visibility of non-compliance from adjacent zones; and
- Building form, location, external cladding and colour.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Height in relation to boundary

4A.4.2.7 No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and the nearest zone boundary.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- Amenity values; and
- The extent of non-compliance; and
- Admission of daylight and sunlight to other sites.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Minimum building, rock and mineral excavation setbacks

4A.4.2.8 The minimum building setback and rock and mineral excavation setback from zone boundaries shall be:

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| (a) | Front yard setback for administration buildings and/or weigh bridge | 12m |
| (b) | Front yard setback for buildings greater than 12m and less than 20m high | 60m |
| (c) | Front yard setback for all other buildings, rock and mineral excavation | 30m |
| (d) | Rear and side yard setback for buildings greater than 12m and less than 20m high | 60m |
| (e) | Rear and side yard setback for all other buildings, rock and mineral excavation | 15m |
| (f) | Setback from the edge of a natural lake, river, stream or wetland | 10m |

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

For Rules 4A.4.2.8(a) to 4A.4.2.8(e) only:

- Amenity values and/or streetscape; and
- The extent of effects on road visibility and safety.

For Rule 4A.4.2.8(f) only:

- Amenity values; and
- Adverse effects on natural lakes, rivers, streams or wetlands and ecosystems; and
- Adverse effects on public access to natural lakes, rivers, streams or wetlands.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Heavy vehicle movements

4A.4.2.9 As an exception to Rule 16.4.2.22, a traffic assessment shall be prepared as a restricted discretionary activity for activities from the site which exceed the following trigger threshold:

- (a) More than 300 heavy vehicle movements per working day based on a yearly average per working day, where Sundays and public holidays are not working days.

Activities that fail to comply with this rule will require a resource consent for a restricted discretionary activity, with the discretion being restricted over:

- The total and peak distribution of heavy vehicle movements from the site; and
- The expected routes; and
- Heavy vehicle access and manoeuvring; and
- Safety and capacity of the roads and intersections affected by heavy vehicle generation, including those to the State Highways/Major and Minor Arterial Routes; and
- The adequacy of queuing, parking (excluding the number of parking spaces for cars) and loading arrangements; and
- Safety at entranceways to key traffic generators near intersection of State Highway 1 and Karapiro Road; and
- Mitigation (financial contribution or works) to address the adverse impacts of heavy vehicle movements on accelerated reduction in the useful life of local roads.

These matters will be considered in accordance with the assessment criteria in Section 21.

Rule - Taotaoroa overburden area

4A.4.2.10 The area marked on the Planning Maps as “Area for the Purpose of Overburden Disposal Only” shall be used for the purpose of overburden disposal or farming activities only.

Activities that fail to comply with this rule will require a resource consent for a discretionary activity.