

This marked up copy of clause 10a.16 shows the amendments recommended in response to submissions to part 10b (decision report no.27)

Insertions are shown with underlining and deletions with ~~strikethrough~~

10a.16 Land unit - Commercial 6 (quarry)

10a.16.1 Introduction

This land unit is applied to ~~a quarry~~ quarries on Waiheke and Great Barrier and to Karamuramu Island.

The Waiheke quarry is situated on a hill overlooking the intersection of Onetangi, Ostend and O'Brien Roads. This quarry produces base course crushed rock material for use in road construction and the building industry in Waiheke.

Blackwells quarry is located on Great Barrier, to the west of the Medlands settlement area. This quarry produces all grades of metal for use in road construction and the building industry on Great Barrier.

Karamuramu Island is a 7.5ha island located to the south of Ponui Island. Karamuramu Island is a regionally significant producer of a red hard greywacke rock known as jasper, which is used in the road construction and building industry.

The land unit provides for the continuation of quarrying and associated uses in these ~~two~~ three areas.

10a.16.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for quarrying and associated activities while ensuring that the potential adverse effects of such activities are avoided or mitigated.
2. How to manage the reverse sensitivity effects which can arise between quarrying and other more sensitive land uses.

Note: Reverse sensitivity is the principle where an existing (and lawful) activity produces effects that a new activity regards as objectionable.

10a.16.3 Objective

To provide for quarrying and associated activities, while protecting the amenity and character of neighbouring properties on Waiheke and Great Barrier and the ecological values of surrounding areas, waterways and the sea.

Policies

1. By requiring quarrying activities to undergo a resource consent and to submit a quarry management plan, so that any effects of the activity can be appropriately assessed and controlled.
2. By imposing yard controls from site boundaries within which quarrying cannot happen.
3. By restricting hours during which explosives may be used in quarry operations.
4. By preventing or reducing vibration, dust, noise, and soil and water contamination.

10a.16.4 Resource management strategy

The resource management strategy for this land unit is to provide for quarrying in ~~a~~ defined locations ~~in-on~~ Waiheke ~~and Great Barrier~~ and ~~in-at~~ Karamuramu Island in a manner which allows for the continuation of the activity while protecting the visual amenity value and character of surrounding properties and the ecological values of surrounding areas, waterways and the sea.

Quarry management plans are required to show and describe a number of operational and managerial aspects of a quarrying operation in order to assess the effects of the activity. These include the area to be quarried, the location of buildings and plant, silt control measures, screening, areas for the stockpiling of overburden and existing and final contour levels.

10a.16.5 Rules - activity table

Activities	Status
Quarrying	D

Legend

D = Discretionary

Notes:

1. The relationship between buildings and other activities listed in activity tables is explained in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

10a.16.6 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

10a.16.6.1 Yards

1. Quarrying must not be carried out within 30m of any front, side or rear site boundary.
2. Buildings must not be located within 15m of any front, side or rear boundary.
3. Parking and manoeuvring areas must not be located within 15m of any front, side or rear boundary.
4. Quarrying and associated activities on Karamuramu Island are exempt from the requirements of 1-3 above.
5. Blackwells quarry on Great Barrier is exempt from the requirements of 2 and 3 above.

10a.16.6.2 Noise

The L_{eq} and L_{max} noise levels as measured at the site boundary must not exceed the following:

Hours	Noise levels
Monday to Friday: 7am - 6pm Saturday: 7am - 4pm	70dBA L_{eq}

Hours	Noise levels
At all other times, including Sundays and public holidays	45dBA L_{eq} 75dBA L_{max}

10a.16.6.3 Vibration and blasting

1. The noise created by the use of explosives measured at the boundary of the site must either not exceed a peak overall sound pressure of 128dB or alternatively a peak sound level of 122dBC.
2. All blastings must be restricted to between 9am and 5pm Monday to Friday except where necessary because of safety reasons.
3. Blasting must be limited to two events per day.
4. When blasting, the limit of particle velocity (peak particle velocity) measured on any foundation (or uppermost full storey) of an adjacent building not connected with the site, related to the frequency of the ground vibration, must not exceed the limits of table 1 of DIN 4150-3 (1999-02): Structural Vibration - Effects of Vibration on Structures. Peak particle velocity means the maximum particle velocity in any of three mutually perpendicular directions. The units are millimetres per second (mm/s).
5. Every blast must be recorded and monitored by reliable and appropriate methods (eg clauses 5.4 and 6.4 of DIN 4150-3) to ensure these limits are not exceeded. These records must be made available to the council on request.

10a.16.6.4 Topsoil

Topsoil must not be disposed of by sale or otherwise permanently removed from the quarry site or brought onto and sold from the quarry site.

10a.16.7 Assessment matters

10a.16.7.1 Assessment criteria

The council's assessment of an application for quarrying as a discretionary activity will include consideration of the following matters:

1. The extent to which the quarry operation is likely to have adverse effects on the amenity and character of neighbouring properties and the ecological values of surrounding areas and waterways. In particular consideration should be given to the following effects:
 - traffic generation
 - dust and siltation
 - noise
 - ground vibration
 - visual and amenity
 - water quality.

In assessing these effects, the council will have regard to the proposed length, scale and intensity of the quarrying operation including the area, depth and volume of material proposed to be excavated, and any associated activities.

2. The extent to which the potential adverse effects identified in (1) above will be avoided, remedied or mitigated.
3. Whether an end use for the land which is proposed to be quarried has been identified, and if so what the effect of this end use will be.

10a.16.7.2 Quarry management plan

A quarry management plan must be submitted as part of any application to undertake quarrying.

The quarry management plan will outline details about the operation of the particular quarry. This plan will form part of the council's assessment of an application to undertake quarrying.

The plan should contain the following information in plan form and in explanatory material:

1. Demarcation of the area to be quarried.
2. Existing contours.
3. Final contours and floor levels including the proposals for the coordination of final levels of adjoining land.
4. Proposed use of land once quarrying activity has ceased.
5. Ultimate drainage of quarried lands.
6. An indication of the period over which quarrying will continue, and of staged development.
7. Location of buildings and plant.
8. Provision for the disposal and/or stockpiling of overburden, waste and quarried material, including the areas to be used for stockpiling.
9. Areas for stockpiling topsoil (where applicable).
10. Proposed extent of earthworks and quarrying including dust and siltation mitigation measures.
11. Provision for screening unsightly features from public view and fencing dangerous or potentially dangerous features.
12. Description of methods to be employed to prevent contamination of air or natural water and to comply with the noise and vibration provisions of clauses 10a.16.6.2 and 10a.16.6.3.
13. An indication of the route by which quarried material is to be removed from the site.

10a.16.8 Relationship with rules in other parts of the Plan

Part 14 - Definitions must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

Part 4 - General rules

Part 5 - Network utility services

Part 6 - Financial contributions

Part 7 - Heritage

Part 8 - Natural hazards

Part 9 - Hazardous facilities and contaminated land

Part 10c - Development controls for land units and settlement areas

Part 12 - Subdivision

Part 13 - Connectivity and linkages