

PART 21 OBJECTIVES, POLICIES AND METHODS: OTHER

21.1 [DELETED BY PLAN CHANGE 27]
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21.2 OBJECTIVE - PUKEKOHE'S RACING TRACK (COUNTIES RACING CLUB)

To manage the site in a manner which recognises:

- the contribution of racing and ancillary activities to the District's economy;
- the potential of the site to develop as a multi-purpose facility;
- the amenity and recreational values of the site as an open space;
- the benefits of maintaining a largely rural buffer around the site
- the costs to the community of imposing new noise level controls or allowing noise-sensitive uses close to the site; and
- the need to monitor the frequency and noise levels of motor racing.

Policies:

1. That the Counties Racing Club land (incorporating the motor racing track) and the land in the locality not zoned *Business* be included in the *Rural Zone* of the Plan.
2. That a wide range of cultural, recreational and community activities be *Permitted* activities on this site along with the established racing activities.
3. That comprehensive noise level controls not be introduced at this time, but that the Plan instead adopts the following, less regulatory approach:
 - that the track managers be required to outline in writing the summer racing programme before the start of the season, for discussion with the Council's Chief Executive or officer(s) acting under delegated authority;
 - that both parties seek to agree on an acceptable frequency of racing, for "club" racing and "major events", based on past programmes, and that the matter be reported to full Council "for information" where agreement cannot be reached;
 - that the track managers be required to publicly notify the agreed racing programme on the understanding that minor departures will be permitted (and must be expected by the public);
 - that noise levels and any complaints be monitored by the Council with the results reported and discussed with the track managers at regular intervals;
 - that the track managers be required to advise Council of any breach of compliance with the noise level standards set by the racing industry;
 - that the Council initiates enforcement action in the event that motor racing noise becomes unreasonable due to any significant departure from the agreed programme, complaint/s from any resident/s, or other circumstances causing serious concern.
4. That the owners of the site be encouraged to continue the 'open door' policy for the property thereby allowing a wide range of informal or "passive" recreational activities to continue (when other activities are not operating).
5. That the site be exempt from the advertising signs rules of the *Rural Zone* but that the track managers be required to discuss all signs proposals with the Chief Executive or officer(s) acting under delegated authority prior to any application for building consent; that all proposals be discussed in terms of the following factors, with any recommended changes to the signs relating only to these factors:
 - size and height relative to the boundaries of the site;
 - the extent to which any aspect of their design may adversely affect neighbouring properties (such as being visually obtrusive or a detraction from any rural outlook);
 - the extent to which they may detract from the overall amenity of the site as viewed from Buckland Road;
 - the extent to which they may distract motorists.
6. That the Council refuses to allow 'lifestyle' residential uses to develop close to the site (including on the basis that acoustic insulation is installed or other measures are taken to address motor racing noise) unless there is some legitimate means by which the Council can free itself from having to respond to future complaints from "new" residents.

Methods of Implementation of Policies:

1. Zoning notation on Plan Maps.
2. Listing these activities in the *Rural* Zone specifically for this site.
3. In the first instance the intention is to keep the channels of communication open so that the Council, on behalf of the community, is kept informed of the various racing activities that may occur. In return the track managers will be reminded of their new obligations under the Act, to avoid or minimise any potentially adverse effects. Rules in the *Rural* Zone are used to ensure that motor racing information is brought to the attention of Council (in time for meaningful discussion) and to the public (in order that they may be forewarned about the racing season).
4. The existence of this Policy in the Plan should serve to encourage the continuation of free access to the site. Ultimately continued free access will depend on people being responsible in their use of the grounds (for jogging, cycling etc).
5. This Policy will apply to all plans of signs proposals. These plans are required in terms of the special rules in the *Rural* Zone (see Rule 23.6.6)
6. This Policy will apply to all activities that are not *Permitted* in the *Rural* Zone.

Reasons and Explanation for Objective, Policies and Methods:

The Objective sets out the approach the Council deems most appropriate at the present time for the management of this significant site. It outlines a cost-effective, strategic approach aimed at balancing a number of factors, and does not rely on a large number of rules. It acknowledges the trade that is brought into the District, both directly and indirectly, through the many uses made of the property, and the site's potential to be used and developed for other sporting, recreational, and community activities and events, both indoor and outdoor. This potential could be seriously constrained by sensitive activities being allowed to develop nearby. And a regulatory or enforcement approach to noise would be costly for the whole community and should only be adopted where a self-regulatory, consultative approach has failed.

The Council considers that the most cost-effective approach to addressing the conflict between sensitive uses, particularly residential, and motor racing is to maintain a rural buffer around the site. The Council also considers that the main users of the site can be relied on to act on their duties under the Act (Sections 16 and 17 concerning adverse effects) and to initiate discussions with Council over any major changes of activity or programme which could impact on the local community.

The Objective relies on the community's current tolerance of motor racing noise, and expects that the motor racing industry will be conscious of not pushing this tolerance too far. The Council can require abatement or other action even where all Rules of the Plan or "existing use rights" are deemed to be satisfied.

The approach also recognises that the activities at the site have evolved over a long time without any specific planning consents and with fairly broad statements as to "predominant" activities (in former District Schemes). This has created a significant bundle of "existing use" rights which could, in the event of tough new controls (Rules) in the Plan, be invoked to nullify the effect of such controls, at great expense to all parties.

(Policy 1) The *Rural* Zone is the most appropriate Zone of the Plan for the site and surrounding areas. The site would not be needed for "urban" activities, in the event that racing ceased to occur here. And drainage work (Tutaenui catchment) must be completed before any new urban zoning, such as "Business", could be justified. The *Rural* zoning is the most suitable "buffer" zoning and should ensure that very few, if any, houses are built in the vicinity of the track.

(Policy 2) The site's location on a main road, largely separated from "residential" areas, makes it suitable for a wide range of activities (which can utilise the property's natural and physical attributes).

(Policy 3) The policy on noise is largely self-explanatory. In the longer term comprehensive noise controls will be needed, but as these are costly to design, administer, monitor, and enforce, they should be avoided for as long as possible. The approach relies on cooperation from the racing industry. For people buying existing properties near the track, the Council considers it is very much a case of "buyer beware". The track is well enough known, and conspicuous enough, for people not to be taken by surprise by racing noise.

(Policy 4) The value of the site as an open space will only grow over time as development occurs around the site. The Council acknowledges the informal use that is made of the site.

(Policy 5) Signs are another significant component of racing activities. Major advertising signs already exist and these are to be expected for a facility of this type. The Council considers it inappropriate and inflexible to set arbitrary limits for this property, and could not justify putting every new sign through a resource consent. This policy will encourage a responsible approach to any additional signage. A Plan Change could be introduced if it fails to achieve this.

(Policy 6) Acoustic insulation can safeguard the internal environment of a house but not the outside environment. While the first owners of the house would understand their residential circumstances, future owners could not be expected to be as tolerant. As the law stands at present, the Council would have to respond to any complaints from future owners, notwithstanding that special measures had been taken to address noise.

Anticipated Results:

- Continued use of a major District facility for a wide range of sporting and community activities;
- The cost-effective avoidance of conflict with surrounding landuses;
- Ongoing cooperation and consultation with the owners of the property and the motor racing industry to achieve appropriate environmental outcomes.

21.3 OBJECTIVE - MAJOR ISOLATED SITES

To manage the effects of established, site-specific "business" activities in rural and coastal locations in ways which recognise:

- the contribution these activities make to the District economy;
- their potential to adversely affect rural and coastal areas;
- the significant role of the Regional Councils in their environmental management; and
- the appropriateness of a consultative, policy approach to achieving desired environmental outcomes.

Policies:

1. That the Plan continues with the special Zoning and site-specific controls that have applied to the following activities:
 - the Glenbrook iron and steel industry;
 - the Maoro sand mining operation at Waikato North Head;
 - the timber processing operation on State Highway 2, Mangatawhiri.

STEEL MILL

2. That the managers of the steel mill be encouraged to continue with regular environmental monitoring meetings and a consultative policy on dealing with environmental concerns.
3. That the Council seeks the ongoing cooperation of the company concerning the possible impacts of a major mishap at the site, whether related to hazardous substances or other factors, and that the company be requested to keep the Council and the environmental monitoring meetings informed of the results of the "Operational Security" study commenced in 1994, and any subsequent studies, when appropriate.
4. That no new controls be put into the Plan at this time, but that the iron and steel activities be subject to the following "general duty" policies:
 - that the company continues to investigate, and put into effect as appropriate, ways of minimising all aspects of point and non-point source pollution;
 - that the company continues to investigate, and put into effect as appropriate, ways of reducing noise levels;
 - that the company continues with a planting programme for the entire perimeter of the site so as to achieve as much screening of the property as practicable to minimise the visual impact of the activity from all surrounding areas;
 - that the company ensures that at all times the use, storage and manufacture of hazardous and dangerous substances occurs in such a way or in such locations that the risk of a major incident that could impact on the surrounding rural and coastal areas is always kept to a minimum.

MAIORO SAND MINE

5. That no new controls be put into the Plan at this time but that the sand mining activity be subject to the following "general duty" policies:
 - that all necessary precautions be taken to ensure that sites of known or suspected significance to Maori are kept free from damage and only modified with consent from all affected parties and in terms of the relevant provisions of the Historic Places Act.
 - that all practicable steps be taken to see that mined land is not overly conspicuous from surrounding areas and is restored as quickly as possible; that the managers investigate the

permanent establishment of a band of trees around those parts of the site which would achieve a beneficial visual screen, including the screening of lighting at night.

- that all practicable steps be taken to ensure that night lighting does not adversely affect surrounding areas by appearing too intense from a distance, or causing direct light spill or illumination for nearby properties.

TIMBER MILL

6. That the managers of the timber processing site at Mangatawhiri be encouraged to continue to improve on the environmental performance of the activity, notwithstanding compliance with the original conditions of consent, so as to minimise or avoid any present or future adverse effects; that the following "general duties" apply:
 - that the boundary planting of the site continue, to achieve a high degree of visual screening for the site when viewed from the road or adjacent sites;
 - that all practicable steps be taken to ensure that there is no contamination of soil from timber preservatives, drying processes, or vehicle wastes;
 - that all practicable steps be taken to ensure that noise and dust are kept to a minimum;
 - that all waste products be disposed of in the most appropriate manner given their toxicity or potential to damage natural resources.
7. Any change of use or new development at the site must be accompanied by an assessment of the risk and nature of any possible contamination of soil or other natural resources of the site or nearby land or water body. All practicable steps must be taken to avoid such contamination and the Council may require a financial contribution to address any direct or cumulative effect including a contribution of works or money to cover the total restoration of contaminated land or soil to recognised standards.

Methods of Implementation of Policies:

- 1: Zoning map notation and Rules specifying the *Permitted* activities and related controls.
- 2: The Council could act on this Policy in a number of ways, depending on the circumstances; no specific action is required while the meetings continue.
- 3: Largely self-explanatory. The Council will if need be write to the company to request advice as to progress with these studies.
- 4, 5, 6: The Council could act on these Policies in a number of ways, depending on the circumstances, including inviting the managers to report at intervals on progress with these matters (where they are not already doing so by some other means). For the meantime the existence of this Policy in the Plan should be sufficient notice of the main concerns over which the Council may take further action.
- 7: This policy will apply to any change of use requiring consent.

Reasons and Explanation for Objective, Policies and Methods:

The Objective and Policies indicate a desire to move away from reliance on Rules to achieve desired environmental outcomes. The Council considers that the use of Rules, or tougher standards in existing Rules, should be a last resort while site managers can show a willingness to cooperate with a policy approach and demonstrate their own understanding of the new principles of resource management.

This approach also recognises that the former Plan provisions have created a broad range of "existing use" rights for the use and development of these sites, such that new Rules or tougher standards are unlikely to achieve as much as might be hoped, and would be very costly to enforce. Accordingly a consultative approach which relies on information sharing and a common understanding of what is achievable (concerning avoiding or mitigating adverse effects) is considered to be a more positive, constructive and cost-effective approach. Section 21 of the Plan outlines the significant roles that the Regional Councils play in terms of the effects of the "industrial" activities occurring on these sites (mainly

through resource consent conditions). This Plan should not duplicate or conflict with any regional requirements.

(Policy 1) The provisions of the former Plan have been carried over with minor changes. The site-specific Zones enable any Rules to be 'tailor-made' for the activities. The Zones otherwise serve to clearly show people looking at the Plan that an extraordinary use exists (or will develop) on the site.

(Policy 2) The meetings are not mandatory and are being maintained by the company for a variety of reasons. The existence of this Policy in the Plan is recognition of the value that Council places on these meetings.

(Policy 3) The matter of a major mishap related to factors such as hazardous or dangerous substances on the site needs to be addressed. This is not to say that there is cause for major concern. It is a matter of being prepared. It should be noted that the Auckland Regional Council has the same responsibilities (as the District Council) for hazardous substances under the Act, and that the legislation on hazardous substances is currently being revised. This may influence the course taken, and work is underway towards a coordinated approach by Auckland territorial authorities to this.

(Policies 4, 5 and 6) These Policies outline the District Council's main concerns and gives notice of what it wants achieved at these sites, but through a cooperative approach rather than a regulatory one. This approach relies on the channels of communication being kept open and site management acting proactively rather than waiting for the Council to step in. In the circumstances of these sites, a non-regulatory method is considered the most appropriate and cost-effective way to work towards desirable ends.

(Policy 7) All steps and every opportunity must be taken to ensure that natural resources are not affected, or left (should the use cease to exist), in a harmful way, or such that other 'rural' uses could not make reasonable use of the land in the future.

Anticipated Results:

- Ongoing dialogue and cooperation with the managers of these significant activities towards ensuring appropriate environmental outcomes both for the present and for the future;
- Improved environmental performance from these activities notwithstanding compliance with current consent conditions or Zone requirements;
- Avoidance or remediation of contamination of land, soils or water, or other unacceptable loss of natural resource quality.

21.4 OBJECTIVE - MOTORWAY SERVICE AREAS

To provide for the comprehensive development of suitable sites adjacent to the Southern motorway to conveniently serve motorway users while ensuring that any adverse effects on the District are minimised.

Policies:

1. That the Plan incorporates a special *Motorway Service Zone*.
2. That the size of the sites and the range and scale of activities *Permitted* in the Zone be restricted to minimise any adverse commercial impact on other shopping areas in the District; that activities be directly related to the safety and convenience of motorists and traveller information needs.
3. That sites be required to be developed as an integrated whole to maximise the convenience and safety of motorists and ensure an appropriate finished appearance for the locality, with a high standard of on-site design, landscaping and general amenity. A *comprehensive development plan* is to be approved before any activity can commence, such plan to address the following aspects:
 - the location and purpose of all buildings;
 - measures to protect the amenities of surrounding properties;
 - facilities provided by the developer to a high standard and available to the public on the site including toilets, picnic and sealed parking areas;
 - design features to ensure visual compatibility with surrounding land uses;
 - suitable provision for traffic access and on-site traffic flow;
 - site servicing details; and
 - provision of temporary produce market type facilities.
4. That a high standard of signage be required, appropriately illuminated, and conforming with New Zealand Transport Agency and international standards for symbols and colouring.
5. That the general performance standards in the Zone be such as will ensure that the amenities of adjacent properties are protected from the effects of the development and use of sites.

Methods of Implementation of Policies:

- 1: A special "*Motorway Service*" Zone (refer to Rule 33 of the Plan).
- 2: The extent of the zoned area will determine the extent of development that is deemed appropriate in any location. The activities allowed in the Zone will be listed and defined as necessary.
- 3: A "*comprehensive development plan*" is the first main step in the process of Council allowing activities to establish.
- 4: Signs will be subject to specific assessment criteria.
- 5: A range of standards is used in the Zone.

Reasons and Explanation for Objective, Policies and Methods:

The growth of traffic on the southern motorway and the loss of access to many well established road-side retail establishments with the extension and realignment of the State Highway, has lead to a need to consider ways of providing for the needs of motorists in a planned fashion. The requirements of the New Zealand Transport Agency concerning the safe and efficient movement of traffic must be balanced with the demands of motorists for specific services and a high level of convenience and amenity. A special Zone is considered to be the most appropriate way to resolve these potentially conflicting issues (Policy 1). Once applied to a site it

provides certainty as to the range of activities that may operate on that land (Policy 2), the manner in which development may proceed (Policy 3) and the standards expected (Policies 4 and 5).

Anticipated Results:

- The coordinated provision of appropriate "commercial" and information services for motorists using the southern motorway;
- The minimisation of the adverse effects of providing these services and the maximisation of the benefits for the District.

21.5 OBJECTIVE - URBAN STORMWATER/WATER RESOURCES

To sustain the natural character and functioning of waterways in and around urban areas including rural and coastal settlements and safeguard or improve the quality and life-supporting capacity of water passing through them, and wherever practicable obviate the need for highly engineered solutions to urban drainage systems.

Policies:

1. Activities will be required to demonstrate that any risk of high or detrimental sediment loading arising from overland stormwater runoff is effectively managed at all stages of development or operation.
2. Urban uses or developments that do not set aside full-width esplanade reserves or strips must demonstrate that this will not cause or increase the potential for natural water quality deterioration, and/or that the nature of the activities intended or likely on the site, or other methods or proposals will effectively avoid, remedy or mitigate any adverse effects on natural water quality.
3. Activities, particularly those of an industrial nature and using substances or materials which are readily mixed with or carried by water, will ensure that for all foreseeable conditions, the best practicable option is being used or is available to avoid or minimise the risk of direct or indirect groundwater or stormwater contamination.
4. Any large areas (generally over one hectare) which are to be subdivided or developed, must at the time of rezoning or application for consent demonstrate that the natural character and functioning of any stream, water body or water course in, near, or immediately downstream from the site will be:
 - protected from any physical modification of more than a minor nature; and/or
 - enhanced by landscaping or other works to mitigate any stormwater runoff effects of future activities on the subject land and arising from, or accentuated by, activities on immediately upstream areas; and/or
 - safeguarded from future urban uses or developments in the vicinity which would necessitate costly or inappropriate engineering works; and/or
 - safeguarded from significant increases in rates or peaks of stormwater flow; that smaller areas of hilly or broken terrain or of special habitat quality be similarly assessed.

Methods of Implementation of Policies:

Conditions of consent will be applied as appropriate to subdivisions affecting larger areas of land, or land which is steep or broken, and to land use consents for activities involving earthworks, including 'network utilities' and road works (see Subdivision Rules and Part 15). *Permitted* activities will in some cases be subject to performance standards (see the *Business Zone*), and will always be subject to 'general duties' to avoid adverse effects and obtain discharge consents in terms of any Regional requirements. Conditions of consent may include the installation of detention ponds or 'wetlands' as appropriate to the circumstances of the site or development. Subdivisions may also be subject to consent notices under Section 221 of the Act to achieve on-site 'soakage' or detention of stormwater.

Reasons and Explanation for Objective, Policies and Methods:

This Objective relates to a number of resource management functions which tend to overlap with Regional responsibilities for water quality. Often the adverse effect of water quality deterioration occurs incrementally and unintentionally because of a lack of appreciation of the force of rainfall and stormwater on unstable or exposed land. Land developments and some 'industrial' activities need to be considered with particular attention to the impact of heavy rainfall and overland flows, and/or the proximity of natural water courses.

All subdivision requires a resource consent and conditions of consent are an appropriate method for ensuring that the particular circumstances of a site or development are addressed. Where Regional rules are applicable, or a discharge consent is required, such matters will be expected to be addressed at the same time. Ideally the Plan would have clear standards for all activity types so that resource consents were not required, but this is not always possible. Therefore some impacts must be dealt with on a discretionary basis at the time of consent (including discharges), and these policies will guide and 'authorise' conditions required to avoid, remedy or mitigate for adverse effects on natural waterways and 'urban' water quality.

Anticipated Results:

- Early consideration in the urban growth process of the wide range of possible adverse effects, on natural water quality and stream environments, attributable to urban development;
- Certainty and clarity in the requirements imposed on subdividers, land developers and land users towards achieving the above Objective and Policies.

21.6	OBJECTIVES – MINERAL RESOURCES
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21.6.1 OBJECTIVE – PROVIDING FOR MINERAL RESOURCES

1. To ensure District and Regional need for MINERAL resources continues to be met and that the significant MINERAL resources within the District are not unnecessarily compromised or rendered unusable.

Policies:

1. To provide for MINERAL extraction and processing throughout the Rural Zone subject to appropriate measures to avoid, mitigate or remedy any adverse effects.
2. That the presence of MINERAL resources is included as a relevant consideration in making resource management decisions about activities whose effects may render such resources unusable.
3. That the Plan prevents the establishment or expansion of urban centres and rural "settlements" on or within land of close proximity to known areas of significant MINERAL resources with a potential to be commercially utilised, unless there are no alternative directions for such expansion.
4. To facilitate the continued operation of established mineral extraction and processing activities and to sustainably manage substantial mineral resources through suitable plan provisions subject to the management of environmental impacts.

Methods of Implementation of Policies:

1. MINERAL extraction and processing will be a Discretionary Activity throughout the Rural Zone and specified environmental performance standards and criteria will be required to be satisfied.
2. To provide for MINERAL PROSPECTING and EXPLORATION, and small-scale FARM QUARRY, as a Permitted Activity subject to defined specified performance measures.
3. That within a defined buffer area around Aggregate Extraction Zones, the presence of significant MINERAL resources is included as a relevant consideration in making resource management decisions on activities sensitive to such activities that may render such MINERAL resources unusable.
4. Growth areas and zones providing for the growth of urban, rural and coastal settlements are not sited on or within close proximity of existing known significant MINERAL resources.
5. The Aggregate Extraction and Processing zone will be applied to established quarries and identified areas of substantial mineral resources where appropriate.

Reasons and Explanation for Objectives, Policies and Methods

MINERAL resources are finite in nature and fixed in their location. They are also limited in their ability to be extracted and by proximity of access to major transport routes. The District's industrial aggregate MINERAL resources have the ability to provide accessible material essential for the infrastructural and industrial development of the Auckland and Waikato Regions.

EXPLORATION and PROSPECTING of these resources are necessary to obtain information on their extent, quality and location, which also enables the community to better manage these resources.

It is recognised that small scale on-site extraction of MINERALS (FARM QUARRY) is an important complementary activity to farming and forestry operations. Such activities are therefore provided for throughout the Rural Zone and to a limited extent in the Coastal Zone, subject to limitations on size and scale to avoid potential adverse effects.

MINERAL resources may be prevented from being used by the encroachment of urban development or the intensification of rural areas for rural residential or residential purposes. Where such activities and increased intensification is located within close proximity to existing or known MINERAL extraction resources or operations, there is the potential for a greater level of complaint and likely affected parties

that may restrict the ongoing or future use of such resources. This is commonly referred to as 'reverse sensitivity'.

It is considered appropriate that buffer areas are applied around those existing or approved extraction activity sites. This serves to warn future purchasers of the potential effects arising from any sensitive activities located in close proximity to extraction and processing activities and ensures that potential reverse sensitivity matters arising are addressed.

Anticipated Result:

- That extraction of significant MINERAL resources is appropriately provided for and not rendered unusable by the effects of competing land uses.
- That the intensification and urbanisation of areas within close proximity to or on areas of known significant MINERAL resources are avoided.

21.6.2 OBJECTIVE – MANAGING MINERAL RESOURCES

To avoid, remedy or mitigate the adverse effects of MINERAL extraction and processing on the environment and community by ensuring that the extraction and processing of MINERAL resources occurs in such a manner that the amenity of the rural and coastal environments and the life supporting capacity of air, water and soil resources are safeguarded.

Policies:

1. Impose controls in the rural areas that are necessary to address adverse environmental effects of activities and likely conflicts between incompatible activities.
2. The effects of MINERAL extraction activities on air, water, soil resources, habitats, rural landscape and the community will be assessed through *Discretionary* resource consent applications (refer to Rule 23A).
3. That generally consent will not be granted for any night-time MINERAL and processing activity which is likely to create adverse noise effects upon the surrounding community.
4. That significant MINERAL extraction and processing will be avoided in sensitive coastal environments.
5. In the Aggregate Extraction and Processing Zone (Whakatiwai):
 - i. provide a limited area for extraction activities to allow for the phase out (rather than abrupt closure) of gravel extraction on the Seabird Coast;
 - ii. protect from extraction and inappropriate disturbance the remaining sequence of gravels located within the Coastal Zone on the Bayfield Farm (1451A East Coast Road, Lot 3 DP 345715);
 - iii. undertake investigations and documentation that contributes to knowledge about the scientific value of the gravels including Holocene climatic and environmental information.

Methods of Implementation of Policies:

1. MINERAL PROSPECTING and EXPLORATION activities will be required to meet minimum environmental performance standards in order for them to be treated as Permitted Activities (refer to Rule 14.5 and Part 23).
2. That MINERAL extraction activities shall be a Discretionary Activity throughout the Rural Zone and shall be non-complying in the Coastal Zone.
3. The effects of MINERAL extraction activities on air, water, soil resources and habitats will be assessed through *Discretionary* resource consent applications (refer to Rule 23.0) with reference to specific criteria to address the adverse effects of such activities on the environment and surrounding community.

Reasons and Explanations for Objectives Policies and Methods:

MINERAL extraction activities, and PROSPECTING or EXPLORATION, which is outside 'bottom-line' standards, can have significant adverse effects on natural and physical resources. Where such effects

cannot be avoided, remedied or mitigated through the imposition of resource consent conditions, the District Council needs to be able to refuse consent to the (Discretionary) activity.

It is recognised that large MINERAL extraction and processing activities have the propensity to cause significant adverse environmental effects upon the surrounding environment and communities through noise, dust from the operations and the transporting of material and impacts on the visual and rural landscapes. In addition, such activities have the potential to result in pollutants to water resources of streams and aquifers and their eco-systems, and impact upon soil resources and farming activities.

Generally EXPLORATION and PROSPECTING has a relatively low potential for adverse effects and can be readily controlled to prevent any substantial adverse effects. The Plan Change therefore provides for MINERAL EXPLORATION throughout the Rural Zone.

In the Rural Zone, MINERAL extraction activities are Discretionary Activities and are required to meet specific criteria to mitigate or avoid such adverse effects. In particular, limitations are imposed upon the effects of night-time activities to avoid conflicts with the surrounding communities. In the Coastal Zone, MINERAL extraction activities and MINERAL EXPLORATION and PROSPECTING are non-complying.

MINERAL extraction and processing is provided as a Discretionary Activity in the rural zone, where it is clearly demonstrated that adverse effects can be addressed and where they are not in conflict with the objectives and policies of the Management Areas.

It is considered that large-scale extraction and processing activities have considerable potential to adversely impact upon sensitive Coastal Management Areas, particularly where coastal hazards occur and necessitate an appropriate coastal buffer zone, and throughout Hunua Forest Management Area.

In these locations, Council considers that large scale MINERAL extraction and operations are generally inappropriate. If extensive MINERAL resources are identified in these locations, it is more appropriate that their accessibility and extraction is addressed through the introduction of a Plan Change. This will provide the opportunity to examine both the broader objectives and policies of the particular management area, and to develop particular objectives and policies suited to such a location, while clearly addressing potential adverse effects upon the sensitive features or environmental quality of such areas.

The Aggregate Extraction and Processing Zone (Whakatiwai) covers the existing Stevenson gravel extraction activity site and a portion of the adjoining Bayfield Farm (1451A East Coast Road, Lot 3 DP 345715). The Zone on the Bayfield Farm provides for the phasing out (rather than abrupt closure) of gravel extraction from the Whakatiwai Gravels Special Character Area. The phase out provides for the protection of most of the remaining Whakatiwai Gravels Special Character Area while also avoiding the impact on the industry of a more abrupt closure. It is intended that no further extraction occur within the Whakatiwai Gravels Special Character Area once the phase out is complete. A sequence of gravels shall be retained and protected from extraction and inappropriate disturbance on the Bayfield Farm and retained within the Coastal Zone. This area has been defined to protect from extraction a full age sequence of the remaining gravels.

In the Aggregate Extraction and Processing Zone (Whakatiwai), the operator/owner of the activity shall undertake investigations on Bayfield Farm in accordance with an approved methodology to investigation and record scientific values contained within the gravels, including Holocene climatic and environmental information. These investigations are designed to ensure that relevant scientific information, that can be reasonably accessed, is obtained before the gravel sequence is completely lost. The investigations and the retention of a full age sequence are intended to offset and mitigate the effects of permanent loss of part of the gravel deposits.

Anticipated Results:

- Air, water and soil resources and amenities are not significantly adversely affected by MINERAL PROSPECTING, EXPLORATION and extraction activities;
- The life supporting capacity of air, water and soil resources is safeguarded.

