



**Kaipara
District**
PLAN REVIEW

AUGUST 2021

**Kaipara District Plan Review
Discussion Document Summary**



MINERALS AND QUARRYING

BACKGROUND

Any significant mineral extraction activities are identified and managed through district plan provisions. Smaller scale mineral extraction activities which are directly associated with rural production (such as farm quarries) are managed through relevant zone provisions. More restrictive rules may apply to farm quarries and mineral extraction activities in areas with significant or sensitive features.

KEY ISSUES

- The Operative District Plan does not include maps identifying the location of mineral resources in the District, or the suitable areas for quarry material to be used for roading and house building. This means applications for extracting minerals are dealt with on an ad hoc basis as these are submitted.
- A 'Mineral Resources Assessment of the Northland Region' prepared in 2007, concluded that the potential for economic mining in Kaipara District is limited, but sand and aggregate quarrying continue to be important sources of natural resources. Presently, every application to extract these resources requires a resource consent, with the requirement for effects to be contained within the property boundary. However, it has been recognised in

case law that the effects of mineral extraction may be felt beyond the boundaries of the activity and external buffers can be provided for in a district plan.

Therefore, there is a need to identify and notify these areas, and the proposed buffers, so that affected landowners can submit on the proposal. Once such areas have been identified and confirmed in the new District Plan, they can be included in Land Information Memoranda (LIMs) and Project Information Memoranda (PIMs). This means owners and prospective buyers of affected properties will be aware of the mineral extraction activity occurring over their boundary, and the likely effects beyond that boundary.

KEY ISSUES Continued

- During the development of the **Kaipara District Spatial Plan – Ngā Wawata 2050 - Our Aspirations**, the matter of adequate and right aggregate provision was raised in feedback received. This included the requirement that those quarries need to be located close to their relevant markets to reduce costs, congestion, and carbon emissions and that the associated planning provisions should address this need. An option to address this is to use overlays on maps to identify quarry areas to avoid adverse environmental effects on people, the environment and to manage reverse sensitivity effects resulting from the quarry operation.

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THINGS TO THINK ABOUT

The content of a district plan ranges from fulfilling legal requirements made by Central Government and regional councils, to proposing specific provisions that meet the needs of our District and its communities. This list includes any changes required to meet legal obligations, as well as some ideas Council wants to explore further with our communities.

- The Regional Policy Statement indicates that the Northland Regional Council will identify mineral resources and that the District Plan must map and provide for these resources to be secured. If the Regional Policy Statement for Northland identifies areas of potential minerals, these should also be reflected in an overlay in the new District Plan. No mapping has been undertaken to date but may be undertaken during the lifespan of the new District Plan. This will assist with ensuring that access to regionally significant

mineral resources will not be adversely affected by developments such as residential subdivision. Once these resources become embedded in planning maps, relevant parties, such as developers, will be aware of their locations and will be able to plan accordingly.

- Potential quarry sites should be investigated and mapped as an overlay on the District Plan maps and buffer zones provided should the effects such as: noise, vibration and visual effects be likely to occur beyond the boundary of the property. This approach would provide certainty to construction and roading projects in the District which need to use the aggregate and additionally it would provide information to current and future owners of affected properties.