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## Submission on Proposed Far North District Plan

### Form 5 Submission on publically notified proposal for policy statement or plan, change or variation

*Clause 6 of Schedule 1, Resource Management Act 1991*

**To:** Far North District Council - District Planning

**Date received:** 18/08/2022

This is a submission on the following proposed plan (the **proposal**): Proposed Far North District Plan

**Address for service:**

Bellingham Quarries Ltd - Jarrod Bellingham  
P.O Box 144 Kaitaia Kaitaia 0481  
New Zealand  
Email: [bellingham.quarry@xtra.co.nz](mailto:bellingham.quarry@xtra.co.nz)

**Attachments:**

Hobbs Quarry extraction overlay.pdf

Hollands extraction overlay.pdf

Paranui request for extraction overlay.pdf

Te Hapua Extraction overlay and Mineral Zone.pdf

Tangoake extraction overlay.pdf

Larmer Road maps submission.pdf

**I wish to be heard:** Yes

**I am willing to present a joint case:** Yes

Could you gain an advantage in trade competition in making this submission?

- **N/A**

Are you directly affected by an effect of the subject matter of the submission that

(a) adversely affects the environment; and

(b) does not relate to trade competition or the effects of trade competition

- **N/A**

### Submission points

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**Point 5.1**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

**2022 Proposed Far North District Plan – Mineral Extraction Overlay**

**“Quarries literally provide the foundations for every road and building”**

– Wayne Scott, Aggregate and quarry association chief.

***Bellingham Quarries Limited***

Bellingham quarries ltd own and/or operate several quarries within the Far North District creating aggregates for use in development of sites, rural production activities, roading and infrastructure to the region.

The proposed Far North District Plan has identified and recognised existing mineral resources and applied a mineral extraction overlay on most of the sites. Unfortunately, the overlay in most cases has not allowed for the progression of the mineral extraction of those sites. That is the quarries appear to have been ‘ring-fenced’ by the overlays without consideration to “*ensure the existing mineral extraction activities can continue to operate and expand to support the social and economic well being of the district*”, as described in the mineral extraction overlay overview.

Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

**Relief sought**

We at Bellingham Quarries would like the Far North District Council to consider changing the current Proposed Districted Plan mineral extraction overlay to that suggested in the attached documents. **S7.001**

**Hobbs Road Quarry, 61 Hobbs road, Totara North**

Currently operating within a FNDC minerals zone with an NRC Land Use Consent #AUT.006881.01.05.

Lot 1 DP208032 and Lot 1 DP191921, the land owned by Colin Robert Jay and Daryl Judtih Smedley of Hobbs Access Road, RD2, Kaeo. Phone 09 405 1753.

The proposed mineral extraction overlay is only just covering the current extraction area, leaving no room for expansion of the quarry. The Western and South-Eastern boundary will need extending to allow for expansion and stockpile sites.

The extensions will have no effect on neighbouring properties, as they will extend back into the quarry owner’s land parcel that the minerals zone is currently on.

It is a good quality rock source used on Waka Kotahi’s state highways, council roads, subdivisions, and domestic projects. It is in a strategic position on the east coast to service that area.

The landowners are supportive of this application/submission.

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**Point 5.2**

**Section:** Planning  
Maps

**Sentiment:** Support in Part

**Submission:**

## **2022 Proposed Far North District Plan – Mineral Extraction Overlay**

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### ***Bellingham Quarries Limited***

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Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

### **Relief sought**

We at Bellingham Quarries would like the Far North District Council to consider changing the current Proposed Districted Plan mineral extraction overlay to that suggested in the attached documents. **S7.002**

### **Hollands Quarry, 286 Runaruna Road, Panguru.**

Working under a FNDC land Use Consent #2070399 and an NRC consent #AUT 016797.01.02. The current District Plan doesn't have the quarry in a minerals zone (hence the FNDC consent) and the Proposed District Plan does not show a minerals extraction overlay on the property.

The quarry site of approximately 20 hectares is situated at 286 Runaruna Road, Panguru within the catchment of Kawaka Stream on Lot 1 DP433392 Blk V Whangapae SD.

Quarry Owners Johnathan Lee and Eleanor Lee, Phone 027 200 8788 are in support of this submission.

The quarry is a very important rock resource for the North Hokianga, its remote location in an area that is deficient of quarries is necessary to help support the social and economic wellbeing of the district. The quarry is used for maintenance aggregate for council roads, forestry requirements and local domestic projects.

This consented and compliant rock resource should be subject to a mineral extraction overlay. The overlay would need to cover the whole property as described above and in the FNDC consent to allow the quarry to progress into the rock reserves.

We note there is a proposed mineral extraction overlay on land immediately to the South-East of the property, that neighbouring land having once been a site of a working quarry, the quarry no-longer in use.

Bellingham Quarries has been operating out of Hollands quarry since 2008 without any issues, we see no effects from applying a mineral extraction overlay on this property.

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### **Point 5.3**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

## **2022 Proposed Far North District Plan – Mineral Extraction Overlay**

**“Quarries literally provide the foundations for every road and building”**

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### ***Bellingham Quarries Limited***

Bellingham quarries Ltd own and/or operate several quarries within the Far North District creating aggregates for use in development of sites, rural production activities, roading and infrastructure to the region.

The proposed Far North District Plan has identified and recognised existing mineral resources and applied a mineral extraction overlay on most of the sites. Unfortunately, the overlay in most cases has not allowed for the progression of the mineral extraction of those sites. That is the quarries appear to have been ‘ring-fenced’ by the overlays without consideration to “*ensure the existing mineral extraction activities can continue to operate and expand to support the social and economic well being of the district*”, as described in the mineral extraction overlay overview.

Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

### **Relief sought**

We at Bellingham Quarries would like the Far North District Council to consider changing the current Proposed Districted Plan mineral extraction overlay to that suggested in the attached documents. **S7.003**

### **Paranui Limeworks, 184 Taylor Road, Oruru.**

Lot 1 DP 466938 (169 Taylor Road, Oruru). The quarry is operating under an NRC land Use Consent #AUT023774.01.02, Lawfully established since at least 1950 and probably earlier under the Quarries Act 1944. Factual material confirmed that there was a quarry in place from 1950 and that a mines inspector report was obtained on 1 July 1957.

Bellingham Quarries Ltd purchased the quarry in 2013 understanding that the quarry was operating under existing use rights.

Paranui Limeworks is a smaller scale limestone quarry with aggregate used for FNDC, forestry and domestic roads as well as producing agricultural lime for rural production units and avocado orchards. It is a limestone outcrop that is in demand due to its quality.

Whilst there are neighbours to the property the effects are minor, there has been no complaints from any neighbours for the almost 9 years of operation at the site.

We request a mineral extraction overlay be placed over the property as described above. An overlay identifying a known resource based on existing mineral extraction activities.

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### **Point 5.4**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

## **2022 Proposed Far North District Plan – Mineral Extraction Overlay**

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Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

#### **Relief sought**

We at Bellingham Quarries would like the Far North District Council to consider changing the current Proposed Districted Plan mineral extraction overlay to that suggested in the attached documents. **S7.004**

#### **Tangoake Quarry, 538 Te Ahu Road, Te Kao.**

Operating under a FNDC minerals zone and a NRC Land Use Consent #AUT.007288.01.04.

The property is owned by the Parengarenga 'A' Incorporation, Pt Parengarenga BC3, ML15237. Contact – Barry Vouton, 027 533 5533.

A remote Quarry 77km North of Kaitaia located in a forestry block, an important resource given its distance from Kaitaia. The Proposed Mineral extraction overlay needs extending to appreciate the resource and the expansion of the quarry. The progression of the Quarry is currently to the Southern and South-Western boundaries, these boundaries need extending. The extensions will have no effect on neighbouring properties, the progression is back into the quarry's landowner's title.

The Landowner's have been consulted and support this submission.

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#### **Point 5.5**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

### **2022 Proposed Far North District Plan – Mineral Extraction Overlay**

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*existing mineral extraction activities can continue to operate and expand to support the social and economic well being of the district*", as described in the mineral extraction overlay overview.

Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

### **Relief sought**

We at Bellingham Quarries would like the Far North District Council to consider changing the current Proposed Districted Plan mineral extraction overlay to that suggested in the attached documents. **S7.005**

### **Te Hapua Quarry, 5km up Te Hapua Road from Waitiki landing.**

Operating under a New Zealand Petroleum and Minerals Mining permit #41693, in a FNDC minerals zone and an NRC Land Use Consent #AUT006756.01.04. Te Hapua pt Allot 13 Psh of Muriwhenua Blk XVI Parengarenga SD.

An important resource given its remote location and distance from Kaitaia, 100km. Located on Crown land administered by the Department of Conservation. The aggregate from the quarry is used for Waka Kotahi's state highways, council roads, forestry roads and local domestic projects.

The quarry has recently (2014) been granted an extension of its area by New Zealand Petroleum and Minerals for its Mining Permit #41693 to 25.38 Hectares. It is our suggestion that the proposed mineral extraction area should have the same footprint as the mining permit for Te Hapua Quarry. That footprint allowing for the quarry to expand into the appropriate areas.

The increased area having no more effects on neighbouring properties.

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### **Point 5.6**

**Section:** Planning Maps

**Sentiment:** Support in Part

**Submission:**

## **2022 Proposed Far North District Plan – Mineral Extraction Overlay**

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Appropriate provisions need to be appreciated for the continued extraction of these mineral resources; the proposed overlays have not considered such.

### **Relief sought**

**Larmer Road Quarry, 377 Larmer road, Kaitaia.**

Larmer road is a large-scale quarry with a significant resource of Tangahuaia basalt. It operates under a New Zealand Petroleum and Minerals Mining Permit – 41683, a FNDC consent #2170236-RMALUC and an NRC consent # AUT.003015.02.07.

The mineral extraction overlay on this quarry is not sufficient for the scale of the quarry. It has also not included the extraction area as defined in the FNDC land use consent, that area approved by council's principal planner on December 2<sup>nd</sup>, 2016; see map below.

We apply to have the mineral extraction overlay over the whole property owned by Bellingham Quarries Limited at 377 Larmer road, Kaitaia; to provide for the expansion of existing mineral extraction activities into the future. **S7.006**

Reasons:

- 1) It is a very important resource for the district.
- 2) It is a large scale existing and compliant mineral extraction site.
- 3) The resource is a good quality rock, meeting the specifications of aggregates set out for Waka Kotahi's state highways, council road upgrades and ready-mix concrete plants.
- 4) The property has other outcrops of rock outside the proposed extraction overlay that need to be recognised as future mineral extraction resources.
- 5) Activities such as access roading and overburden disposal sites need to be considered when designing the overlay.
- 6) The whole property has been acknowledged by the NRC and mapped accordingly to appreciate the long term needs of infrastructure providers to operate, maintain, and enhance assets.
- 7) The area defined in the FNDC Land Use Consent # 2170236-RMALUC has not been included in the overlay
- 8) A 'whole of property' mineral extraction overlay will not create anymore effects on neighbouring residences, the separation distance of the quarry's mineral extraction will increase from residential neighbours as the expansion continues.
- 9) There have been no objections from adjoining property owners for consents granted.

***Legal descriptions of land area currently under and to be added to mineral extraction area:***

Lot 1 DP 43463

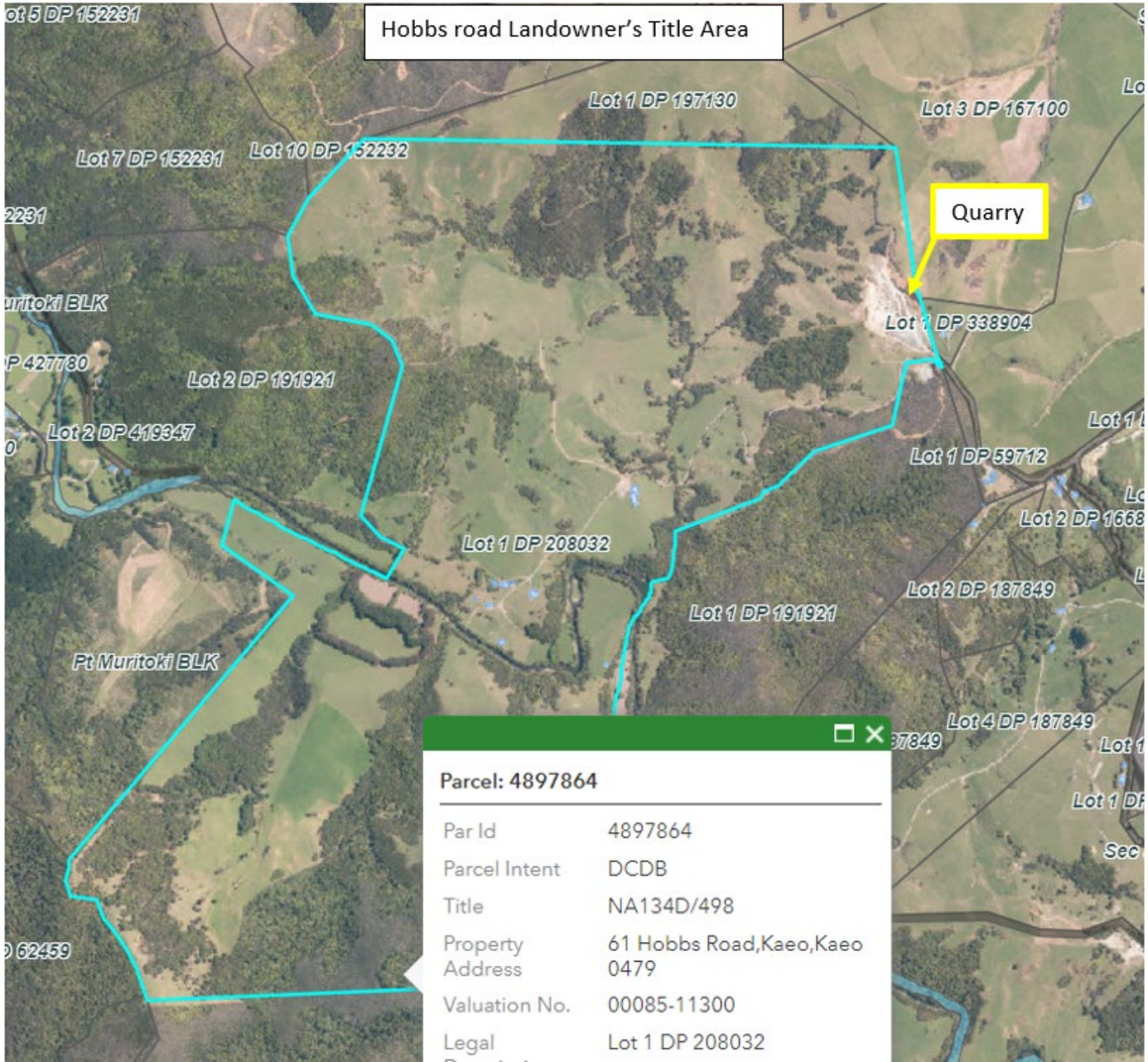
Lot 1 DP 49811

Lot 1 DP 172915

Part Section 29 Block X Takahue SD

Part Section 49 Block X Takahue SD

Part Section 57 Block X Takahue SD



Hobbs road Landowner's Title Area

Quarry











Parcel: 4897864	
Par Id	4897864
Parcel Intent	DCDB
Title	NA134D/498
Property Address	61 Hobbs Road, Kaeo, Kaeo 0479
Valuation No.	00085-11300
Legal	Lot 1 DP 208032



Hobbs road Quarry suggested extension area



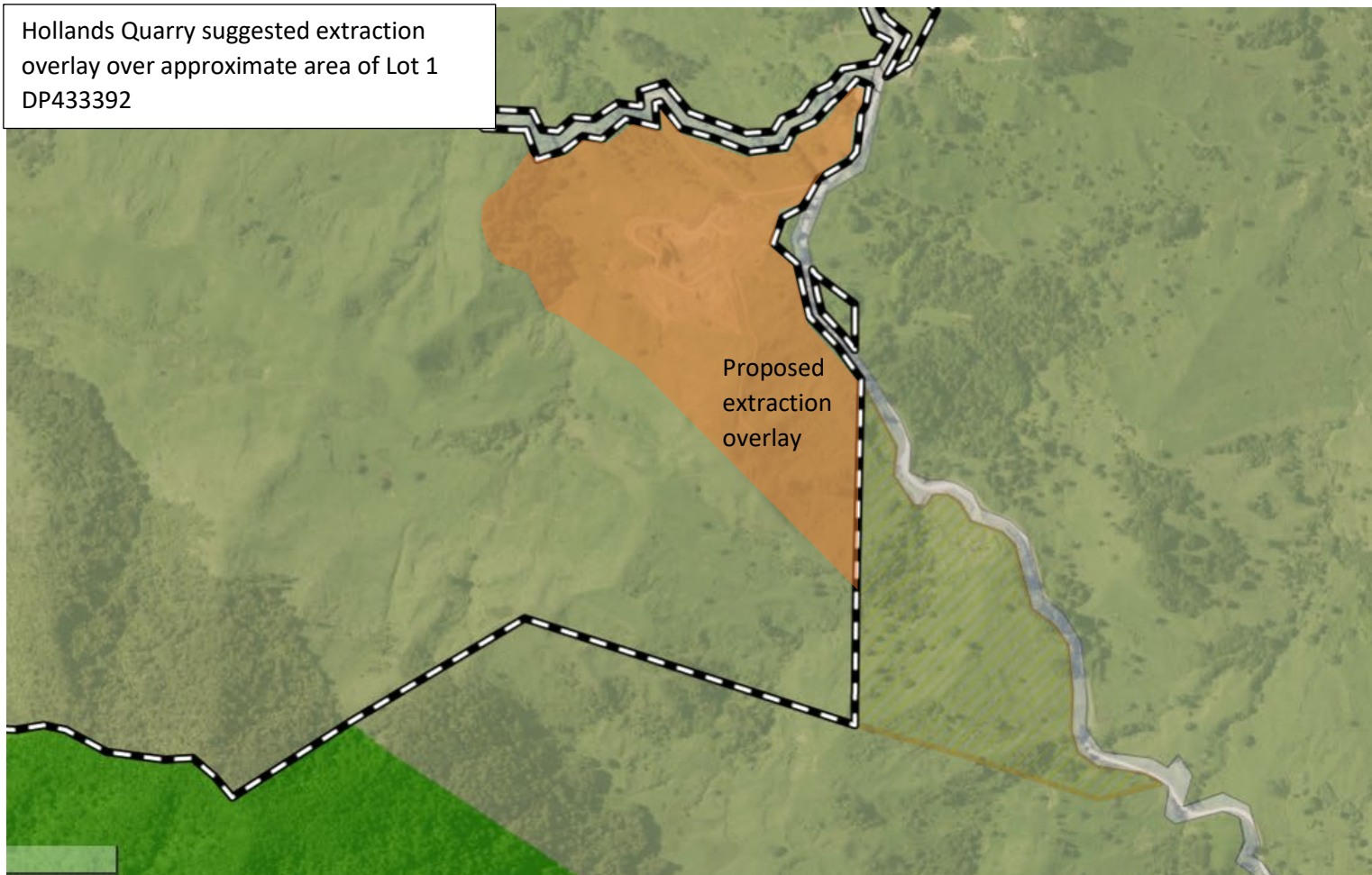
### Legend

-  National Grid Line
-  National Grid Line
-  Critical Electricity Line
-  Airport Protection Surface
-  Treaty Settlement Land
-  Pedestrian Frontage
-  Mineral Extraction
-  Outer Control Boundary (Ldn)
-  Air Noise Boundary (65 dB)
-  Coastal Environment

Hollands Quarry Lot 1 DP 433392



Hollands Quarry suggested extraction overlay over approximate area of Lot 1 DP433392



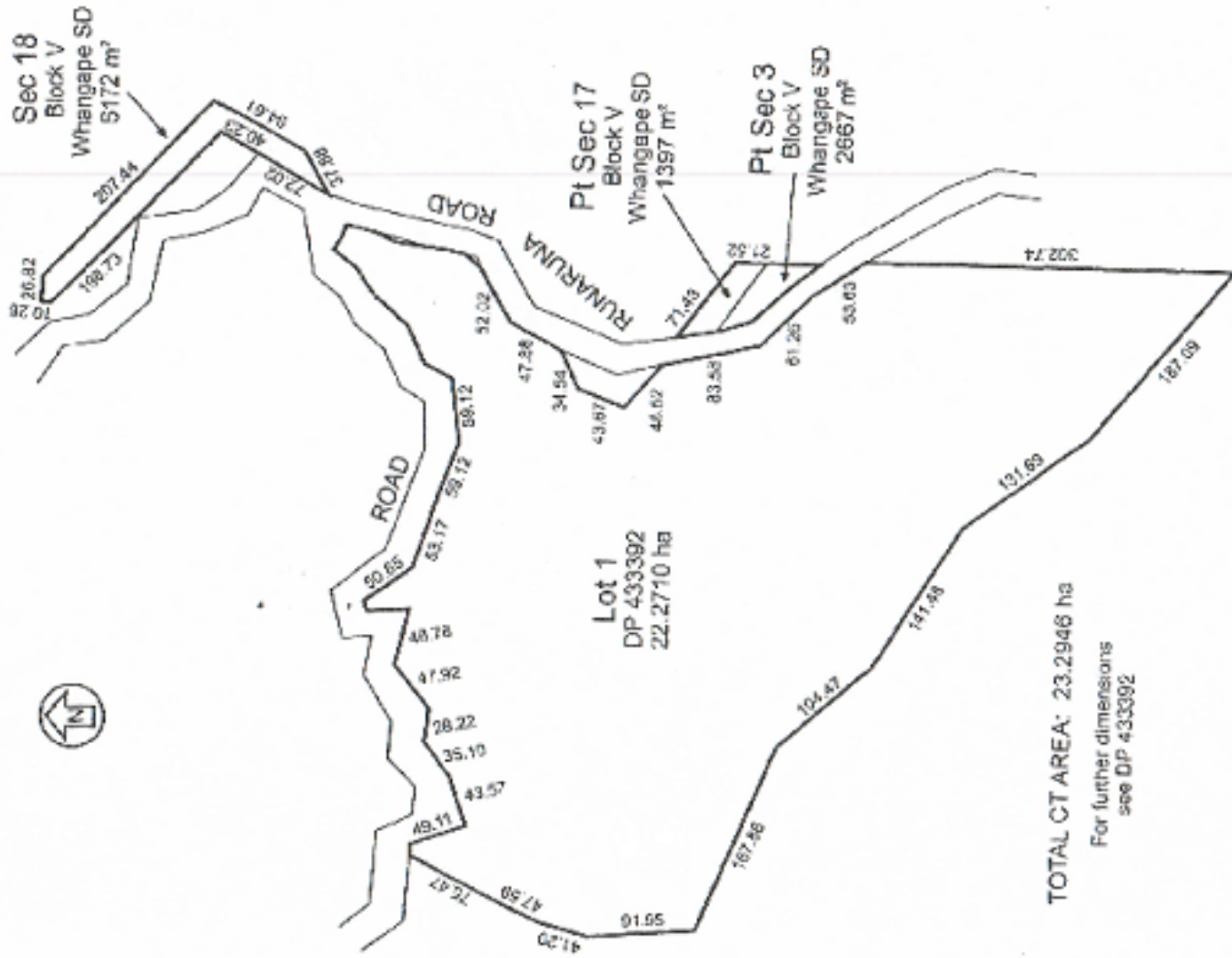
- Airport Protection Surfaces
- Treaty Settlement Land
- Pedestrian Frontage
- Mineral Extraction
- Outer Control Boundary (55 dB Ldn)
- Air Noise Boundary (65 db Ldn)
- Coastal Environment
- Building Height Control
  - Area A
  - Area B

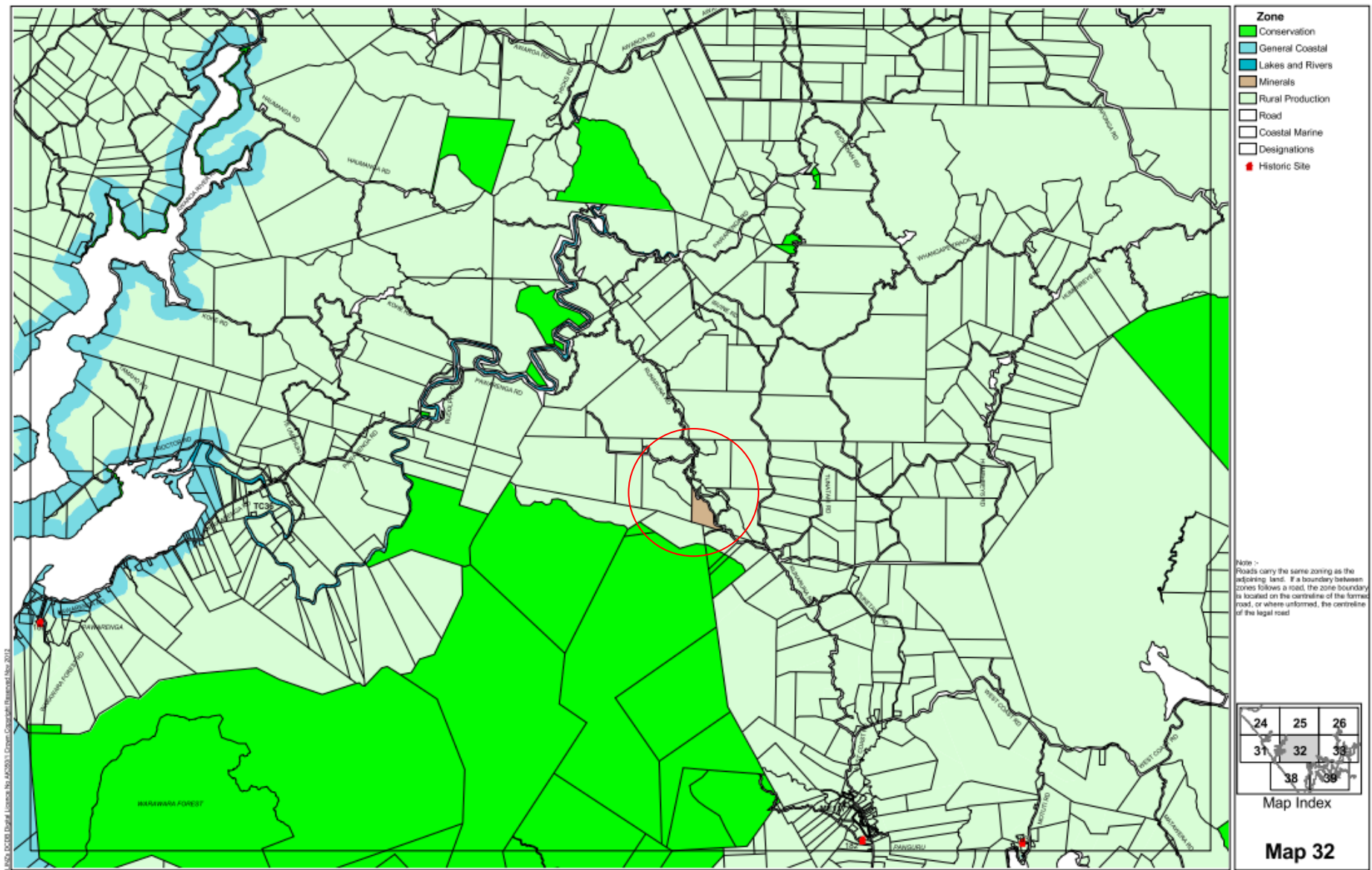
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City - 0001, 7/94 - 9/1, 20/11/00, 12/23

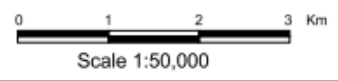


DWC 3/10/00



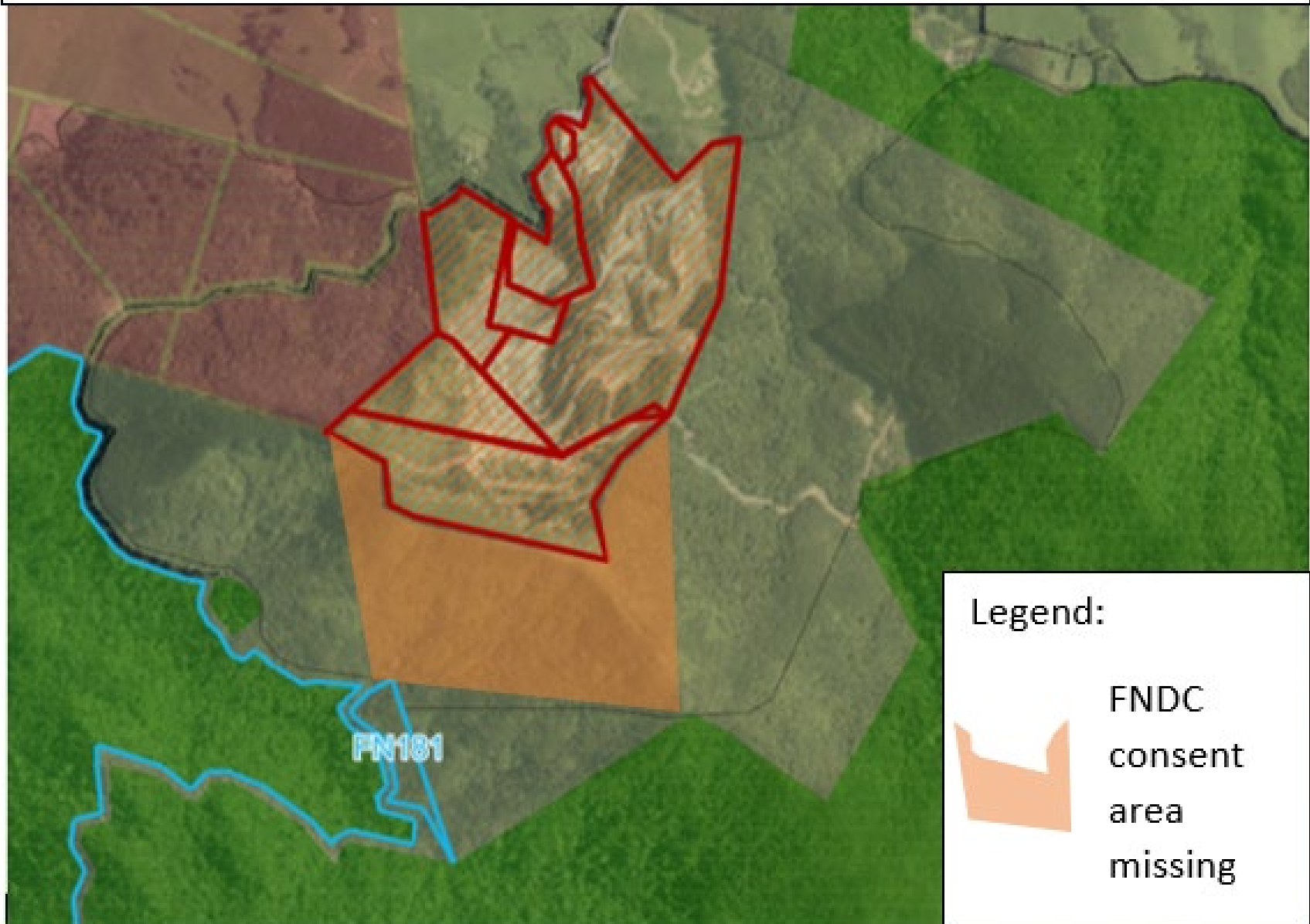


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**DISCLAIMER**  
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the Far North District Council cannot accept any responsibility for such errors and omissions.

Proposed district plan – Larmer road extraction overlay, missing area

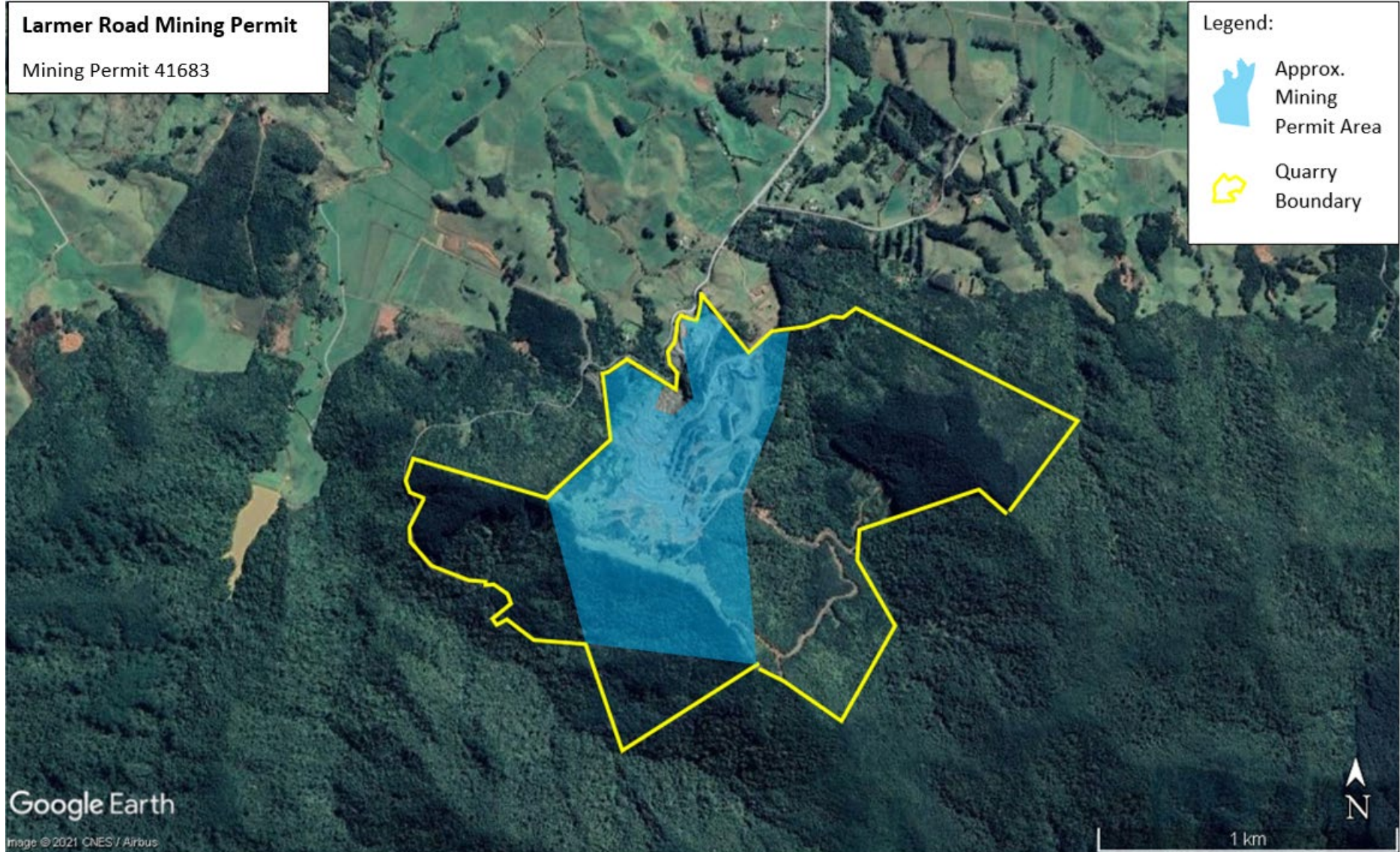


**Larmer Road Mining Permit**

Mining Permit 41683

**Legend:**

-  Approx. Mining Permit Area
-  Quarry Boundary



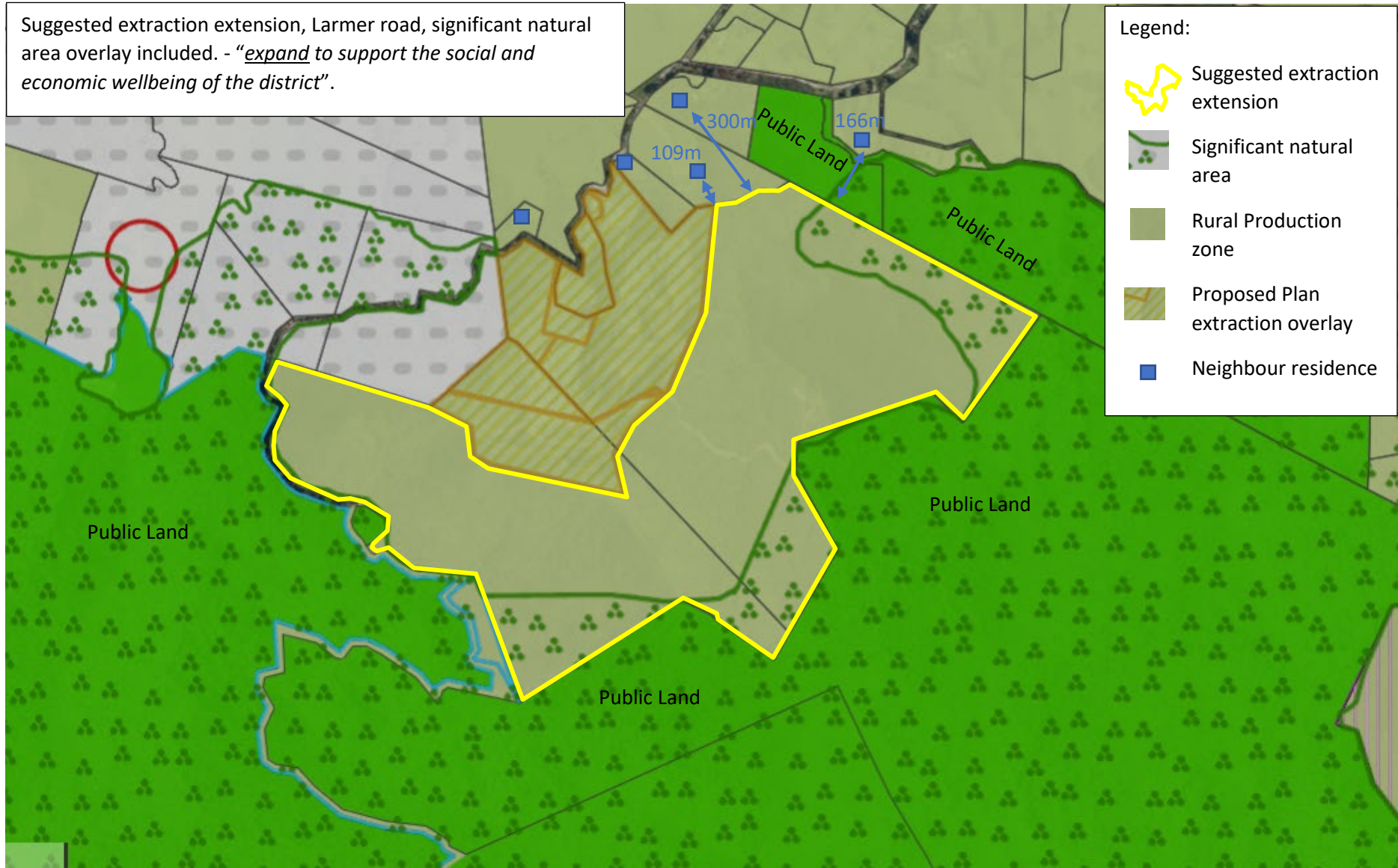
Google Earth

Image © 2021 CNES / Airbus



1 km

Suggested extraction extension, Larmer road, significant natural area overlay included. - *“expand to support the social and economic wellbeing of the district”*.



Legend:

- Suggested extraction extension
- Significant natural area
- Rural Production zone
- Proposed Plan extraction overlay
- Neighbour residence



Paranui title boundary, approx. request to be placed under mineral extraction overlay



Legend

suggested  
extraction  
overlay

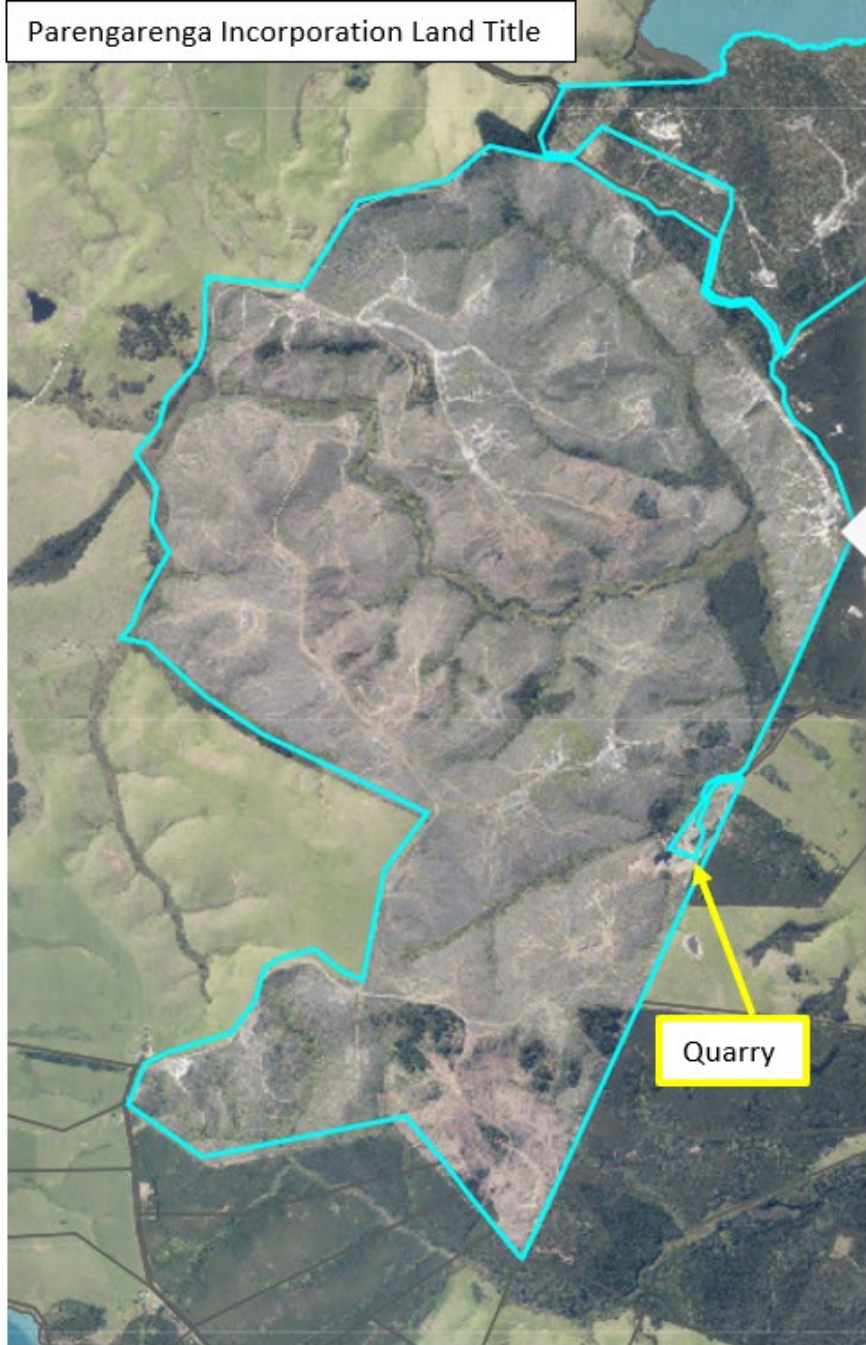
Google Earth

Image © 2021 CNES / Airbus



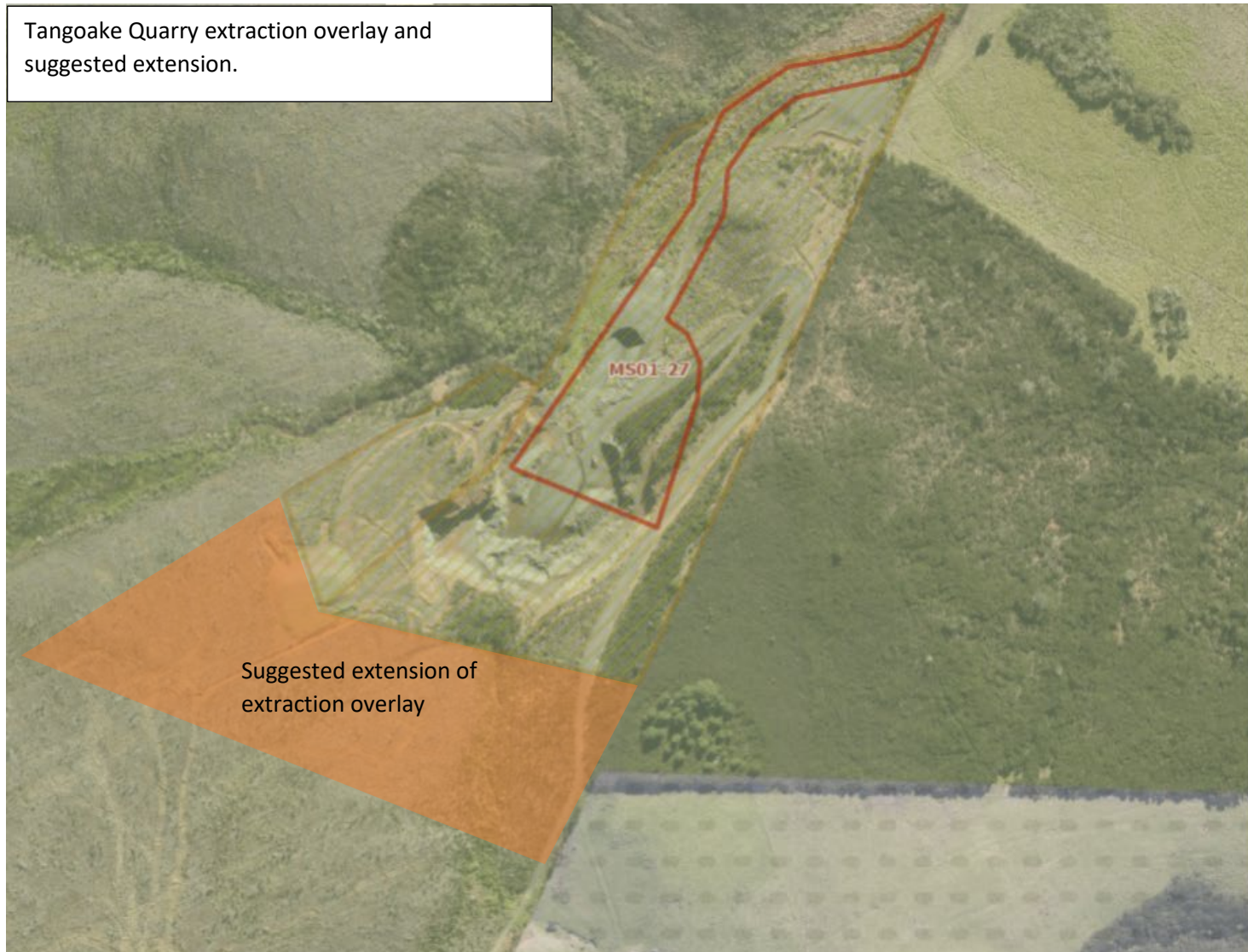
300 m

Parengarenga Incorporation Land Title













Quarry

Tangoake Quarry extraction overlay and suggested extension.



### Legend

-  Natural Heritage Environment
- Designations**
-  
- National Grid Line**  
 National Grid Line
- Critical Electricity Line**  

- Airport Protection Surfaces**  

- Treaty Settlement Land**  

- Pedestrian Frontage**  

- Mineral Extraction**  

- Outer Control Boundary (55 dB Ldn)**  


Te Hapua approximate mineral permit area and previous mineral overlay

Legend



Stream

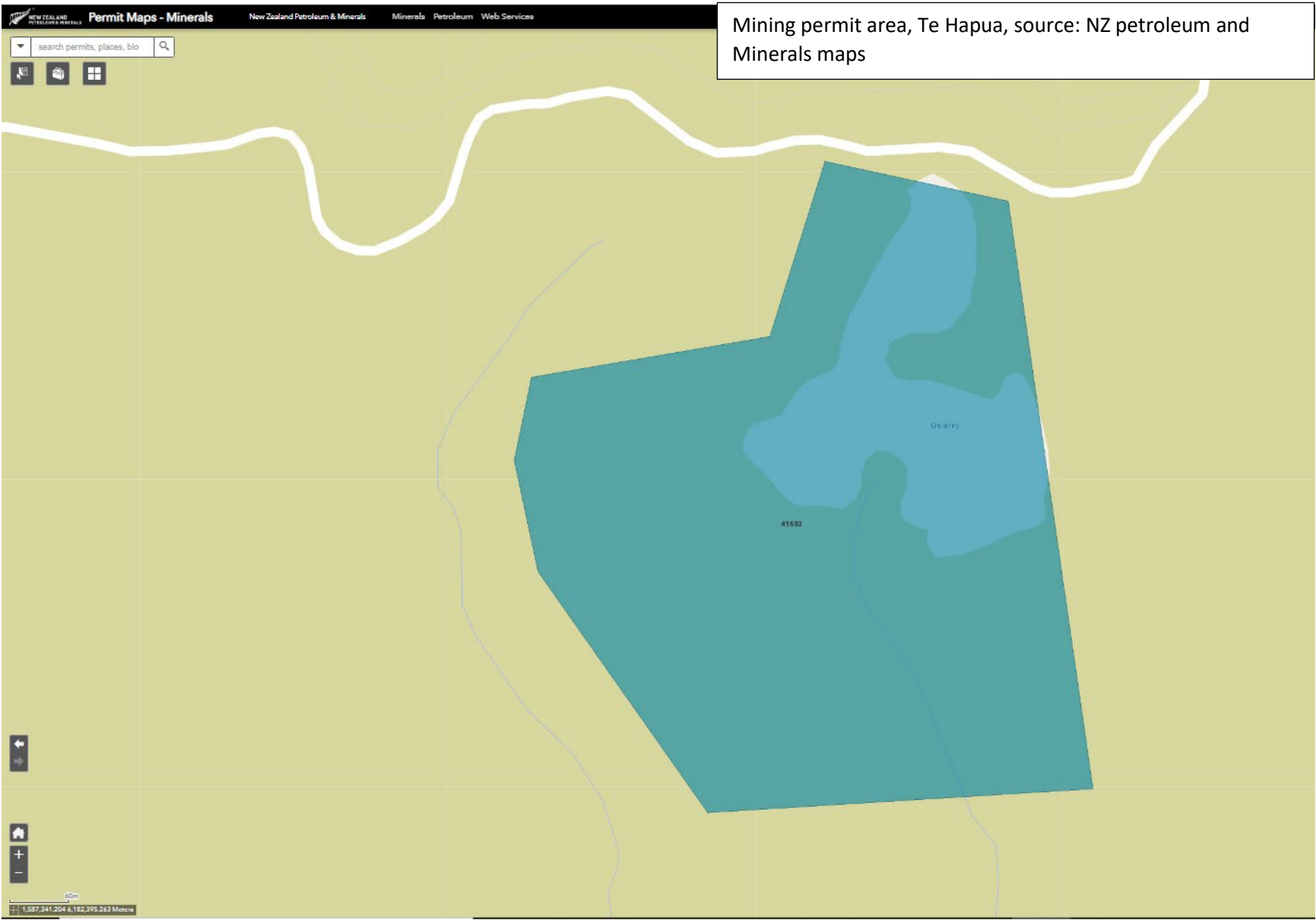
Mining permit area, 41693

Google Earth

Image © 2021 CNES / Airbus

500 m





Mining permit area, Te Hapua, source: NZ petroleum and Minerals maps

Te Hapua Quarry mineral extraction zone and suggested extension to cover mineral permit



Suggested extension area

**Airport Protection Surfaces**



**Treaty Settlement Land**



**Pedestrian Frontage**



**Mineral Extraction**



**Outer Control Boundary (55 dB Ldn)**



**Air Noise Boundary (65 dB Ldn)**



**Coastal Environment**



**Building Height Control**



Area A



Area B