

## 5.18 GOLDEN CROSS MINERAL ZONE

### 5.18.1 ZONE PURPOSE

- (1) The Golden Cross Mine operated in the Waitekauri Valley between 1990 and the end of 1997 when closure and rehabilitation of the mine commenced. Mine closure and rehabilitation are carried out and managed in accordance with the conditions of Mining Licence 32 2954. Ongoing rehabilitation of the wider Golden Cross site is carried out in accordance with a suite of closure, rehabilitation and monitoring plans and existing resource consents. The final site closure is anticipated to be carried out during the lifetime of this District Plan.
- (2) The Golden Cross Mining Licence area covers 388.9 hectares. Some parts of the Mining Licence area were not actively mined or have been rehabilitated to the point where they are able to be used for livestock grazing, or have been planted in either radiata pine or indigenous vegetation. These areas are identified on the planning maps as being in the Rural Zone.
- (3) Only the main former mine working areas are located within the Golden Cross Mineral Zone. These comprise:
  - (a) Former Open Pit (now largely filled)
  - (b) Underground Areas (2 areas now largely filled)
  - (c) Process Plant site
  - (d) Tailings Disposal
  - (e) Waste Rock Disposal
  - (f) Wastewater Treatment and Disposal
- (4) The main former mine working areas are still being rehabilitated and therefore need to be provided for by a separate zone in order to protect the areas of rehabilitation from inappropriate land uses while also allowing for the potential for future prospecting, exploration and mining of minerals. The boundary of the Golden Cross Mineral Zone equates to the boundary of the area still subject to rehabilitation activities. Within this zone a Land Use Restriction Area has been identified (refer Figure 1 in 5.18.8). This incorporates features such as the ore stockpile sites, the tailings disposal facility and associated embankment and the open pit.
- (5) The Golden Cross Mineral Zone and mining licence area outside the zone are currently used for low intensity rural activities such as livestock grazing, as well as outdoor recreational activities such as tramping and cycling and thus are a community asset. Activities provided for within the Golden Cross Mineral Zone, outside the Land Use Restriction Area, largely reflect existing uses and activities and/or Rural Zone provisions. Within the Land Use Restriction Area the range of activities provided for is more restricted in recognition that these areas need to be protected for stability or other reasons.
- (6) The Golden Cross area remains mineralised. While it is a closed mine there is the potential to extract minerals from the area. It is appropriate for the District Plan to recognise and provide for the Golden Cross Mine in a manner that enables it to continue to be rehabilitated while allowing for future land uses during the lifetime of the District Plan, including the potential for further prospecting, exploration, mining and rehabilitation in the area. For this reason,

underground mining, surface mining and mining operations are provided for as Discretionary Activities within the Golden Cross Mineral Zone.

## **5.18.2 OBJECTIVES AND POLICIES**

### **(1) OBJECTIVE 1**

To provide for ongoing closure and rehabilitation of the Golden Cross mine while enabling sustainable and viable land use activities that are compatible with mine closure and rehabilitation.

#### **(a) Policy:**

Objective 1 will be achieved by the implementation of the following policies:

- (i)** Ensure the provisions of the District Plan do not hinder the ongoing closure and rehabilitation of the site.
- (ii)** Provide for other land use activities that are compatible with mine closure and rehabilitation activities.

### **(2) OBJECTIVE 2**

To provide for future investigation and utilisation of the mineral resource in a sustainable manner.

#### **(a) Policies:**

Objective 2 will be achieved by the implementation of the following policies:

- (i)** Recognise the value of the mineral resources of the area and provide for future prospecting, exploration and mining of the resource while avoiding, remedying or mitigating adverse effects from the use and development of mineral resources.
- (ii)** Recognise that the voids and other landscape features created by mining activities may be appropriate for a range of other uses and to allow for such uses in a manner where adverse effects are avoided, remedied or mitigated.
- (iii)** Provide for the social, economic and cultural wellbeing of the people of the District and for their health and safety.

#### **(b) Reasons**

- (i)** The Golden Cross Mine is currently and for the foreseeable future subject to ongoing monitoring, closure and rehabilitation activities. However, other beneficial and viable land use activities at the mine site should also be able to occur provided they do not adversely affect the mine's closure and rehabilitation activities, and in particular the site's long term stability. In addition, the land within the Golden Cross Mineral Zone remains mineralised and there is potential that a longer term use of the site will involve utilisation of the mineral resource.

### 5.18.3 ENVIRONMENTAL RESULTS

- (1) Ongoing closure and rehabilitation of the area is carried out in accordance with the existing licence and associated rehabilitation plans and other consents, which provide protection to the integrity of the zone and the natural environment.
- (2) Other land use activities, which do not adversely affect the closed mine and associated infrastructure and rehabilitation works, are able to establish and operate within an appropriate and sustainable environment.
- (3) To provide for the future utilisation of the Golden Cross mineral resource in a manner that does not adversely affect the sustainable management of other natural and physical resources.

### 5.18.4 ACTIVITY STATUS

#### 5.18.4.1 PERMITTED ACTIVITIES

The activities listed below are a *Permitted Activity* subject to compliance with the:

- *Zone Development Standards* specified in Rule 5.18.5;
- Activity Specific Standards specified in Rules 5.18.6;
- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0

<b>P1</b>	ANY ACTIVITY CARRIED OUT WITHIN THE TERMS AND CONDITIONS OF MINING LICENCE 32 2954 UNTIL IT EXPIRES ON 23 APRIL 2020 OR IS OTHERWISE RELINQUISHED.
<b>P2</b>	ANY CLOSURE AND REHABILITATION ACTIVITY CARRIED OUT WITHIN THE TERMS AND CONDITIONS OF MINING LICENCE 32 2954 ONCE IT HAS EXPIRED ON 23 APRIL 2020 OR IS OTHERWISE RELINQUISHED, AND ANY CLOSURE AND REHABILITATION ACTIVITY CARRIED OUT IN ACCORDANCE WITH APPROVED REHABILITATION PLANS AND ASSOCIATED REGIONAL COUNCIL RESOURCE CONSENTS.
<b>P3</b>	<p>THE FOLLOWING ACTIVITIES WHERE THEY ARE LOCATED OUTSIDE OF THE LAND USE RESTRICTION AREAS SHOWN ON FIGURE 1, IN SECTION 5.18.8 (REFER TO ACTIVITY SPECIFIC STANDARDS 5.18.6(1) &amp; (2)).</p> <ol style="list-style-type: none"> <li>(1) <i>PASSIVE RECREATION ACTIVITIES.</i></li> <li>(2) THE USE OF LAND AND EXISTING <i>BUILDINGS</i> ACCESSORY TO INFORMAL AND/OR INTERMITTENT <i>EDUCATION/TRAINING ACTIVITIES</i> SUCH AS DAY VISITS BY SCHOOL GROUPS.</li> <li>(3) <i>EARTHWORKS</i> PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i> IN THE RURAL ZONE (REFER RULE 7.8.5.1(2))</li> <li>(4) <i>FARMING</i> AND ASSOCIATED <i>ACCESSORY BUILDINGS.</i></li> <li>(5) <i>PROSPECTING.</i></li> <li>(6) <i>TEMPORARY USES AND BUILDINGS</i> MEETING PART (d) OF THE DEFINITION.</li> </ol>
<b>P4</b>	<i>EXPLORATION</i> (REFER TO ACTIVITY SPECIFIC STANDARD 5.18.6(3))
<b>P5</b>	<i>EARTHWORKS</i> AND <i>PROSPECTING</i> INVOLVING LAND DISTURBANCE LESS THAN 100MM IN DEPTH WITHIN THE LAND USE RESTRICTION AREAS SHOWN ON FIGURE 1 IN

SECTION 5.18.8 AND NOT OTHERWISE PROVIDED FOR IN P2 (REFER TO ACTIVITY SPECIFIC STANDARDS 5.18.6(1)).

#### 5.18.4.2 CONTROLLED ACTIVITIES

The activities listed below are a *Controlled Activity* subject to compliance with the:

- *Zone Development Standards* specified in 5.18.5;
- Activity Specific Standards in 5.18.6;
- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0

*Conditions* may be imposed in relation to the matters over which control has been reserved, as specified below.

<b>C1</b>	<p><i>EXPLORATION</i> NOT MEETING ONE OR MORE OF THE ACTIVITY SPECIFIC STANDARDS IN 5.18.6(3)(a) to (f)</p> <p><b>Matters over which Council has reserved control are:</b></p> <p>(1) <b>Location of vegetation and/or land clearances</b></p> <p style="padding-left: 20px;">(a) Whether the location of an individual clearance in relation to other clearance(s) has the effect of creating an inappropriate contiguous clearance.</p> <p>(2) <b>Timing/number of vegetation and/or land clearances</b></p> <p style="padding-left: 20px;">(a) Whether the timing and/or number of individual clearances should be staged in order that the rehabilitation of adjoining clearances is undertaken before new clearances are created.</p> <p>(3) <b>Management and rehabilitation</b></p> <p style="padding-left: 20px;">(a) The adequacy of management and rehabilitation plans to ensure the long term appearance and stability to of any disturbed/excavated area including surplus earth disposal areas (including the possible use of performance bonds or other mechanisms) aimed to return the disturbed area to the same or similar state as existed prior to the clearance.</p> <p style="padding-left: 20px;">(b) The extent to which existing <i>indigenous</i> or other vegetation which contributes to visual <i>amenity</i> and/or biodiversity values is retained, the reasons why clearance is proposed and the ability to rehabilitate the area to similar values.</p> <p style="padding-left: 20px;">(c) Whether earthworks and/or tracks associated with the activity have been located or minimised to reduce any adverse visual impact.</p>
<b>C2</b>	<p><i>PROSPECTING</i> WHICH IS NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i> WITHIN THIS ZONE.</p> <p><b>Matters over which Council has reserved control are:</b></p> <p>(1) Any effects on ground stability and the susceptibility of the area to erosion and slumping.</p> <p>(2) Management and rehabilitation.</p>

#### 5.18.4.3 RESTRICTED DISCRETIONARY ACTIVITIES

The activities listed below are a *Restricted Discretionary Activity* subject to compliance with the:

- Conservation and Heritage provisions in Section 6.0;
- Specific and District Wide provisions in Section 7.0; and
- District Wide Performance Standards in Section 8.0.

The matters over which *Council* has restricted its discretion are specified for each *Restricted Discretionary Activity* listed below.

<b>RD1</b>	<p>ANY ACTIVITIES LISTED IN P3 THAT DO NOT MEET THE <i>ZONE DEVELOPMENT STANDARDS</i> IN RULE 5.18.5 FOR A <i>PERMITTED ACTIVITY</i> AND DO NOT EXCEED THE <i>ZONE DEVELOPMENT STANDARDS</i> IN RULE 5.18.5 FOR A <i>RESTRICTED DISCRETIONARY ACTIVITY</i>.</p> <p><b>Matters over which the <i>Council</i> has restricted its discretion are:</b></p> <p>(1)     <b><i>Height and Daylighting</i></b></p> <p style="margin-left: 20px;">(a)     The extent that topographical and <i>site</i> conditions (including easements) restrict the area or shape of the <i>site</i> that is suitable and available for building.</p> <p style="margin-left: 20px;">(b)     The desirability of maintaining consistency in design and appearance with existing <i>buildings</i> on the <i>site</i>.</p> <p style="margin-left: 20px;">(c)     The need to preserve existing trees, vegetation or important physical characteristics of the <i>site</i>.</p> <p style="margin-left: 20px;">(d)     Whether the boundary to which the standard relates is a common boundary with an area of permanent open space, the use of which will not be detrimentally affected by any increased shading or loss of visual <i>amenity</i>.</p> <p style="margin-left: 20px;">(e)     The extent to which it is necessary to minimise the physical disturbance to the landscape and the landforms.</p> <p style="margin-left: 20px;">(f)     The extent to which the <i>building</i> visually intrudes on any significant ridgeline or skyline or significant landscape and what measures are proposed to reduce the visual effects of that intrusion.</p> <p style="margin-left: 20px;">(g)     Whether the <i>building</i> will detract from any view or vista, which contributes to the aesthetic coherence of a locality, and if it does, what measures can and will be taken to reduce the detraction to an acceptable level or remove it completely.</p> <p>(2)     <b><i>Yards</i></b></p> <p style="margin-left: 20px;">(a)     The extent that topographical and <i>site</i> conditions restrict the area or shape of the <i>site</i> that is available and suitable for building.</p> <p style="margin-left: 20px;">(b)     The degree to which the functioning of the <i>site</i> and/or the activity can be improved.</p> <p style="margin-left: 20px;">(c)     Whether there is a need to preserve existing trees, vegetation or important physical characteristics of the <i>site</i>.</p> <p style="margin-left: 20px;">(d)     The extent to which the safe and efficient functioning of the street or <i>road</i> will be significantly compromised.</p> <p style="margin-left: 20px;">(e)     Whether the detrimental effects of building in the <i>yard</i> can be reduced or avoided.</p> <p style="margin-left: 20px;">(f)     Whether the <i>yard</i> functions (including separation, <i>landscaping</i> and service provision) will be provided on the <i>site</i> by other means, or are they unnecessary.</p>
<b>RD2</b>	<p><i>EXPLORATION</i> NOT MEETING ACTIVITY SPECIFIC STANDARD 5.18.6(3)(g) &amp; (h).</p> <p><b>Matters over which the <i>Council</i> has restricted its discretion are the same as for RD3</b></p>
<b>RD3</b>	<p>ANY ACTIVITIES LISTED IN P3(1) – (4) THAT DO NOT MEET THE ACTIVITY SPECIFIC STANDARDS IN RULE 5.18.6(1) &amp; (2) FOR A <i>PERMITTED ACTIVITY</i></p> <p><b>Matters over which the <i>Council</i> has restricted its discretion are:</b></p>

(1)	Whether the activity is located in an area of the mine <i>site</i> that is appropriate for that particular activity.
(2)	Whether adequate investigations have been undertaken and/or whether the design of the activity ensures the ongoing structural and environmental integrity of the mine <i>site</i> (including the function of the natural and constructed channels shown on Figure 1 in Section 5.18.8).
(3)	The extent of disturbance and proposed rehabilitation measures that are required to ensure the ongoing structural and environmental integrity of the mine <i>site</i> (including the function of the natural and constructed channels shown on Figure 1 in Section 5.18.8).
<b>RD4</b>	<p>GRAZING OF ANIMALS WHICH IS NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i> WITHIN THIS <i>ZONE</i>.</p> <p><b>Matters over which the Council has restricted its discretion are:</b></p> <p>(1) Stock numbers, type of animals and grazing practices (e.g. animal species, age of species, length of grazing cycle and time of year).</p> <p>(2) Any effects on ground stability and the susceptibility of the area to erosion and slumping.</p> <p>(3) Measures to ensure the ongoing structural and environmental integrity of the mine <i>site</i> (including the function of the natural and constructed channels shown on Figure 1 in Section 5.18.8).</p>

#### 5.18.4.4 DISCRETIONARY ACTIVITIES

The activities listed below are a *Discretionary Activity* and shall be assessed against the relevant criteria in Rule 5.18.7.

**Note:** The Conservation and Heritage provisions in Section 6.0 and the Specific and District Wide provisions in Section 7.0 also apply and may alter the *Discretionary Activity* status for the activities specified below or require additional resource consents.

<b>D1</b>	ANY OF THE <i>PERMITTED ACTIVITIES</i> IN P3 THAT EXCEED THE <i>ZONE DEVELOPMENT STANDARDS</i> IN RULE 5.18.5 FOR A <i>RESTRICTED DISCRETIONARY ACTIVITY</i> .
<b>D2</b>	<i>EARTHWORKS</i> NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i> .
<b>D3</b>	<i>FORESTRY</i> OUTSIDE THE LAND USE RESTRICTION AREAS SHOWN IN FIGURE 1 IN SECTION 5.18.8.
<b>D4</b>	<i>FARMING</i> ACTIVITIES NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED</i> OR <i>RESTRICTED DISCRETIONARY ACTIVITY</i> .
<b>D5</b>	<i>INDUSTRIAL ACTIVITIES</i> .
<b>D6</b>	<i>PASSIVE RECREATION ACTIVITIES</i> NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i>
<b>D7</b>	<i>EXPLORATION</i> NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED, CONTROLLED</i> OR <i>RESTRICTED DISCRETIONARY ACTIVITY</i> .
<b>D8</b>	<i>UNDERGROUND MINING, SURFACE MINING</i> AND <i>MINING OPERATIONS</i> .
<b>D9</b>	ANY CLOSURE OR REHABILITATION ACTIVITY NOT OTHERWISE PROVIDED FOR AS A <i>PERMITTED ACTIVITY</i> .

#### 5.18.4.5 NON COMPLYING ACTIVITIES

**NC1** ANY ACTIVITY NOT PROVIDED AS A *PERMITTED, CONTROLLED, RESTRICTED DISCRETIONARY, DISCRETIONARY OR PROHIBITED ACTIVITY*.

#### 5.18.4.6 PROHIBITED ACTIVITIES

THERE ARE NO *PROHIBITED ACTIVITIES*.

#### 5.18.5 ZONE DEVELOPMENT STANDARDS

- (1) The following relevant *Zone Development Standards* shall be met by all *Permitted* and *Controlled Activities* unless otherwise stated.
- (2) For *Controlled Activities*, where *Council* has reserved control over specified matters in Rule 5.18.4.2, and for *Restricted Discretionary Activities* in Rule 5.18.4.3, where *Council* has restricted its discretion to specific matters, more restrictive *Development Standards* than those specified in the table below may be imposed as *conditions* of consent.
- (3) The following relevant *Zone Development Standards* shall be used as a guide in assessing any *Discretionary* and *Non Complying Activities*

Development Standard*	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
Maximum Height	11.0 metres	15.0 metres	To ensure that the <i>height</i> of <i>buildings</i> is compatible with the activities permitted in the <i>zone</i> as well as the landscape, <i>amenity</i> and character of both the <i>zone</i> that the <i>building</i> is located in and any adjoining <i>zone</i> .
<i>Daylight Control</i> (refer to Definition for explanatory diagram)	No <i>building</i> shall project above 2.0 metres in <i>height</i> at any <i>zone</i> boundary and not project above a 45° plane into the <i>holding</i> up to the maximum <i>height</i> .	No restriction	To ensure no <i>building</i> unreasonably overshadows any neighbouring property, thereby restricting daylight and ventilation between <i>buildings</i> .
Minimum Yards (Building)	Front Yard: 12 metres	Front Yard: 12 metres	To allow flexibility in <i>site</i> layout while still maintaining the amenities of the <i>site</i> and adjoining sites
	Other yards: 12 metres from the <i>zone</i> boundary, except that: (a) any <i>building</i> or enclosure used for the housing and keeping of any animals (including milking sheds and stock yards) are not permitted within 50 metres of the boundary of the <i>zone</i> .	Other yards: Nil	

Development Standard*	Parameter		Environmental Result
	Permitted and Controlled	Restricted Discretionary	
<i>Shelter Belts and Forestry</i>	<i>Front Yard:</i> 10 metres.	<i>Front yard:</i> Nil	To maintain traffic safety, protect the physical <i>road</i> and maintain the amenities of adjoining sensitive land uses.
	<i>Other yards:</i> Nil. Except that where the <i>yard</i> boundary adjoins a <i>sensitive zone</i> boundary, the <i>yard</i> shall be 10 metres.	<i>Other yards:</i> Nil	

\*These *Zone Development Standards* shall not apply to “*Temporary Uses and Buildings*” covered by clause (b) of the definition in Section 4 for “*Temporary Uses and Buildings*” and to “*Prospecting*” and “*Exploration*”.

## 5.18.6 ACTIVITY SPECIFIC STANDARDS

### (1) SURFACE WATER COURSES

- (a) For *Permitted Activities* P3 and P5 there shall be no disturbance of surface watercourses (natural or constructed channels) shown on Figure 1 in Section 5.18.8.

### (2) ACTIVITY SETBACK FROM LAND USE RESTRICTION AREAS

- (a) For *Permitted Activities* P3 there shall be no land disturbance more than 100mm in depth within 10 metres of the Land Use Restriction Area shown on Figure 1 in Section 5.18.8.

### (3) EXPLORATION

- (a) Trenching and costeaning is subject to a maximum cross section area of 6m<sup>2</sup>.
- (b) Progressive rehabilitation of trenching is to be undertaken, such that no more than 50 metres of trenching is left open at any one time.
- (c) *Exploration* drilling is subject to a maximum drilling pad size of 200m<sup>2</sup>.
- (d) Bulk sampling is subject to a maximum of 500m<sup>3</sup> of material per 100 hectares.
- (e) *Exploration* tunnels are subject to the maximum volume of excavated material not to result in more than 500m<sup>2</sup> of surface area being covered, to a maximum height of 2 metres.
- (f) Rehabilitation measures are proposed.
- (g) There shall be no disturbance of surface watercourses (natural or constructed channels) shown on Figure 1 in Section 5.18.8.
- (h) There shall be no land disturbance more than 100mm in depth within 10 metres of the Land Use Restriction Areas shown on Figure 1 in section 5.18.8.
- (i) There shall be no surface disturbance within the Land Use Restriction Areas shown on Figure 1 in Section 5.18.8.
- (j) Any drill holes shall avoid the under drainage systems integral to the tailings dam and/or waste rock embankment within the Land Use Restriction Area B.



- (k) All drill holes within the Land Use Restriction Areas shall be backfilled as soon as practical following completion of any *exploration* drilling.

## 5.18.7 ASSESSMENT CRITERIA FOR DISCRETIONARY ACTIVITIES

### 5.18.7.1 GENERAL ASSESSMENT CRITERIA

- (1) Whether traffic movements resulting from the activity will have any significant impact on the safe and efficient operation of any *road*. Pertinent matters for consideration in this regard are:
- (a) the carrying capacity, standard and status in the roading hierarchy of the route concerned;
  - (b) the ability of the *site* to accommodate the activity requirements for on-site parking, loading and *manoeuvring areas*;
  - (c) the means by which any likely traffic effects can be avoided, remedied or mitigated;
  - (d) the access, parking and loading standards for *permitted activities* shall be used as a guideline in assessing applications for *discretionary activities*;
  - (e) the comments of New Zealand Transport Agency on the possible adverse effects on the safe and efficient operation of the *state highway* network.
- (2) The degree to which the activity will cause demands for the uneconomic or premature upgrading or extension of public services, including roading which are not in the interests of the Region, the District or locality.
- (3) Whether *buildings* or activities are sufficiently set back from the boundaries of neighbouring properties to avoid causing a nuisance to neighbouring holdings by way of overshadowing, obstruction of views, noise, glare and loss of privacy.
- (4) The degree to which the location of *buildings* is such as to retain clear visibility along rural *roads* and to provide space for vehicle access and loading on the *site* clear of the *road*.
- (5) Whether features of the proposal including the location, design, and colour of *buildings* and *structures*, the planting of trees and shrubs, and the shaping of earth avoids, remedies or mitigates any adverse effect on the existing landscape.
- (6) The extent to which existing native bush, or other vegetation which contributes to visual *amenity* and/or biodiversity values (as assessed against the criteria in 6.2.5.8) is retained and the reasons why any clearance is proposed.
- (7) Whether the activity and any *earthworks* and/or tracks necessary to accommodate the activity would create an adverse visual impact and whether *landscaping* can avoid, remedy or mitigate any such effects.
- (8) Whether any *signs* proposed detract from the amenities of the area.
- (9) The extent to which the activity is self-contained, with regard to stormwater drainage, effluent disposal and water supply within the boundaries of the *site* on which the activity is located (except where reticulated services are provided).

- (10) The extent to which wastes, spoil, sawdust, effluent etc are to be disposed of so as to avoid, remedy or mitigate nuisance for surrounding residents, damage to property, and pollution of the *environment*.
- (11) Whether the nature of the activity has the potential to create nuisance and health and safety effects, which cannot effectively or practically be controlled by mitigation measures.
- (12) The extent to which exterior storage areas of vehicles, equipment, machinery, materials, waste etc is located or suitably screened from neighbouring properties and any public *road* or place to avoid, remedy or mitigate any detriment to *amenity*.
- (13) Whether the hours of operation are appropriate having regard to those persons likely to be affected by the activity.
- (14) The adequacy of management and rehabilitation plans to ensure the long term stability of any disturbed/excavated area including waste disposal areas (including the possible use of performance bonds or other mechanisms designed to ensure long term stability).
- (15) Whether the activity and any *building* and *structures* are of a scale and intensity which are in keeping with the character and *amenity* values of the existing rural *environment*.
- (16) The extent to which the activity and any *building* or *structure* maintains or enhances the cultural or heritage values of the locality.

#### 5.18.7.2 INDUSTRIAL ACTIVITY

- (1) Whether it is established that there are particular characteristics of the use, either relating to location, area of land, relationship with other uses, which has a resource relationship that provides environmental benefits, that makes it suitable to be located in this *zone*.
- (2) Whether the scale of use is in keeping with the character of the surrounding *rural area*.
- (3) In the case of *industrial activities*, *rural contractor depots*, and any activity retailing motor spirits (including CNG and LPG and other fuels) or refuelling motor vehicles on the *site* regard shall be had to the following:
  - (a) the Ministry of Transport (Traffic Safety Services) Standards for Petrol Stations (1983) or any substitution to that publication;
  - (b) the ability of the *site* to accommodate within its boundaries storage and filling facilities, standing room for vehicles waiting to be refuelled and any isolation distances required by the Environmental Protection Authority;
  - (c) the availability of water for fire fighting purposes;
  - (d) possible risks and hazards associated with the proposal and the community's perceptions of such risks and hazards;
  - (e) any resulting restrictions imposed on the use of adjacent land, and any cumulative effects of existing, adjacent hazardous activities;
  - (f) the recommendation of the NZ Fire Service regarding fire safety.

### 5.18.7.3 ZONE SPECIFIC ASSESSMENT CRITERIA

- (1) With respect to the *zone development standards*, Council will have regard to them for assessment purposes, in particular where either the activity or adverse effects of the activity are in close proximity to the boundary of the Golden Cross Mineral Zone. However Council recognises that because of the nature of *mining* and rehabilitation activities and the existing mining licence conditions, the *zone development standards* may not always be relevant or appropriate.
- (2) The degree to which *buildings*, other *structures*, *earthworks* and activities will adversely affect the rehabilitation of the former mine *site*.
- (3) Whether the activity is located in an area of the former mine *site* that is appropriate for that particular activity (e.g. *buildings* and *earthworks* are located away from the Land Use Restriction Areas).
- (4) Whether adequate investigations have been undertaken and/or whether the design of the activity ensures the ongoing structural and environmental integrity of the former mine.
- (5) Whether access to known *mineral* deposits will be compromised by the proposal concerned.
- (6) Whether public safety and security is adequately provided for and adverse effects of vibration in the ground can be adequately mitigated.
- (7) Whether acceptable plans for the rehabilitation of all disturbed areas where *earthworks* have ceased have been provided including implementation programmes.
- (8) With respect to post-closure landscapes and features, their appropriateness within the *environment* in which they are located will be considered in relation to matters such as:
  - (a) The visual appearance of rehabilitated areas.
  - (b) Public access and safety.
  - (c) Structural engineering and environmental integrity.
  - (d) The provision of *community* and/or recreational *facilities*.



5.18.8 FIGURE 1 – GOLDEN CROSS MINE ZONE LAND USE RESTRICTION AREAS

