

Further Submitter #94

Online Further Submission

Further Submitters Name	Bellingham Quarries Ltd
Further Submitter Number	FS94
Wish to be heard	Yes
FS qualifier	a person who has an interest in the proposal that is greater than the interest the general public has (e.g. land owner, resource user)
FS qualifier reason	As Bellingham Quarries Ltd own and operate multiple extraction sites within the Far North District, we are interested in the district plan rules that apply to mineral extraction overlays. We are also interested in any plan rules that may adversely affect the extraction of these resources, and subsequent supply to the communities of the Far North.
Joint presentation	Yes
Attention:	Jarrold Bellingham
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Online further submitter?	Yes
Date raw FS lodged	24/08/2023 3:42pm

FS 94.2 - 94.11

Further submission points

Raw FS number	Original submitter	Related Submission Point	Plan section	Provision	OS Decision Requested	SupportOppose	FS Decision requested	Reasons
FS94.2	Ventia Ltd	S424.004	Mineral extraction overlay	Notes	Retain the rule.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.004 - this will help maintain clarity in defining applications of extraction in the proposed district plan.</p>
FS94.3	Ventia Ltd	S424.005	Mineral extraction	ME-R2	Delete the rule in its entirety or exemptions for land already zoned	Support	Allow	Ventia has submitted numerous points applying to the preservation

overlay

MEO. If not deleted in its entirety delete PER-1 which requires any prospecting / exploration to be undertaken using handtools.

and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.

S424.005 is correct in advocating the removal of the rule, limiting prospecting activities to the use of hand tools, it is an out of date method for prospecting.

FS94.4	Ventia Ltd	S424.006	Mineral extraction overlay	ME-R2	Delete the rule in its entirety.	Support	Allow
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Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction

overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.

S424.006 - this point and the rational behind it are sound. CON 3 has been adequately analyzed by Ventia in terms of market demand and quarry expansion.

CON-4 This is a short sited condition that allows for not only no room for future infrastructure demands, but actually a reduction in terms of current demand. It would currently cause a lot of sites within the Far North to be in breach of this condition, as the existing proposed overlays are barely at the limit of current extraction for a lot of sites in the Far North.

CON-2 also provides room for conjecture as the hours across any site often fluctuate depending on demand and the season.

Finally, Ventia have also made reference to the fact that the Northland Regional Council (NRC) already govern what is being proposed in this MER2 rule.

Hence we are in support of Ventia's relief sought to remove the rule entirely, as the NRC have provisions in place already.

FS94.5	Ventia Ltd	S424.007	Mineral extraction overlay	ME-R3	Delete the rule or amendment of rule to a Controlled Activity status within the Mineral Extraction Overlay.	Support	Allow	Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction
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								<p>overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.07 - Ventia has appropriately advocated for the deletion of this rule as it is basically a repetition of requirements that are currently managed by the Northland Regional Council authority, as Ventia has also stated with other points of S424. .</p> <p>Doubling up of many of these requirements are going to add to the overhead costs of many extraction operations, which will create further cost to the consumer, one of which is the Far North District Council (at least in the aggregates industry).</p> <p>Hence we support Ventia's relief sought.</p>
FS94.6	Ventia Ltd	S424.008	Mineral extraction overlay	ME-R4	Delete the rule.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.008 - the ME-R4 provision is a rule that fails to consider the nature of an industrial extraction site and fails to respect the extraction overlay as the primary use of the site. Hence we support the deletion of the rule.</p>
FS94.7	Ventia Ltd	S424.009	Mineral extraction overlay	ME-R5	Delete the rule.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction</p>

								<p>overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.009 - Ventia have highlighted the lack of provision for an extractive site's ultimate completion and rehabilitation prospects. Hence we support their submission.</p>
FS94.8	Ventia Ltd	S424.010	Mineral extraction overlay	ME-S1	Retain the rule within the Mineral Extraction Overlay linking this to ME-R3 as a Controlled Activity.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.010 - This is an appropriate ruling, especially if linked as a controlled activity.</p>
FS94.9	Ventia Ltd	S424.011	Mineral extraction overlay	Rules	Retain the existing rule found in many underlying zones (refer RPROZ-S7) Sensitive activities setback from boundaries of a Mineral Extraction Overlay to apply to all underlying zones.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.011 - Ventia have highlighted that a sensitive boundary in the surrounding area of an extraction zone needs to be in place for the protection of the ability to extract the resource, due to the nature of the work .</p> <p>Hence we support their relief measure.</p>
FS94.10	Ventia Ltd	S424.012	Subdivision	Rules	Insert a new rule which requires subdivision within 100m of the Mineral Extraction Overlay to	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction</p>

consider and assess effects directly to the zone, any existing activities, and whether the operational quarry, or underlying owner of the Mineral Extraction Overlay site is an 'affected party' under the RMA.

overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.

S424.012 - the new rule to preserve the rights of extraction activities from the 'sterilization' from subdivision from nearby extractive zoning is a forward thinking one. This will avoid future extraction activities from being hamstrung by nearby development, which would ultimately be detrimental to public and private supply of said resource.

Hence we support the suggested relief measure.

FS94.11	Ventia Ltd	S424.013	Subdivision	SUB-R16	Amend to a controlled activity.	Support	Allow	<p>Ventia has submitted numerous points applying to the preservation and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.</p> <p>S424.013 - this suggested rule allows for the multiple prospects of extraction site rehabilitation in the future.</p>
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FS94.11	Ventia Ltd	S424.002	Mineral extraction	Rules	Insert further clarity in terms of what overlays takes precedence	Support	Allow	Ventia has submitted numerous points applying to the preservation
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overlay

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when multiple apply.

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and utilization of mineral extraction overlays. These are rational improvements to the proposed district plan, which will help all of the Far North to benefit from these essential resources.

S424.002 - clarity on which overlays have priority on land will be essential for adherence to the PDP.