

Submission Form (Form 5)

Submission on Proposed Kaipara District Plan

Form 5: Submissions on a Publicly Notified Proposed District Plan under Clause 6 of Schedule 1 of the Resource Management Act 1991

Return your signed submission by Monday 30 June 2025 via:

Email: districtplanreview@kaipara.govt.nz (subject line: Proposed District Plan Submission)

Post: District Planning Team, Kaipara District Council, Private Bag 1001, Dargaville, 0340

In person: Kaipara District Council, 32 Hokianga Road, Dargaville; or
Kaipara District Council, 6 Molesworth Drive, Mangawhai

If you would prefer to complete your submission online, from 28 April 2025 please visit:

www.kaipara.govt.nz/kaipara-district-plan-review/proposed-district-plan

All sections of this form need to be completed for your submission to be accepted. Your submission will be checked for completeness, and you may be contacted to fill in any missing information.

Full name: Geoff England

Phone: 027 346 0587

Organisation:

(*the organisation that this submission is made on behalf of)

Atlas Quarries Ltd and Hukarewa Quarries Ltd

Email: geoff.england@boffa-miskell.co.nz

Postal address:

Postcode:

Address for service: name, email and postal address (if different from above):

Trade Competition

Pursuant to Schedule 1 of the Resource Management Act 1991, a person who could gain an advantage in trade competition through the submission may make a submission only if directly affected by an effect of the proposed policy statement or plan that:

- a) adversely affects the environment; and
- b) does not relate to trade competition or the effects of trade competition.

Please tick the sentence that applies to you:

☒

I could not gain an advantage in trade competition through this submission; or

☐

I could gain an advantage in trade competition through this submission.

If you have ticked this box please select one of the following:

☒

I am directly affected by an effect of the subject matter of the submission

☐

I am not directly affected by an effect of the subject matter of the submission

Signature:



Date:

27/6/2025

(Signature of person making submission or person authorised to sign on behalf of person making the submission.)

Please note: all information contained in a submission under the Resource Management Act 1991, including names and addresses for service, becomes public information.

☐

I do not wish to be heard in support of my submission; or

☒

I do wish to be heard in support of my submission; and if so,

☒

I would be prepared to consider presenting my submission in a joint case with others making a similar submission at any hearing

Attn: District Plan Team
Kaipara District Council
Private Bag 1001
Dargaville 0340

Email: districtplanreview@kaipara.govt.nz

Proposed District Plan Submission

Full name: Atlas Quarries Limited
c/o Boffa Miskell
Attention: Geoff England, Planner / Senior Principal

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Atlas Quarries Limited (Atlas) could not gain an advantage in trade competition through this submission.

The specific provisions of the Plan Change that Atlas' submission relates to are attached.

Atlas Quarries Limited seeks amendments to the provisions as listed in the attached document. The reasons are provided in the attached document.

The decisions Atlas wishes Council to make to ensure the issues raised by Atlas are dealt with are contained in the attached document.

Atlas wishes to be heard in support of its submission.

If others make a similar submission, Atlas will consider presenting a joint case with them at a hearing.

Signature of submitter or authorised agent



Submitter:

Agent: Geoff England, Planner / Senior Principal, Boffa Miskell

Date: 26 June 2025

Appendices:

Appendix 1: Submission Document.

Appendix 2: Submission Table.

Appendix 3: Map showing location of Atlas interests.

APPENDIX 1: SUBMISSION DOCUMENT

SUBMISSION BY ATLAS QUARRIES LIMITED ON THE PROPOSED KAIPARA DISTRICT PLAN.

1.0 Introduction

- 1.1 Atlas Quarries Limited and Hukatere Quarries Limited (“Atlas”) welcomes the opportunity to make this submission on the Proposed Kaipara District Plan (“PKDP”).
- 1.2 The following provides an overview of Atlas and its interest in the PKDP, with specific commentary on particular provisions and relief sought by Atlas.
- 1.3 The primary issues and areas of specific relevance to Atlas include:
 - Concerns as to the lack of identification and recognition (in particular, policy recognition) of quarry activities within the PKDP.
 - The PKDP does not give effect to the provisions as they relate to mineral extraction activities within the Regional Policy Statement for the Northland Region, and Parts 2 and 3 of the RMA.
 - Amendments to definitions as they relate to quarrying activities.
 - Identification of Regionally Significant Mineral Resources within the PKDP Planning Maps (overlay or zone).
 - Inclusion of a Minerals Chapter (within District Wide Provisions or as a specific Zone) which provides for all quarrying activities within a single chapter, overriding other provisions in respect of quarrying activities.
 - The inclusion of adequate provisions to manage reverse sensitivity.
 - Zoning of Atlas held land as Industrial and/or commercial.
 - Atlas oppose the PKDP and Planning Maps in its entirety and seek adequate provisions for quarrying activities which provide for the quarrying operations.
- 1.4 Both the Brynderwyn Quarry and Hukatere Quarries are regionally significant because they produce more than 50,000 tonnes per annum for aggregates, as outlined in Policy 5.1.4 of The Regional Policy Statement for the Northland Region. This is addressed in further detail, below.

2.0 Background

- 2.1 Atlas Quarries Limited and Hukatere Quarries Limited (Atlas) is a subsidiary Company of Atlas Resources Limited (Atlas). Atlas is a family run business and was established in the 1960's as a supplier of construction materials.
- 2.2 Atlas currently employs approximately 280 people, operates over 120 concrete delivery trucks and approximately 70 other specialist vehicles and handling equipment.
- 2.3 Within the Kaipara District, Atlas operates two quarries; Brynderwyn Quarry and Hukatere Quarry. Atlas Resources also owns a subsidiary company, Mt Rex Limited (Mt Rex). Mt Rex holds a permit authorising the dredging and removal of sand and to disturb the seabed for the purpose of sand extraction. Sand is taken, processed and supplied to the Auckland and Northland construction markets from their Helensville processing yard (outside of the Kaipara District). In addition to this, Atlas has a land holding adjacent to SH1, opposite Brynderwyn Quarry (Lot 4 DP 207528, Lot 1 DP 208321 and Section 1 SO 67448).
- 2.4 The location of these sites and activities are shown in **Appendix 3**, attached.

Brynderwyn Quarry

- 2.5 Atlas owns and operates Brynderwyn Quarry, located adjacent to State Highway 1 ('SH1') in the Brynderwyn Hills. The Quarry has been in operation for over 60 years and produces aggregate of various grades for the building, roading and construction markets.
- 2.6 The Quarry lies within both the Kaipara and Whangarei Districts. As such, Atlas holds resource consents from both the Northland Regional Council (NRC) and the Whangarei District Council (WDC) to remove and place overburden, extract and process rock, clear vegetation, undertake works on/in the beds of watercourses, take water, divert and discharge stormwater, and discharge treated wash water. It also holds Wildlife Act Permits to disturb, capture and relocate lizards, bats and Kauri snails.
- 2.7 The site produces approximately 500,000 tonnes per annum and is authorised by the following resource consents, outlined in Table 1.

Table 1 Brynderwyn Quarry Resource Consents

Council	Consent Number	Activity
NRC	AUT.022634.02.02 AUT.022634.08.01 AUT.022634.09.01	Earthworks to place overburden and cleanfill including within a Riparian Management Zone. Divert stormwater during land disturbance activities.

Council	Consent Number	Activity
		Discharge stormwater to and during land disturbance activities.
NRC	AUT.006811 (01 to 09) (A1169238)	To undertake the following activities associated with an existing quarry within the catchment of an unnamed tributary of Piroa Stream... (Brynderwyn Quarry, State Highway 1), Extraction of rock and removal of overburden, clearance of vegetation, works on the beds of watercourses, take water, divert and discharge stormwater, and discharge treated wash water.
WDC	LU1800199 and P010432	To undertake mineral extraction activities as part of the existing Brynderwyn Quarry consisting of stripping of 395,000m ³ of overburden material and disposal of overburden material in two identified areas in two stages on the site in an Outstanding Natural Landscape.
WDC	LU2100018 and P82197	Consent to establish and operate an overburden placement area as part of the existing Brynderwyn Quarry, consisting of placement of 850,000m ³ of overburden material within an area of approximately 6 ha.

Hukatere Quarry

- 2.8 Atlas operates the Hukatere Quarry activities located at 944 Tinopai Road, Tinopai. The quarry produces aggregate of various grades for roading projects, sea walls, and the building and construction market.
- 2.9 As part of the operations, Atlas has a landing structure in the coastal marine area (CMA) of Kaipara Harbour at Werewere Point, for the purpose of loading barges to transport material offsite. Atlas also had a marine maintenance facility at the site which is no longer in use.
- 2.10 The wider quarry site is comprised of three blocks. Two of these blocks (collectively referred to as the northeastern blocks) are located on the northeastern side of Tinopai Road and the third block (Quarry Point) is located to the southwest of the road adjacent to the Kaipara Harbour. Material extracted at the quarry faces is processed using mobile plant located at the northeastern blocks.
- 2.11 The following landuse consents, Table 2, are held for the site operations.

Table 2: Hukatere Quarry Consents Held

Legal Description	Operation	Land use activity
Sec 2 Blk VI Hukatere SD	'Quarry Point'	Kaipara District Council Land Use Consent LU 045/OCC (1993) to establish and operate a quarry and landing.
Pt Sec 6 Blk VI Hukatere SD	'Atlas Block'	Land Use Consent from Kaipara District Council - to operate a quarry at the Lease Block for a volume of approximately 90,000 m3 per year, for the block legally described as Pt Sec 6 Blk VI Hukatere SD (Campbell Block Quarry); and at the Atlas Block legally described as Lot 25 DP 179033 & Lot 1 DP 182840 (Hawkes Quarry); for a combined output volume of up to 2500 m3 per day.
Lot 25 DP 179033 & Lot 1 DP 182840	'North East Block'	

3.0 Quarrying and the Proposed District Plan

- 3.1 The PKDP seeks to provide for quarrying activities primarily through the use of the proposed provisions, Part 2 – District Wide Matters, Earthworks Chapter. Proposed Objective EW-02 and Policy EW-P3 seeks to provide for quarrying activities.
- 3.2 Rule EW-R4 provides for quarrying activities as a discretionary activity. Policy GRUZ-P3 seeks to manage reverse sensitivity effects arising from sensitive activities locating in proximity to primary production activities.
- 3.3 The PKDP does not provide for a specific Quarry Zone or overlay for existing regionally significant mineral resources.
- 3.4 The definitions provide for quarrying as a primary production activity. 'Quarry' and 'Quarrying Activities' are also defined.
- 3.5 Atlas considers that the proposed policy and management of quarrying activities through the general earthworks provisions does not adequately manage or provide for quarrying activities. For example, a separate chapter should include provisions that relate to the use of the Region's mineral resources, particular regard should be given to the benefits from the utilisation of those resources. Mineral resources should also be recognised in respect of reverse sensitivity issues.
- 3.6 A specific quarry zone or overlay with specific policy recognition within the PKDP is necessary to give effect to the Regional Policy Statement for the Northland Region.

- 3.7 Within the PKDP, Atlas support plan wide policy recognition of the benefits of quarry activities and the functional constraints associated with such activities. This needs to be supported by a rule framework and override the requirement for assessment against earthworks provisions. Atlas suggests that the most logical method of achieving this, would be to create a Minerals Chapter or a Quarry Zone or Overlay. An overlay with a specific chapter would be included with Part 2 General District Wide Matters. A new Quarry Zone would be included within Part 3, Area Specific Matters, Zones. Such a chapter would provide for all quarrying activities not captured by the mapped zone or overlay. Atlas is open to meeting with KDC to assist in developing such provisions.

4.0 Importance of Quarrying

- 4.1 The demand for aggregates is typically quoted at a population level of 7-8 tonnes of aggregate per person per year. Currently, according to the Aggregate and Quarry Association, demand in New Zealand equates to about 8.5 tonnes per person per year.
- 4.2 Quarry materials are used in roading in basecourse, sealing chip, asphalt. Each kilometre of motorway uses about 40,000 tonnes of aggregate. Quarry materials are also used in construction, including foundations, concrete, building materials, landscaping and drainage. A single new house is estimated to require about 250 tonnes of aggregate for its construction.
- 4.3 Transport costs favour quarry locations that are relatively close to demand. The Aggregate Quarry Association of New Zealand noted that the cost of transporting aggregates doubles after the first 30 kilometres and costs continue to rise for every further kilometre travelled. This is not just confined to haulage costs, but also includes increased maintenance of roads, congestion and interface with heavy traffic, greatly increased costs of fuel consumption, higher carbon footprints through diesel emissions and delays to construction projects.
- 4.4 There has been sustained demand for quarry products in the Northland Region. Ongoing demand is also anticipated to be strong with the State Highway maintenance and construction projects for the Northland Region indicating significant growth.
- 4.5 The Commerce Commission has noted the following barriers to entry in the quarry and aggregate industry¹:
- Appropriate Resource: The rock needs to be of sufficient quality to be utilised with access and conditions, such as limited overburden, to enable feasible access.

¹ Commerce ommission decision: Fletcher-Building-Holdings-NZ-Ltd-Higgins-Group-Holdings-Ltd-and-Horokiwi-Quarries-Ltd-clearance-application-16-February-2016

- Access: Land needs to be available with the appropriate underlain resource, close to market and reasonably separated from sensitive receptors.
- Equipment and capital: There is significant capital investment required to establish and develop a quarry. Hard rock quarries have higher equipment needs and capital outlay than alluvial or river gravel extraction operations.
- Resource consents: Resource consents are expensive, costly and time consuming to obtain with a high level of uncertainty of outcome.

5.0 RMA Policy Framework

The Regional Policy Statement for the Northland Region

- 5.1 The Regional Policy Statement for the Northland Region (RPS) provides the broad direction and framework for managing the region's natural and physical resources. It identifies significant resource management issues for the region and sets out how resources such as land, water, soil, minerals, plants, animals and structures will be managed.
- 5.2 The RPS recognises that Northlands land-based resources are a source of economic wellbeing, not just in terms of land use and the use of soil through primary production but also from extraction of minerals, including aggregates. The economic benefits arising from mining include the ability for construction to source material locally thus reducing the costs of transportation, as well as directly through mining itself with jobs and the consumption of local goods and services. The RPS focusses on regionally significant mineral resources with objectives and policies set to identify and protect these resources from reverse sensitivity and sterilisation by adjacent subdivision, land use and development.
- 5.3 Issue 2.3 Economic potential and social wellbeing of the RPS also recognises that Northland has not effectively managed its natural and physical resources in a manner that allows full realisation of its economic potential and social wellbeing. With respect to mining limiting factors include matters of reverse sensitivity and sterilisation of a resource through the placement of incompatible activities alongside one another. In its explanation the RPS describes how reverse sensitivity issues arise between existing mining operations and new sensitive land use and development. It also describes how land can be sterilised for future productive uses from residential development by (1) increasing land values and (2) increasing the number of people affected by an existing activity makes it less likely that it can expand its operation.
- 5.4 Objective 3.5 seeks to sustainably manage natural and physical resources in a way to improve the economic wellbeing of Northland and its communities. Objective 3.6 specifically requires the protection of the viability of land and activities important for Northland's economy from negative impacts of reverse sensitivity for existing mining, or the sterilisation of land with regionally significant mineral resources.

Objective 3.6 Economic activities – reverse sensitivity and sterilisation

The viability of land and activities important for Northland's economy is protected from the negative impacts of new subdivision, use and development, with particular emphasis on either:

(a) Reverse sensitivity for existing:

- (i) Primary production activities;*
- (ii) Industrial and commercial activities;*
- (iii) Mining*; or*
- (iv) Existing and planned regionally significant infrastructure; or*

(b) Sterilisation of:

- (i) Land with regionally significant mineral resources; or*
- (ii) Land which is likely to be used for regionally significant infrastructure.*

**Includes aggregates and other minerals.*

- 5.5 Policies 5.1.1 to 5.1.6 of the RPS set out how Objectives 3.5 and 3.6 will be achieved. Policy 5.1.1 sets out that subdivision, use and development should be planned and co-ordinated in a manner which, among other things, recognises and addresses potential cumulative effects and potential long-term effects; should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity.

5.1.1 Policy – Planned and coordinated development

Subdivision, use and development should be located, designed and built in a planned and co-ordinated manner which:

- (a) Is guided by the 'Regional Form and Development Guidelines' in Appendix 2;*
- (b) Is guided by the 'Regional Urban Design Guidelines' in Appendix 2 when it is urban in nature;*
- (c) Recognises and addresses potential cumulative effects of subdivision, use, and development, and is based on sufficient information to allow assessment of the potential long-term effects;*
- (d) Is integrated with the development, funding, implementation, and operation of transport, energy, water, waste, and other infrastructure;*
- (e) Should not result in incompatible land uses in close proximity and avoids the potential for reverse sensitivity;*
- (f) Ensures that plan changes and subdivision to / in a primary production zone, do not materially reduce the potential for soil-based primary production on*

land with highly versatile soils¹⁰, or if they do, the net public benefit exceeds the reduced potential for soil-based primary production activities; and

(g) Maintains or enhances the sense of place and character of the surrounding environment except where changes are anticipated by approved regional or district council growth strategies and / or district or regional plan provisions.

(h) Is or will be serviced by necessary infrastructure.

- 5.6 Policy 5.1.3 of RPS clearly sets out to avoid adverse effects of new use(s) and development on the use and development of regionally significant mineral resources.

5.1.3 Policy – Avoiding the adverse effects of new use(s) and development

Avoid the adverse effects, including reverse sensitivity effects of new subdivision, use and development, particularly residential development on the following:

(a) Primary production activities in primary production zones (including within the coastal marine area);

(b) Commercial and industrial activities in commercial and industrial zones;

(c) The operation, maintenance or upgrading of existing or planned regionally significant infrastructure; and

(d) The use and development of regionally significant mineral resources.

- 5.7 Policy 5.1.4 of the RPS identifies what shall be considered a regionally Significant Mineral Resource as follows:

Mineral resources will be considered regionally significant, based on one or more of the following:

(a) Relative scarcity;

(b) Current or potential contribution to the regional economy from the extraction;

(c) Current and potential demand, and location with respect to demand;

(d) Constraints on extraction including existing or planned settlement and access to the site;

(e) Constraints on other development and land use as a result of extraction;

(f) Quality and size of deposit;

(g) Average annual extraction rate of minerals (more than 50,000 tonnes per annum for aggregates); and

(h) Importance to infrastructure development.

- 5.8 Where Policy 5.1.4 sets out the factors to be considered when determining whether a mineral resource is significant, Policy 5.1.5 sets out the methods of implementation, this includes giving effect to the policies of the RPS when development objectives,

policies and methods / rules for plans and when assessing resource consent applications and plan changes. Method 5.1.5(1)(e) also requires consultation with owners of regionally significant mineral resources when proposed subdivision, land use or development may have an adverse effect on the operation, maintenance or upgrade of regionally significant mineral resources.

- 5.9 Method 5.1.5(2) requires District Council to show regionally significant mineral resources where the existing extraction rates are known or where the mineral resources have been identified and mapped by the regional council. Method 5.1.6 requires the Regional Council to work with relevant stakeholders to identify and map the location of regionally significant mineral resources as defined by Policy 5.1.4.
- 5.10 The proposed Kaipara District Plan (KDP) must give effect to the RPS for Northland through its objectives, policies, method / rules and planning maps.
- 5.11 Given the specific provisions in the RPS, as they relate to minerals, Atlas seeks to have their regionally significant mineral extraction sites mapped within the PKDP. Such mapping should also take into account reverse sensitivity and include a buffer of 500m around the site to manage inappropriate subdivision and development locating in proximity to the sites, where it could result in reverse sensitivity.
- 5.12 Such mapping would require specific provisions in the PKDP to provide for the quarrying activity and manage reverse sensitivity, in order to give effect to the RPS and managing efficient use of resources subject to Part 2 of the RMA.

Concluding Comments

Atlas has long-established quarry operations within the Kaipara District. The key concerns of this submission relate to the lack of recognition and provision for (in particular, policy recognition) of quarry activities throughout the PKDP.

As outlined in this submission, Atlas is seeking the application of a specific Quarry Zone or overlay, recognising its regionally significant quarry operations.

Atlas opposes the entirety of the PKDP provisions, as they relate to quarrying. The relief which Atlas seeks through this submission, is for a specific quarry zone or overlay and Minerals Chapter, which recognises the existing quarrying activities and provides an efficient and effective policy and rule framework in which to consider effects of, and on, quarrying activities. Such provisions would recognise and provide for the expansion of existing quarries and enable the opening of new quarries. A Minerals Chapter with mapped overlays could also provide for quarrying activities that are not mapped or zoned and do not require a private plan change.

Specific Submission Points

In addition to the general commentary above (which for the avoidance of doubt, forms part of the Atlas submission), the following are specific submissions points, **Appendix 2**.

For the avoidance of doubt, all the points in **Appendix 2** include any consequential amendments.

APPENDIX 2: SUBMISSION TABLE, ATLAS QUARRIES LIMITED: PROPOSED KAIPARA DISTRICT PLAN

Submission Point	Proposed Plan Provision	Support/Oppose/ Amend	Reason for Relief Sought	Relief/Amendments Sought
15	Sensitive activity	Amend	Amend the definition to clarify that Sensitive activities means activities that are affected by the adverse effects associated with lawful established activities	Amend the sensitive activities definition to include: “Sensitive activities means activities that are affected by the adverse effects associated with lawfully established activities or activities that could be expected within that location”.
Proposed Kaipara District Plan Maps				
16	Insert new overlay or zoning (see submission points 18 and 19) identifying regionally significant quarry sites.	Oppose	The proposed Kaipara District Plan Maps do not give effect to Parts 2 and 3 of the Resource Management Act 1991 and the provisions of the Regional Policy Statement for the Northland Region (RPS). The RPS requires, through Method 5.1.5(2), that District Council to show regionally significant mineral resources where the existing extraction rates are known or where the mineral resources have been identified and mapped by the regional council. Method 5.1.6 requires the Regional Council to work with relevant stakeholders to identify and map the location of regionally significant mineral resources as defined by Policy 5.1.4. This has not occurred.	Insert a mapped Quarry Zone or Quarry Overlay, into the PKDP Planning maps, identifying all regionally significant mineral resources. This should include a 500m setback from all identified regionally significant mineral resources.
17	Maps	Oppose	Lot 4 DP 207528, Lot 1 DP 208321 and Section 1 SO 67448 are land parcels held together. These sit opposite Brynderwyn Quarry and can support quarry operations by way of mitigation and operational areas. Further, the property is well placed to provide for commercial activities given its location and proximity to the proposed State Highway 1 realignment.	Amend Planning Maps to map Lot 4 DP 207528, Lot 1 DP 208321 and Section 1 SO 67448 as “Commercial and/or “Heavy Industrial” zoning.
Part 2 District Wide Matters				
18	Insert new Minerals Chapter. Note that if a new Quarry Zone is introduced, this submission point will be relevant to Part 3, Area Specific Masters.	Oppose	The proposed plan provisions do not give effect to Parts 2 and 3 of the Resource Management Act 1991 and the provisions of the Regional Policy Statement for the Northland Region. In identifying regionally significant mineral resources, specific mineral extraction provisions must be developed. Such provisions would include a “minerals chapter” which recognises the need for mineral (including aggregate) resources to be available for infrastructure	<p>Insert specific Minerals Chapter into Part 2 or Part 3 of the PKDP to provide specific quarrying provisions to regulate such quarrying activities.</p> <p>Delete all provisions relating to quarrying activities (excluding farm quarries) and/or provisions which inadvertently capture quarrying activities. Insert a new minerals chapter which provides for regionally significant quarries (pursuant to the quarry Zone or</p>

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Submission Point	Proposed Plan Provision	Support/Oppose/ Amend	Reason for Relief Sought	Relief/Amendments Sought
			<p>and development. The PKDP does not adequately give effect to Policy 5.1.5 of the RPS.</p> <p>The proposed provisions do not adequately address cross-boundary issues.</p>	<p>mapped overlay) and all other quarrying activity (excluding farm quarries).</p> <p>Mineral resources that are not currently being extracted, not able to be identified on the District Plan Maps (due to a lack of information on their significance which may include smaller scale mineral extraction activities which are directly associated with rural production activities) should be provided for and assessed in accordance with the minerals chapter provisions.</p> <p>All quarrying activities, which includes, but not limited to vegetation clearance, site access and vehicle movements should be managed by the minerals chapter.</p> <p>Such a chapter or other appropriate mechanism should be pursuant to the National Panning Standards</p> <p>Vegetation clearance should be a controlled activity or a restricted discretionary activity, pursuant to significance.</p> <p>A minerals chapter (or appropriate mechanism) would include permitted activity standards for vehicle movements and noise and vibration.</p> <p>All other relevant standards, not specifically mentioned, should be included.</p> <p>Refer to the Whangarei District Plan where this has been undertaken, as an example.</p>
Part 3 Area Specific matters				
19	Insert new minerals zone	oppose	See submission point 17	See submission point 17
20	All zones	oppose	The proposed plan provisions do not adequately give effect to Parts 2 and 3 of the Resource Management Act 1991 and the provisions of the Regional Policy Statement for the Northland Region. Policy 5.1.3 of RPS sets out to avoid adverse effects of new use(s) and development on the use and development of regionally significant mineral resources. Additionally, Method 5.1.5(1)(e) also requires consultation with owners of	This submission seeks that the mapped buffer areas requested in submission point 16, surrounding the identified regionally significant quarry resources. Further, the decision requested is for a Policy and Rule framework to adequately provide for regionally significant mineral resources and direct development away from such resources. Atlas seek for it to be a non-complying activity for development of sensitive activities within the quarry buffer area and a discretionary activity for development within 500m of

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Submission Point	Proposed Plan Provision	Support/Oppose/ Amend	Reason for Relief Sought	Relief/Amendments Sought
			regionally significant mineral resources when proposed subdivision, land use or development may have an adverse effect on the operation, maintenance, or upgrade of regionally significant mineral resources.	<p>a lawfully established quarry operation. This is sought in all zones with the relevant policy framework sitting within a minerals chapter and rural or residential chapter.</p> <p>Atlas also seek to amend and provide for quarrying activities for any provision which captures quarrying activities.</p>

