

D27. Quarry Buffer Area Overlay

D27.1. Overlay description

The Quarry Buffer Area Overlay is located around significant mineral extraction activities. The intent of the overlay is to avoid reverse sensitivity effects on quarry operations that can result from subdivision, use and development occurring in close proximity to mineral extraction activities. The effects that give rise to reverse sensitivity include dust, noise and vibration.

D27.2. Objective

- (1) Reverse sensitivity effects that result from subdivision, use or development occurring near significant mineral extraction activities are avoided where practicable, and otherwise remedied or mitigated.

D27.3. Policies

- (1) Require subdivision, use and development occurring near significant mineral extraction activities to avoid where practicable, or otherwise remedy or mitigate:
 - (a) unduly compromising or limiting the existing or planned future operation of significant mineral extraction activities; and
 - (b) unduly compromising or limiting the use of transport routes within the Quarry Buffer Area Overlay serving the site.
- (2) Exclude quarry buffer areas from being receiver sites under transferable rural site subdivision.

D27.4. Activity table

Table D27.4.1 specifies the activity status of land use and development activities in the Quarry Buffer Area Overlay pursuant to section 9(3) of the Resource Management Act 1991.

- The rules that apply to subdivision are located in [E38 Subdivision – Urban](#) and [E39 Subdivision – Rural](#).

All buildings accessory to any activity specified in the table have the same status as the activity itself unless otherwise specified in the table.

Table D27.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	C
(A2)	Camping grounds	NC
(A3)	Home occupations	P
(A4)	Visitor accommodation	D
(A5)	Boarding houses	NC
(A6)	Retirement villages	NC
(A7)	Supported residential care	NC
Commerce		
(A8)	Restaurants and cafes	D
(A9)	Markets	D
(A10)	Showhomes	D
(A11)	Veterinary clinics	NC
Community facilities		
(A12)	Care centres	NC
(A13)	Community facilities	NC
(A14)	Healthcare services	NC
(A15)	Education facilities	NC
Rural		
(A16)	Animal breeding and boarding	D
(A17)	Equestrian centres	D
Development		
(A18)	Buildings accessory to farming	P

D27.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table D27.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table D27.4.1 Activity table and which is not listed in D27.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

D27.6. Standards

There are no standards in this section.

D27.7. Assessment – controlled activities

D27.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) dwellings:
 - (a) location and orientation of the dwelling, residential activity and outdoor living areas;
 - (b) landscaping and screening; and
 - (c) noise attenuation and vibration mitigation.

D27.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) dwellings:
 - (a) whether the location and orientation of the dwelling and outdoor living areas will ensure occupants are adequately separated and/or protected from the adverse effects of mineral extraction activities, including existing and future noise, dust and vibration;
 - (b) whether land-form modifications or planting proposals mitigate visual effects of the mineral extraction activity; and
 - (c) whether the building design demonstrates sufficient acoustic insulation measures to ensure an internal noise environment in habitable rooms that does not exceed 40dB LAeq (15min).

D27.8. Assessment – restricted discretionary activities

There are no restricted discretionary activities in this section.

D27.9. Special information requirements

There are no special information requirements in this section.