

5.3.4. Cement Production Zone

5.3.4.1. Activities in the Cement Production Zone are either permitted, controlled, or discretionary if they fall within the standards for that activity listed in Table 5.9 or Table 5.10. Activities listed in Table 5.9 must also comply with the District Wide rules in Part 7.

5.3.4.2. Stormwater run-off associated with any permitted or controlled activity, including earthworks, shall be collected and treated prior to discharge to ensure there are no significant adverse effects on water quality.

5.3.4.3. Permitted Activities

5.3.4.3.1. Industry related to the use, processing, disposal, production and export of mineral resources which complies with the standards listed in Table 5.9 below (excluding mining, quarrying and associated activities).

5.3.4.3.2. Any agricultural activity complying with the standards below.

5.3.4.3.3. Network utilities, subject to compliance with Part 6 (Infrastructure).

5.3.4.3.4. Mining, quarrying and associated activities which complies with the standards set out in Table 5.10 below.

5.3.4.4. Controlled Activities

5.3.4.4.1. Dwellings related to the operation of any permitted activity.

5.3.4.5. Discretionary Activities

5.3.4.5.1. Any activity which complies with the standards for discretionary activities and is not a permitted or controlled activity.

5.3.4.5.2. Discretionary activities will be generally assessed according to the criteria in Part 9.

5.3.4.5.3. Financial contributions may be required in accordance with Part 8.

Table 5.9 Cement Production Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Blasting	No blasting shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No blasting shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.
Boundaries	Front yards 5m setback from road. Rear and side yards 10m where the property adjoins another zone.	Not applicable.	Front yard setback 4m from road where the property adjoins another zone.
Building Height	Maximum building height is 50m.	Not applicable.	Not applicable.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Esplanade Strips	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Light Spill	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2	Refer to Part 7.9.4.2
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6
Service Areas / Storage Areas	All service and storage areas, not including buildings or structures used for storage or servicing purposes and over 5m in height, shall not be visible from any residentially zoned site or public road.	Not applicable.	Not applicable.
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Site Coverage	Maximum site coverage is 75%.	Not applicable.	Not applicable.
Stormwater Disposal	Refer to Part 7.9.2.	Refer to Part 7.9.2.	Refer to Part 7.9.2.
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3
Vibration	No vibration shall occur outside the hours of 0800 to 1800 hours weekdays and 0900 to 1600 hours on weekends and public holidays.	Not applicable.	No vibration shall occur outside the hours of 0700 to 2000 hours weekdays and 0900 to 1600 hours on weekends and public holidays.

Table 5.10 Cement Production Zone Standards - Permitted Mining, Quarrying and Associated Activities

ITEM	STANDARD
Noise	<p>7.00am - 9.00pm Monday-Friday) 7.00am - 5.00pm Saturday) 55 dBA (L₁₀)</p> <p>All other times, including) statutory public holidays) 40 dBA (L₁₀)</p> <p>Noise to be measured 20 metres from a dwelling existing as at 1 March 1999.</p> <p>The noise levels shall be measured and assessed in accordance with the requirements of New Zealand Standards NZS 6801:1991 "Measurement of Sound" and New Zealand Standard NZS 6802:1991 "Assessment of Environmental Sound". Noise shall be measured with a sound level meter complying at least with International Standard 1EC641 (1979): Sound Level Meters, Type 1.</p> <p>Representative noise levels shall be monitored and measured by the quarry operator at intervals not exceeding 6 months, commencing 1 July 1999, at a point 20 metres from a dwelling house as defined above. Such monitoring shall continue for the duration of the mining and quarrying activities. The results of such monitoring shall be provided to the Council's Planning Manager. The quarry operator shall make the results of such monitoring available to the public.</p>
Vibration	<p>Vibration from quarry activities shall not exceed 5mm/second ppv 97.5% compliance at the notional boundary (20m from a dwelling) of a dwelling existing as at 1 March 1999.</p> <p>The noise created by the use of explosives shall either not exceed a peak overall sound pressure level of 128dB (ie a peak over pressure of 0.05kPa) or alternatively the noise shall not exceed a peak sound level of 122dBC. The measurement shall be made in either case at any point measured 20 metres from a dwelling existing as at 1 March 1999.</p> <p>All blasting shall be restricted to between the hours of 9.00am and 5.00pm.</p>
Traffic	<p>Bulk transport of quarried material between the quarry and the cement production works shall be confined to the private route owned by Milburn New Zealand Limited.</p>

<p>Dust</p>	<p>Dust arising from the crushing, screening, and transfer operations, and from the use of quarry roads is to be suppressed by the use of water sprays or other methods approved by the Council.</p> <p>Dust monitoring is to be carried out by the quarry operator at intervals not exceeding 6 months, commencing 1 July 1999, at a point 20 metres from the closest residential building existing as at 1 March 1999. Such monitoring is to consist of a 15 day sample, using an Atmospheric Dust Fall deposit gauge. Such monitoring shall continue for the duration of the mining and quarrying activities. The results of such monitoring shall be provided to the Council Planning Manager. The quarry operator shall make the results of such monitoring available to the public.</p>
<p>Landscaping</p>	<p>A landscaped area with a minimum width of 3m shall be provided along the boundaries of the site, except where it is necessary to provide vehicle access points. Landscaping shall comprise planted stop banks, or planting and shall be maintained at all times in such a manner as to create and preserve a visual screen for adjacent sites.</p>
<p>Landscape and Rehabilitation Plan</p>	<p>A Landscape and Rehabilitation Plan shall be prepared for all areas subject to mining and quarrying with the zone. The objective of the plan shall be to ensure appropriate management of quarrying and mining activities during their life in order to avoid, remedy or mitigate off-site visual effects, and to ensure, after quarrying ceases, that the affected areas are left in a manner which is compatible with the landscape setting.</p> <p>The Landscape and Rehabilitation Plan is to be prepared voluntarily by the quarry operator and is to be submitted to Council within six months of this plan being made operative.</p> <p>By 1 January each year the operator shall provide the Council with an Annual Work Report describing quarrying activities for the forthcoming 12 months. The Annual Work Report shall provide the following information:</p> <ul style="list-style-type: none"> (a) Outline the process by which limestone will be extracted from the site. (b) Describe proposals and programming of landscape enhancement works involving the planting, screening and landscaping of the site, particularly to soften the appearance of the site from public places and adjoining properties. (c) Describe the programme for rehabilitation activities.
<p>Complaints Register</p>	<p>The quarry operator shall keep a formal record of any complaints with respect to operations within the Cement Production Zone lodged by the public, and shall annually report to the Council's Planning Manager on complaints received and actions taken to resolve such complaints.</p>

5.3.4.6. Explanation/Reasons

- 5.3.4.6.1. The Cement Production Zone covers the cement production facilities on Cape Foulwind.
- 5.3.4.6.2. The zone recognises that the effects of some cement production activities are best controlled by segregation of that activity from other land uses, in particular those of a residential nature.
- 5.3.4.6.3. The building height standard reflects the use of equipment that is critical to the production operations. A permitted height of 50m recognises that the activities are largely already in place and their effects are well established.
- 5.3.4.6.4. Standards relating to noise, visual appearance and car parking are set, to safeguard the amenities of neighbouring areas and the natural environment.
- 5.3.4.6.5. Also see Part 7.2 for explanation and reasoning of specific standards.