

18.7 RESIDENTIAL ACTIVITY RESTRICTION AREA

Refer to Policy sets 5.1, 7.1, 7.4.

18.7.1 Scope of Section

This section deals with land uses in the Residential Activity Restriction Area as shown on the planning maps. Information required with resource consent applications is detailed in Chapter 19.

18.7.2 Residential Activity

18.7.2.1 Restricted Discretionary Activities (Residential Activity)

Any residential activity is a restricted discretionary activity, if it complies with the following conditions:

- (a) Dwellings or residential activities are set back 500 metres from any ~~working-existing hard rock~~ quarry site that is likely to create noise, vibration and dust effects, except for a quarry permitted under condition 17.5.2.1(a)(ii), condition 17.6.2.1(a)(ii), or condition 17.7.2.1(b)(ii).

A resource consent is required. Consent may be refused, or conditions imposed, only in respect of the following matters to which the Council has restricted its discretion:

- (1) The extent to which the dwelling may individually and cumulatively compromise the efficient use of a Quarry Area or an existing hard rock quarry.
- (2) The proximity of the proposed dwelling to quality hard rock, or other rock resources which may be prospective quarrying areas.
- (3) The existing amenity of the area in terms of its potential to be used for hard rock quarrying (constraints may include the existing level of housing or transportation difficulties).
- (4) The measures proposed to mitigate the potential for conflict between residential and hard rock quarrying (proposed or existing) activities, including in relation to the roading network.
- (5) The duration of the consent (Section 123 of the Act) and the timing of reviews of conditions and purpose of reviews (Section 128).
- (6) Financial contributions, bonds and covenants in respect of the performance of conditions, and administrative charges (Section 108).

18.7.2.0 Principal Reasons for Rules

The Residential Activity Restriction Area is one of several Plan provisions intended to ensure that the hard rock resource, and present and future quarrying of the resource, is protected from the actual and potential effects, including cross-boundary and reverse-sensitivity effects of encroaching residential activities and development. Dwellings and residential activities in proximity to the Quarry Area and on access roads to existing and potential hard rock quarries, are to be evaluated to ensure that actual, potential and cumulative effects are avoided, remedied or mitigated.