

Appendix 6: District Plan Assessment and Assessment Matters

District Plan Assessment

Rule	Activity Status	Comments
Rural Zone		
Rule 4.4.1.4(h) – Mineral extraction activities except where located within 500m (minimum) from Lakes Cameron, Koromatua, Mangahia, Mangakaware, Maratoto, Ngārotoiti, Ngāroto, Rotomānuka, Rotopataka, Ruatuna and Rotopiko/Serpentine as measured at maximum annual water level.	Discretionary	The expansion of the quarry is partly located in the Rural Zone and this requires resource consent as a discretionary activity.
Significant Mineral Extraction Zone		
Rule 4A.4.2.1 Quarry Management Plan 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.	Controlled	The expansion of the quarry within the SMEZ requires an updated Quarry Management Plan which is a controlled activity.
Rule 4A.4.1.3(b) Removal or clearance of indigenous vegetation within a significant natural area. Assessment will be restricted to the following matters:	Restricted discretionary	The expansion requires the removal of indigenous vegetation within an SNA and also within the SMEZ this requires resource consent as a restricted discretionary activity.

- 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.		
Indigenous Biodiversity		
Rule 24.4.1.1(n) - Removal of indigenous vegetation for any other purpose Local significant natural area – discretionary Biodiversity corridors – restricted discretionary (Where clearance is 1 hectare or more) The matters over which Council reserves its control are: - Location and extent of vegetation removal associated with the activity; and - The necessity of vegetation removal associated with the activity; and - Effects on the connectivity, value and characteristics of biodiversity corridor; and	Restricted discretionary Discretionary	The pit expansion will result in the removal of 5.46 ha of vegetation within Significant Natural Areas (District Plan reference SNA WP527 and SNA WP 530). The removal of indigenous vegetation within the SNA requires resource consent as a discretionary activity. The removal of over 1 hectare of indigenous vegetation within the biodiversity corridor is a restricted discretionary activity.

• Appropriateness of mitigation measures proposed including consideration of the no net loss principle. Assessment of a restricted discretionary activity shall be limited to the following matters: • The matters listed above for a controlled activity; and • Alternatives to removal of indigenous vegetation.		
Landscapes and Viewshafts		
Rule 25.4.1.1(t) – Mineral extraction and processing in Visually Sensitive Hill Country Mineral and aggregate extraction, and mineral prospecting.	Discretionary	The western part of the expansion is located within the in Visually Sensitive Hill Country this requires resource consent as a discretionary activity.
Rule 25.4.1.1(w) – Other activities Removal of indigenous vegetation, except where listed as a permitted, controlled or restricted discretionary activity in Section 24 Indigenous Biodiversity.	-	The removal of indigenous vegetation is listed in Section 24 Indigenous Biodiversity as either a restricted discretionary or discretionary activity,
Health and General Amenity		
Rules 20.4.2.2 - Lighting and glare The maximum level of light spill from artificial lighting from any activity shall be no greater than 10 lux measured horizontally or vertically at or within the boundary of any other site or road; and the artificial lighting shall be conducted so that direct or indirect illumination does not create a nuisance to occupants of adjoining or nearby sites, provided that the following activities are exempt:	Permitted	Any lighting will comply with the permitted activity requirement. Quarrying generally does not occur at night and lighting is limited to security lighting.

a. Street lights, navigation lights and traffic signals; and b. Headlights of moving vehicles or vehicles which are stationary for less than five minutes; and c. In the Rural Zone, lighting or glare from vehicles being used for farming activities and agricultural equipment.		
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Assessment Criteria

Assessment Criteria	Comments
21.1.1.3 Visual - The extent to which the development affects the surrounding environment; particularly any identified character precinct areas, prominence of buildings and design elements in the proposal, and public places and roads. - The scale, height, bulk, cross sectional area, colour, glazing reflectivity and texture of any buildings. - The location, scale and nature of earthworks/ excavations/spoil and vegetation removal/soil or spoil heaps. - The extent of any light spill, light intensity and shadowing effects. - The extent to which existing vegetation is retained to screen or soften visual effects. - The extent and nature of landscape planting and rehabilitation proposed and whether this will remedy or mitigate the effects of the activity, including provision for on-going maintenance of planting.	The visual effects have been assessed in the Landscape Effects Assessment (Appendix 11). The following comments are provided in relation to the relevant assessment criteria. The proposed expansion will be visible from some properties on French Pass Road, Dunning Road and Whitehall Road. Mitigation planting (ridgeline planting and progressive replanting of the quarry benches) will visually soften the quarry over time. A Landscape and Visual Mitigation Plan is included as part of the conditions of consent to ensure the planting is maintained. Lighting will be minimised onsite and quarry operations do not occur at light. Any lighting will be limited to security lighting which will not create any light spill.
21.1.1.4 Amenity values - The likely effects of the activity and associated land uses on any other activity in the vicinity by emission of noise, fumes, dust, smoke, glare or any other form of pollution. - The degree to which there is a loss of privacy, daylight or sunlight in adjacent sites. - The extent to which harmony of form, colour, texture and materials is present within individual developments. - The extent to which solar potential, innovative aspect and design is optimized in the development. - The scale and bulk of building(s) in relation to the site and adjoining neighbours. - The built characteristics of the locality.	The following comments are provided in relation to amenity values: - The proposed expansion will not generate any materially different noise effects to what already occurs on site. - Dust management measures will ensure that there are no nuisance effects beyond the boundary. - The proposed quarry expansion will involve permanent removal of material and in time create a terraced hillslope, therefore altering the physical characteristics (spurs, gullies and hillslopes) of the site. It is noted however, that the wider ridge landform and the ridgeline will remain intact.

g. The extent to which the road boundary setback is appropriate in the location. h. The extent of modification to the existing landform and the impact this will have on the character and amenity of the surrounding area. i. The ability to avoid, remedy or mitigate potential visual and amenity effects on sites in the vicinity.	• To mitigate adverse effects ridgeline planting is proposed to reinforce the dominance of the ridgeline between the two SNAs, and form a backdrop to the quarry.
21.1.4.34 Mineral extraction activities a. The extent to which the activity will internalise and address actual and potential adverse effects. b. The proposed life span of operation, the estimated volume of material to be excavated and likely staging of works. c. The extent to which any rehabilitation programme will enable the land to be returned to a state suitable for use by other activities. d. The proposed location and dimensions of overburden storage and deposition areas and areas for stockpiles of mineral material. e. The proposed location and dimension of areas of excavation, including pits and faces. f. An assessment of slope stability for proposed overburden areas and extraction site faces. g. The anticipated average daily number of vehicle movements to and from the site, including the number of people proposed to be employed and the location of parking spaces on-site. Where appropriate, Council may require an Integrated Transport Assessment be prepared as part of the application. h. The extent to which high class soils from within the site shall be retained on-site for use in rehabilitation. i. The extent to which off-site effects, will inhibit the use of surrounding land for the carrying out of other activities.	The following comments are provided in relation to the assessment criteria: • The proposed expansion will internalise adverse effects where possible (noise and dust). Mitigation planting will help address visual and ecological effects. • The proposed expansion is anticipated to provide a 35-year resource and will be completed over two stages, with Stage 1 expected to provide 15 years of resource. • The QMP includes a Rehabilitation Management Plan which sets out the progressive revegetation and rehabilitation of the site. • There are no significant changes to the existing operational requirements of Whitehall Quarry. The quarry operations will continue as present. There will be no changes to truck movements, hours of operation, or site access as a result of the proposed expansion. • The proposed expansion area is mapped as LUC 6 and is therefore not classified as highly productive land in the NPS HPL. • Ridgeline planting is proposed to soften the quarry over time.

j. The ability to protect the environment from adverse effects having regard to the technical and operational ability to manage any adverse effects. k. The extent to which landscaping proposals protect the amenity of land adjoining the mineral extraction area. l. The total heavy vehicle traffic generation from the site. m. The hours and days that heavy vehicle traffic are proposed to be entering and exiting the site. n. The location and formation of access points to avoid any dirt, mud or debris entering the road reserve, and to ensure that traffic safety matters are adequately addressed. o. Measures undertaken to ensure that material deposited to reclaim worked out 'quarry' areas is clean fill and does not include refuse. p. The methods to be used to avoid any contamination of water from any aspect of the extraction activity. q. The design and operation of any security or other lighting to ensure that it does not cause any direct light spill or disturbing glare for any occupiers of adjoining properties or users of roads. r. The form, extent and effectiveness of landscaping where the mineral extraction area is visible from an existing dwelling. s. Measures to ensure the air blast over pressure from any blasting activities from a site in any noise area, as measured within the notional boundary of any residential unit not owned or controlled by the quarry owner or operator, does not exceed 115dBA. t. Measures to restrict any blasting to between the hours of 10.00am and 4.00pm, Monday to Saturday, except where blasting is necessary because of safety reasons. u. Methods to restrict frequency of any blasting (except where necessary, for safety reasons) and measure to ensure that, where blasting is irregular and the occupiers of neighbouring sites could be alarmed, they will be advised of pending blasts, at least one hour before any such blast.	• The works will be undertaken in accordance with an Erosion and Sediment Control Plan and Water Management Plan.
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v. The likely effectiveness of the proposed blast recording and monitoring methods representative of all blasts, at varying distances and various sites of different sensitivity to be carried out to ensure that blasting effects matters above are complied with.	
21.1.4A.1 Quarry Management Plan a. The nature and extent of landscape screening. b. The appropriateness of the cleanfill certification procedures. c. The appropriateness of the site rehabilitation approach to return land to a state suitable for use by other activities. i. Whether, upon ceasing operation, the exposed quarry workings would result in adverse visual effects, nuisance effects and other environmental effects. ii. Whether rehabilitation is practicable. iii. Whether finished contours of the quarry workings enable or are capable of providing for appropriate use and development of the site without rehabilitation. iv. Whether it is likely that the land will be restored at a later date. d. The adequacy of the methods proposed for monitoring and reporting. e. The adequacy of measures to protect areas of ecological importance, outstanding natural features or archaeological sites. f. The location and formation of the site access. g. The adequacy of queuing, parking (if provided) and loading arrangements to address any traffic safety effects outside the site. h. The measures to manage the number of heavy vehicles exiting the site during the peak periods on the surrounding road network to ensure the total number of movements, including those from other significant mineral extraction activities, do not significantly affect the capacity of the intersection of Karapiro Road and State Highway 1.	Whitehall Quarry operates under an existing Quarry Management Plan (QMP) that was approved under resource consent LU/0171/23. The existing certified QMP has been prepared in accordance with the assessment criteria and will apply to the proposed expansion area and will be updated to reflect changes, including the proposed Enhancement Planting Plan and Pest Management Plan, as necessary and in accordance with consent conditions.

i. The measures to manage the number of heavy vehicles and driver behaviour to minimise significant adverse safety effects within 30 minutes before school start-time (normally 9.10am) and 30 minutes after school end-time (normally 3.10pm) in the vicinity of the Karapiro School; and j. The measures to manage peak heavy vehicle movements (rate and distribution) to minimise significant adverse effects on the safety and efficiency of the road network; and k. The methods to mitigate and monitor the effects of debris on roads, dust, noise, glare and vibration; and l. Payment of a financial contribution (assessed in accordance with Rule 18.4.2.14 and net of any funding from other sources) to address the adverse impacts of heavy vehicle movements on accelerated reduction in the useful life of local roads.	
21.1.4A.6 Removal or clearance of indigenous vegetation within a significant natural area Whether the proposed measures, including staging and rehabilitation, will minimise or mitigate significant adverse effects, partially offset residual adverse effects, or provide for positive environmental benefits through: a. Actions undertaken in advance of vegetation removal; and b. Areas of indigenous planting; and c. The ratio, quality and type of new indigenous planting in relation to the established vegetation to be removed; and d. The translocation of any indigenous plant and animal species; and e. The opportunity to establish ecological linkages with existing vegetation and/or habitats; and f. Ongoing programmes of weed and pest control; and g. Fencing and stock removal; and	The proposed expansion will result in the removal of approximately 5.46 hectares of vegetation within identified Significant Natural Areas. In order to minimise any effects Winstones is proposing the following measures: • Planting an area of 12.5ha with native vegetation which will occur 15 years in advance of Stage 2 area (SNA WP530) being removed. This vegetation will therefore have time to establish and mature prior to the removal of the remaining 2.86 hectares that is required for the quarry expansion. • Translocation of native lizards will be provided for. • A comprehensive Pest Control Programme will be undertaken and this is included in the proposed conditions of consent. • The planting area will be fenced and protected from stock.

h. Monitors and develops contingencies to ensure the on-going recovery and sustainability of the mitigated area; and a. Provides mechanisms for legal permanent protection of the mitigated area. b. Whether the vegetation proposed to be removed protects or provides habitats for nationally at risk or threatened plant or animal species and whether the activity will significantly adversely affect these values. c. Whether the vegetation proposed to be removed forms part of an ecological corridor, or is adjacent to a natural water body and acts as a filter for sediment and water runoff, or protects threatened plants or animal species and whether the activity will significantly adversely affect these values or will significantly adversely affect water quality or quantity and the habitat value of natural rivers, streams, lakes or wetlands. d. The effects of vegetation removal on the adjoining significant natural areas and the need for the creation of buffer areas between the area of the mineral extraction activities. e. Whether the proposed mitigation measures implement the 'no net loss principle'. f. The extent to which the extraction of the mineral resource provides positive benefits to people and communities.	• An Enhancement Planting Plan is included as part of the conditions of consent to ensure that the planting is maintained. • Vegetation to removed is habitat for nationally threatened long-tailed bat. The habitat for bats is expanded and protected as a result of the planting. • The proposed planting creates linkages and corridor to other SNA's so there is no loss of connectivity. • As outlined in the Ecological Assessment after the effects management, the proposed mitigation and enhancement planting measures meet the 'no net loss' principle. The proposal therefore meets the assessment criteria.
21.1.24.14 Removal of indigenous vegetation for any other purpose in a local significant natural area a. The extent to which the removal of the vegetation will affect amenity values within the area. b. The area, quantity and location of vegetation removal proposed and the necessity of the removal, including justification of the extent. c. Potential effects on the values associated with natural character, biodiversity, connectivity and significant habitat of indigenous flora and fauna. d. The nature and extent of effects on indigenous biodiversity including at risk or threatened species known to inhabit the area.	It is noted that some of the vegetation removal is located outside of the SMEZ.

e. The nature and extent of any effects on landscape. f. The appropriateness of mitigation measures proposed including consideration of the no net loss principle. g. Consideration of potential alternatives to removal of indigenous vegetation.	
21.1.25.16 Mineral and aggregate extraction, and mineral prospecting a. The extent to which the scale and location of the activity, associated roads, vehicular access tracks, buildings and recontouring detracts from the values and character of the landscape. b. The extent to which the cut and fill has been minimised and the final contours can be re-vegetated. c. The extent to which there is visual screening of the face of cuts and fills as seen from public places and roads. d. The extent to which the activity maintains the existing landform profile and aligns to the contour. e. The topography, drainage, natural watercourses, existing vegetation cover and any other significant landforms or natural features within the area subject to the proposed activity. f. The extent to which the siting, orientation, design, and bulk of the building(s) and materials used for their construction, with particular regard to the reflectivity of the finish, integrate the building into the surrounding natural environment. g. The extent to which the finished building roofline, will be below the nearest ridgeline. h. The extent to which the activity complies with Assessment Criteria 21.1.4.33.	The following comments are made in relation to the assessment criteria: • The proposed quarry expansion will involve permanent removal of material and in time create a terraced hillslope, therefore altering the physical characteristics (spurs, gullies and hillslopes) of the site. It is noted however, that the wider ridge landform and the ridgeline will remain intact. • The ridgeline planting will soften the quarry over time and help mitigate views from public places and roads. • SNA vegetation will be removed; however, it is proposed to plant an area of 12.5ha with native vegetation. This will provide linkages to the remaining SNA's. • There will be no adverse effects on the Karapiro Stream. • The assessment criteria 21.1.4.33 has been assessed above.