

**Before the Environment Court
Auckland Registry**

**I te Kōti Taiao O Aotearoa
Tāmaki Makaurau Rohe**

ENV-2025-AKL

Under the Resource Management Act 1991 (**RMA**)

In the matter of an appeal under clause 14(1) of the RMA

And

In the matter of the Proposed Waitomo District Plan

Between

Taharoa Ironsands Limited

Appellant

and

Waitomo District Council

Respondent

Notice of Appeal on behalf of Taharoa Ironsands Limited

Dated 1 August 2025

MinterEllisonRuddWatts.

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903892936:2

TO: The Registrar
Environment Court
Auckland

INTRODUCTION

1. Taharoa Ironsands Limited (**TIL**) appeals against part of the decision of Waitomo District Council (**Council**) on the Proposed Waitomo District Plan (**Proposed Plan**). The decision was made by an Independent Hearings Panel of the Council.
2. TIL made a submission and further submission on the Proposed Plan on 23 December 2022 and 28 July 2023 respectively.
3. TIL received notice of the Council's decision on the Proposed Plan on 19 June 2025.
4. TIL is not a trade competitor for the purposes of section 308D of the Resource Management Act 1991 (**RMA**).

SCOPE OF APPEAL

5. TIL appeals the following part of the decision:
 - (a) With respect to Decision Report Chapter 43, the decision to retain Rule RPROZ-R7 in the Rural Production Zone chapter of the Proposed Plan, as notified. Rule RPROZ-R7 provides for one residential accommodation unit for security staff or caretakers in the Rural Production Zone (**Decision**).

BACKGROUND

6. TIL operates the regionally significant Taharoa Ironsand Mine (**Mine**), on Taharoa C Block in Taharoa on the West Coast of the North Island. The Mine is zoned Industrial in the Operative Waitomo District Plan and Rural Production in the Proposed Plan. The provisions in the Rural Production Zone largely provide for the operational requirements of the Mine.

7. The Mine accesses the largest ironsand deposit in New Zealand and has been successfully operating as the country's largest onshore ironsand mine for over 50 years. This is recognised in Schedule 1 of the Rural Production Zone Chapter of the Proposed Plan which lists the Mine as a regionally significant mineral resource. TIL also operates the associated export port in the coastal marine area at Taharoa.
8. TIL periodically undertakes ship-loading events which involve the transportation of processed ironsand by way of a slurry through underwater pipelines to waiting carrier ships where it is dewatered and prepared for exportation.
9. The environment in which the Mine operates is unique and highly isolated. Due to its remote location and the periodic nature of its ship-loading activities, TIL needs to be able to establish and provide accommodation for contractors and staff located near the helicopter pad in the Central Block of the Mine. Small self-contained relocatable unit rooms need to be provided for helicopter and maritime pilots, the dredge team, port services contractors, security staff, and other staff who are required to be on site at the Mine overnight during short periods for activities such as ship-loading. This is essential due to the remote location of the Mine and absence of sufficient alternative accommodation in the area.

REASON FOR THE APPEAL

10. In its submission, and at the hearing, TIL sought two amendments to Rule RPROZ-R7. In its Decision Report, the Panel indicated that it accepted an "in part amendment to Rule RPROZ-R7", however no amendments were incorporated into the Decisions Version of the Proposed Plan, and the Rule has been retained as notified.
11. TIL appeals the Decision for the following general reasons:
 - (a) The Decision is inconsistent with the purpose of the RMA, specifically, it does not promote the sustainable management of natural and physical resources or enable people and communities to provide for their social and economic wellbeing and their health and safety;

- (b) The Decision is not consistent with sound resource management practice; and
 - (c) Granting the relief sought by TIL will be the most appropriate way to achieve the purpose of the RMA, give effect to the operative and proposed Waikato Regional Policy Statements and give appropriate regard to the Waikato Regional Plan.
12. Without limiting the generality of above, TIL also appeals the Decision for the following reasons:
- (a) Requiring resource consent to establish more than one residential accommodation unit “*providing residential accommodation per each individual zone*” is inconsistent with the purpose and intent of the Rural Production Zone.
 - (b) The objectives and policies for the Rural Production Zone:
 - (i) recognise regionally significant scheduled rural production sites and to recognise and provide for their economic and social benefits and their unique operational requirements (RPROZ-O1).
 - (ii) provide for opportunities for the growth and expansion of scheduled activities to meet future demands (RPROZ-O4).
 - (iii) enable scheduled activities, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated, as far as practicable (RPROZ-P4).
 - (c) To give effect to these objectives and policies, the relevant rules need to provide for all aspects of regionally significant production operations. These operations involve resource extraction activities but also supporting activities that are critical to these operations.
 - (d) Housing for key operational staff and support workers through the provision of residential units is a critical supporting activity that enables the social and economic benefits associated with these regionally significant operations to be realised. For example, during

ship-loading events, pilots make various trips flying crew out to carrier ships moored at Port Taharoa.

- (e) Enabling appropriately serviced accommodation enables the expansion of operational functions, consistent with the objectives and policies of the zone, which may not otherwise be possible because of the remote location of Rural Production zoned land.
- (f) The associated provisions in the Rural Production Zone in the Proposed Plan are sufficiently robust to ensure that any potential adverse effects of providing additional residential units on any site are internalised.

RELIEF SOUGHT

2. TIL seeks the following decision:

- (a) Amend RPROZ-R7 as follows (additions shown in underline):

“One or more residential unit(s) providing residential accommodation per each individual zone for security or key operational staff or caretakers”

- (b) Any alternative and/or consequential or similar amendments to address the issues raised in this appeal or which may be appropriate as a result of granting the relief sought in this appeal.

DOCUMENTS ATTACHED TO THIS NOTICE

3. TIL attaches the following documents to this notice:

- (a) **Attachment 1:** A copy of TIL’s submission and further submission on the Proposed Plan;
- (b) **Attachment 2:** A copy of the Decisions Version of the Rural Production Zone chapter;
- (c) **Attachment 3:** A copy of the relevant parts of the decision; and

- (d) **Attachment 4:** A list of names and addresses of persons to be served with a copy of this notice.

DATED at Auckland this 1 August 2025



**Stephanie de Groot / Holly-Marie
Rearic**
Counsel for the Appellant

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Advice to recipients of copy of notice of appeal

How to become party to proceedings

You may be a party to the appeal if you made a submission or a further submission on the matter of this appeal.

To become a party to the appeal, you must —

- (a) within 15 working days after the period for lodging a notice of appeal ends, you lodge a notice of your wish to be a party to the proceedings (in form 33) with the Environment Court and serve copies of your notice on the relevant local authority and the appellant; and
- (b) within 20 working days after the period for lodging a notice of appeal ends, you serve copies of your notice on all other parties.

Your right to be a party to the proceedings in the court may be limited by the trade competition provisions in section 274(1) and Part 11A of the Resource Management Act 1991.

You may apply to the Environment Court under section 281 of the Resource Management Act 1991 for a waiver of the above timing requirements (see form 38).

**How to obtain copies of documents relating to appeal*

The copy of this notice served on you does not attach a copy of the relevant application (or submission) and (or or) the relevant decision (or part of the decision). These documents may be obtained, on request, from the appellant.

Advice

If you have any questions about this notice, contact the Environment Court in Auckland, Wellington, or Christchurch.

Attachment 1

Copy of Taharoa Ironsands Limited's submissions

23 December 2022

Waitomo District Council

By email: districtplan@waitomo.govt.nz

Submission – Proposed Waitomo District Plan

1. This is a submission to Waitomo District Council on the Proposed Waitomo District Plan (“PWDP”) on behalf of Taharoa Ironsands Ltd.

Submitter details:

Full Name	Taharoa Ironsands Ltd (“TIL”)
Address for Service	c/- Tonkin + Taylor P O Box 9544 Hamilton Attention: G Eccles
Telephone	+64 21 510 131
Email (preferred method of contact)	geccles@tonkintaylor.co.nz

Background

2. TIL operates the regionally significant ironsand mine at Taharoa. The District Plan provisions applicable to the mine are critically important to the ongoing successful operation of the mine which is situated on one of New Zealand’s most significant ironsand deposits. The mine is currently in the process of gaining new resource consents from Waikato Regional Council to allow it to continue operating for the next 35 years.
3. In general, TIL supports the intent of the PWDP to recognise and provide for regionally significant industries operating in the Waitomo District. There are however some specific matters that TIL seek to be addressed as follows. TIL also submits that given the scale, nature and setting of the Taharoa ironsands mine when compared to the other scheduled rural industries, there is a need to include more tailored provisions for the ironsands mine within the overall Rural Production Zone provisions in the PWDP.

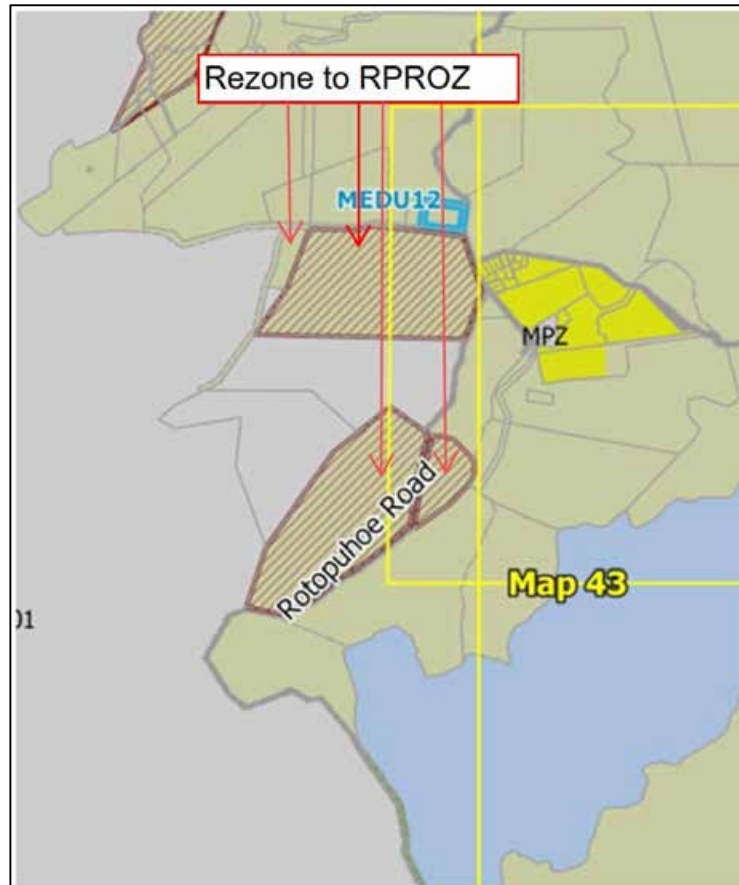
Submission Point 1 – Zonings

4. The Operative Waitomo District Plan zoning for the mine site is Industrial, which has proven to be an appropriate zoning to allow for ongoing operation and development of the mine. TIL understands that given the requirements of the National Planning Standards upon which the PWDP is predicated, the retention of the Industrial zoning was problematic.

5. TIL thus supports the recognition of the mine's significance through the application of the Rural Production Zone ("RPROZ") to the mine site, and the scheduling of the site in RPROZ-Schedule 1.
6. It is critically important that the RPROZ includes the boundary of TIL's site because significant investment has been made to enable TIL to mine the ironsand resource and its ability to operate in the future relies on appropriate zoning being applied to its site.
7. The properties that are currently subject to ironsands mining activity pursuant to consents issued by Waitomo District Council and Waikato Regional Council are the Taharoa C Block, the Wetini and Puketapu Blocks, and the Te Mania block.
8. Currently, the PWDP applies the RPROZ to the Taharoa C, Wetini and Puketapu blocks only, and the Taharoa C, Wetini and Puketapu blocks are scheduled in RPROZ-Schedule 1, but not the other blocks.
9. At the time the PWDP was prepared for notification, consent applications for the Te Mania and Pihopa blocks were in the pre-lodgement phase. In light of that, the PWDP applies the General Rural Zone to the Te Mania and Pihopa Blocks with an Indicative Rural Production Zone notation.
10. Consents have now been sought and granted for the Te Mania Block and mining activity has commenced on that site. Consent applications for the Pihopa Block will likely be sought at some point in the future given the sand resource on that block has the same suitability for production as that mined on the other blocks. As a result, it is appropriate to now also apply the Rural Production Zone to the Te Mania Block and the Pihopa Block, and to consequentially amend RPROZ-Schedule 1 to also include the legal description for the Te Mania Block and the Pihopa Block.
11. TIL notes that Indicative Rural Production Zone notations are shown on Planning Map 1 on land that is zoned Rural General adjoining and adjacent to the Rural Production Zone. TIL supports these notations as they provide an indication of where potential future mining expansion may occur, however is concerned that the notations are not backed up by any policy or rule references in the PWDP. Such policy backing should at minimum recognise the appropriateness of the land within the Indicative Rural Production Zone for future mining activities.

Relief Sought

12. TIL seeks the following relief in terms of zoning:
 - (i) Retain the zoning of the overall Taharoa Ironsands mine site (Taharoa C Block, Taharoa A7J3B Block, Taharoa A7J4B Block) as Rural Production Zone; and
 - (ii) Rezone the Te Mania Block and the Pihopa Block from General Rural Zone/Indicative Rural Production Zone to Rural Production Zone ("RPROZ") on Planning Map 1 as shown below.



- (iii) Amend RPROZ-SCHED1 – Scheduled rural production sites as follows (additions underlined, deletions ~~struck through~~) to include the Te Mania Block and the Pihopa Block:

Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type
Primary Purpose – Quarrying Activities					
RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, <u>Part Taharoa A7J2 Block,</u> <u>Taharoa A7J8 C Block</u>	Significant Mineral Resource

- (iv) Without derogating from relief (ii) above, retain the extent of the Indicative Rural Production Zone notations shown on Planning Map 1 and provide policy support for those Indicative notations to at minimum recognise the appropriateness of the land within the Indicative Rural Production Zone for future mining activities.
- (v) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Submission Point 2 – District Wide Overlays

13. Planning Map 51 shows the extent of the various District Wide Overlays across the Waitomo District.
14. TIL supports the extent of the Outstanding Natural Landscape and Landscape of High Amenity Value notations on Map 51 as they relate to the Taharoa area. It is appropriate for these notations to exclude the ironsands mine site and adjoining and adjacent properties given the nature of the mining activity and other existing development in the area (eg Taharoa Village).

Relief Sought

15. TIL seeks the following relief:
 - (i) Retain the extent of the Outstanding Natural Landscape and Landscape of High Amenity Value notations on Map 51 as they relate to the Taharoa area.
 - (ii) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Submission Point 3 – Rural Production Zone Objectives

16. TIL supports Objectives RPROZ 01-06 subject to amendments to clarify how the sites and activities are to be protected from reverse sensitivity effects and to recognise the practicalities of effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.

Relief Sought

17. TIL seeks the following relief:
 - (i) Retain Objectives RPROZ-01, RPROZ-03, RPROZ-4 and RPROZ-06; and
 - (ii) Amend clause 2 of Objective RPROZ-02 so that it reads:
"2. Managing the establishment of noise sensitive activities including subdivision, use and development on adjoining and adjacent sites".
 - (iii) Amend Objective RPROZ-05 so that it reads:
"Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment as far as practicable".
 - (iv) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Submission Point 4 – Rural Production Zone Policies

18. TIL supports Policies RPROZ P1-12 subject to amendments to clarify that the sites need to be protected from reverse sensitivity effects and to recognise the practicalities of effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.

Relief Sought

19. TIL seeks the following relief:

- (i) Retain Policies RPROZ-P2, RPROZ-P3, RPROZ-P5, RPROZ-P7; and RPROZ-9 to RPROZ-P12
- (ii) Amend Policy RPROZ-P1 so that it reads:
"Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by avoiding limiting the establishment or growth of noise sensitive activities on surrounding sites".
- (iii) Amend clause 6 of Policy RPROZ-P4 so that it reads:
"6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose".
- (iv) Amend clause 2 of Policy RPROZ-P6 so that it reads:
"2. With the exception of the Taharoa ironsands mine, ~~E~~nsuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours".
- (v) Amend Policy RPROZ-P8 so that it reads:
"Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development on adjoining and adjacent sites".
- (vi) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Submission Point 5 – Rural Production Zone Rules

20. TIL supports, in part, the permitted activity rules RPROZ-R1 to RPROZ-R13 for Scheduled RPROZ sites, as overall they capture the quarrying activity and range of facilities that are required at the Taharoa ironsands mine, including the helipad.
21. However, RPROZ-R7 allows for only one residential unit providing residential accommodation for security staff, caretakers, or other staff who are required to be on-site at night. TIL currently has more than one building that provides residential accommodation. The port operation that is part of the overall mine activity contains bunk room accommodation for pilots; and there is also re-locatable accommodation used by security staff and other staff who are at times required to be on site at night. Given the large size of the operational mine area, it is not feasible to have staff housed at one location/residential unit. Accordingly, TIL seeks that RPROZ-R7 be amended to allow for more than one residential unit on a scheduled site as a permitted activity, to reflect current and ongoing operations.
22. TIL opposes rules RPROZ-R20 to RPROZ-R27 in their entirety. These standards and the associated matters over which discretion is restricted contain numerous inconsistencies with RPROZ objectives and policies, do not appropriately provide for mining operations and have the potential to significantly impact activity at the ironsands mine. This includes but is not limited to:

(i) Having discretion over an applicant's "ability to internalise adverse effects" (clause d of the matters for discretion in RPROZ-R20) which suggests that adverse effects outside of the site aren't appropriate and tend to favour sensitive activities.

(ii) RPROZ-R25 requires all outdoor storage areas to be screened so that they not visible from an adjoining property, public space or a road – coupled with the definition of outdoor storage area in the PWDP which could be read to include areas where sand is stockpiled before export, and the setting of the ironsands mine, this will be impossible to achieve

TIL seeks that these rules be amended in consultation with the operators of the scheduled RPROZ sites to be more appropriate and reflective of the activities undertaken.

Relief Sought

23. TIL seeks the following relief:

- (i) Retain Rules RPROZ-R1 to RPROZ-R6 and RPROZ-R8 to RPROZ-R13; and
- (ii) Amend Rule RPROZ-R7 so that it reads:
"One or more residential unit(s) providing residential accommodation per each individual zone for security or key operational staff or caretakers".
- (iii) Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.
- (iv) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Submission Point 6 – Sites and Areas of Significance to Maori ("SASM")

24. There are three SASM identified on the Taharoa ironsands mine site: site SSM074-A, SSM159A and SSM113A. TIL's position is neutral on the inclusion of site SSM113-A.

25. Site SSM074-A is one of the three SASM identified on the Taharoa ironsands mine site. Site SSM074-A is included as a SASM as waahi tupuna (an ancestral location that is valued for its holistic association with the local tribal custodians as a collective, through the generations). No further information has been provided as to the cultural significance of the site.

26. TIL does not consider it appropriate for site SSM074-A to be included as a SASM in the PWDP and seeks its deletion for the following reasons:

- a) TIL's iwi representatives and local kaumatua are not aware of this site or its significance and no evidence has been provided as to why it should be identified as a SASM in the PWDP.
- b) If the SASM does infact exist, accurately verifying/identifying the location of the site is important to ensure that it can be appropriately protected, and investigations should support the inclusion of any SASM in the PWDP.

27. SASM SSM159A is a diamond shaped parcel situated at the very northern end of the Taharoa C block. It is zoned General Rural under the PWDP. However, it is more appropriate for this parcel to be zoned Rural Production because of its small size, isolated location and the fact that

it is surrounded by RPROZ zoning. The General Rural zone is neither effective or practicable and does not recognise that the parcel is entirely “landlocked” by the surrounding RPROZ zoning. Further, zoning the parcel General Rural does not provide the recognised SASM within it any greater protection from mining activity. This is because the site is well recognised, respected and fenced off and is subject to Heritage New Zealand/Pouhere Taonga protection.

Relief Sought

28. TIL seeks the following relief:

- (i) Deletion of SASM ref SSM074-A from the PWDP.
- (ii) Rezoning of SSM159A from General Rural Zone to Rural Production Zone

Submission Point 7 – Significant Natural Areas (“SNAs”)

29. Planning Overlays Map 1 shows several SNAs on or immediately adjacent to the Taharoa ironsands mine site. These include (descriptions taken from PWDP Schedule 6):

- R16UP014.01 – Lake Rotoroa
- R16UP015 – no description
- R16UP015.01 – Lake Numiti
- R16UP015.01 – Lake Rototapu Wetland
- R16UP002 – Lake Taharoa
- R17UP183 – Coastal Strip

30. TIL has, as part of its current regional consenting process, undertaken comprehensive and fine grained wetland and natural area mapping throughout the mine site and its immediate surrounds.
31. In comparison, the SNAs recorded on the planning maps are poorly defined, very coarsely assessed and their descriptions are inaccurate. For example, an isolated portion of SNA R16UP002 is entirely encompassed by the mine site and the RPROZ zoning, yet it is identified as “Lake Taharoa” on the relevant planning map.
32. Accordingly, TIL opposes the inclusion of the SNAs referred to above on the basis that they have been inappropriately assessed/justified and delineated and do not reflect on-going mining operations and any areas of significant indigenous vegetation or habitat of indigenous fauna. In this regard, TIL is willing to share its mapping with Council to assist.

Relief Sought

33. TIL seeks the following relief:

- (i) Deletion of all SNAs directly on or immediately adjacent to the Taharoa C Block including but not limited to SNA refs R16UP014.01, R16UP015, R16UP015.01, R16UP015.01, R16UP00, and R17UP183.
- (ii) Any alternative and/or consequential amendments to the same effect as the primary relief sought above.

Concluding matters

- 34. TIL wish to be heard in support of this submission.
- 35. TIL would not consider presenting a joint case with other submitters.
- 36. TIL could not obtain a trade advantage as a result of this submission.

Yours faithfully

A handwritten signature in black ink, appearing to read 'G.R. Eccles', with a stylized flourish at the end.

Grant Eccles

Technical Director – Planning - Tonkin + Taylor Ltd

For and on behalf of Taharoa Ironsands Ltd

Further submission in support of, or in opposition to, submissions on the Proposed Waitomo District Plan

To: Waitomo District Council

Name of Submitter: Taharoa Ironsands Ltd

1. Introduction and Interest in Submission

- 1.1 This is a further submission on the Proposed Waitomo District Plan (PWDP).
- 1.2 Taharoa Ironsands Ltd ("TIL") has an interest greater than the public generally. Specifically, TIL operates the regionally significant ironsands mine at Taharoa.

2. Particular Matters of Interest


- 2.1 TIL are particularly interested in the following matters:
 - Rural Production Zone objectives, policies and rules and ensuring that they appropriately recognise and provide for the mining operations at the Taharoa ironsands mine.
 - Proposed Sites and Areas of Significance to Māori (SASM) located at the Taharoa ironsands mine
 - Proposed Significant Natural Areas (SNA's) located at the Taharoa ironsands mine
 - Provisions related to Bat Protection Areas.

3. Decision Sought

- 3.1 The decisions sought are detailed in the tables attached to this form, and any consequential relief required to achieve the relief sought.

4. Request to be heard in support of further submission

4.1 TIL **wishes to be heard** in support of its further submission.

Signature: 

G Eccles

For and on behalf of Taharoa Ironsands Ltd

28 July 2023

Address for service of further submission:	c/- Tonkin and Taylor P O Box 9544 Hamilton
Telephone:	07 834 7282
Mobile:	021 510 131
Email:	geccles@tonkintaylor.co.nz
Contact Person:	Grant Eccles

Taharoa Ironsands Ltd Further Submission on the Proposed Waitomo District Plan

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
Heritage New Zealand/Pouhere Taonga 03.168	Schedule 3 – Sites and Areas of Significance to Maori	Oppose in part	TIL does not consider it appropriate for site SSM074-A to be included as a SASM in the PWDP and seeks its deletion.	Delete SSM074-A from Schedule 3 SASM in the PWDP.
Omya New Zealand Limited (Omya) 07.04	Chapter 43 Rural Production Zone RPROZ-O1 – RPROPZ-O6	Support in part	TIL supports the specified objectives subject to its requested amendments to clarify how the sites and activities are to be protected from reverse sensitivity effects and to recognise the practicalities of effects management with particular regard to the unique setting and situation of the Taharoa ironsands mine.	<ul style="list-style-type: none"> i. Retain Objectives RPROZ-01, RPROZ-03, RPROZ-4 and RPROZ-06 ii. Amend clause 2 of Objective RPROZ-02 so that it reads: iii. “2. Managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u>”. iv. Amend Objective RPROZ-05 so that it reads: v. “Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment <u>as far as practicable</u>”. vi. Any alternative and/or consequential relief sought above.
Omya 07.05	Chapter 43 Rural Production Zone	Support in part	TIL supports the specified policies subject to its requested amendments to clarify that the sites need to be protected from reverse sensitivity effects and to recognise the practicalities of	<ul style="list-style-type: none"> i. Retain Policies RPROZ-P5 and RPROZ-P7 ii. Amend Policy RPROZ-P1 so that it reads:

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
	RPROZ-P1, RPROZ-P4 – RPROZ-P8		effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.	<p>“Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by <u>avoiding limiting</u> the establishment or growth of noise sensitive activities on surrounding sites”.</p> <p>iii. Amend clause 6 of Policy RPROZ-P4 so that it reads: “6. Requiring sites where quarrying activities occur to be rehabilitated <u>as far as practicable</u> and ensuring appropriate materials are used for this purpose”.</p> <p>iv. Amend clause 2 of Policy RPROZ-P6 so that it reads: “2. <u>With the exception of the Taharoa ironsands mine</u>, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours”.</p> <p>v. Amend Policy RPROZ-P8 so that it reads: “Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision,</p>

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
				<p>use and development <u>on adjoining and adjacent sites</u>".</p> <p>vi. Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>
Omya 07.06	Chapter 43 Rural Production Zone RPROZ-R1 – RPROPZ-R2	Support	TIL supports the permitted activity rules RPROZ-R1 and RPROZ-R2 for Scheduled RPROZ sites as they capture the mining activity and range of facilities that are required at the Taharoa ironsands mine, including the helipad.	Retain Rules RPROZ-R1 and RPROZ-R2
Omya 07.09	Chapter 43 Rural Production Zone RPROZ-R20	Support in part	TIL supports clarification within the rule that existing buildings are excluded.	Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.
Omya 07.10	Chapter 43 Rural Production Zone RPROZ-R21	Oppose	TIL opposes retention of this standard to the extent that the RPROZ Table 2 Performance Standards and the associated matters over which discretion is restricted contain numerous inconsistencies with RPROZ objectives and policies, do not appropriately provide for mining operations and have the potential to significantly impact activity at the Taharoa ironsands mine.	Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.
Omya 07.11	Chapter 43 Rural Production Zone RPROZ-R22	Oppose	TIL opposes retention of this standard to the extent that the RPROZ Table 2 Performance Standards and the associated matters over which discretion is restricted contain numerous inconsistencies with RPROZ objectives and policies, do not appropriately provide for mining	Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
			operations and have the potential to significantly impact activity at the Taharoa ironsands mine.	
Omya 07.12	Chapter 43 Rural Production Zone RPROZ-R25	Support	TIL supports excluding Mineral Processing Plants and Quarrying being excluded from the rule, and the alternative of excluding such activity from the definition of outdoor storage in the definitions chapter.	Exclude Mineral Processing Plants and Quarrying from the rule, and the or exclude such activity from the definition of outdoor storage in the definitions chapter.
Omya 07.13	Chapter 43 Rural Production Zone RPROZ-R26	Oppose	TIL opposes retention of this standard to the extent that the RPROZ Table 2 Performance Standards and the associated matters over which discretion is restricted contain numerous inconsistencies with RPROZ objectives and policies, do not appropriately provide for mining operations and have the potential to significantly impact activity at the Taharoa ironsands mine.	Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.
Waikato Regional Council 10.153	Schedule 3 – Sites and areas of significance to Māori – wāhi tapu sites	Oppose in part	TIL does not consider it appropriate for site SSM074-A to be included as a SASM in the PWDP and seeks its deletion.	Delete SSM074-A for Schedule 3 SASM in the PWDP.
Balance Agri-Nutrients 23.20	Chapter 43 Rural Production Zone RPROZ-O1	Support	TIL supports the specified objective to clarify how the sites and activities are to be protected from reverse sensitivity effects and to recognise the practicalities of effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.	i. Retain Objective RPROZ-O1 ii. Any alternative and/or consequential relief sought above.
Horticulture NZ 27.80	Chapter 43 Rural Production Zone RPROZ	Oppose	TIL opposes the RPROZ becoming a precinct in the General Rural Zone. Retaining the RPROZ Zone as a stand alone zone appropriately recognises the significance of the activities undertaken in the zone. .	Retain the RPROZ as a stand alone zone.

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
Aggregate and Quarry Association (AQA) 29.08	Chapter 43 Rural Production Zone PROZ-P4	Support in part	TIL supports the specified policy subject to further amendments to recognise the practicalities of effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.	<ul style="list-style-type: none"> i. Amend RPROZ-P4 to delete the word “avoid” and add the words “offset” and “compensate”. ii. Amend clause 6 of Policy RPROZ-P4 so that it reads: “6. Requiring sites where quarrying activities occur to be rehabilitated <u>as far as practicable</u> and ensuring appropriate materials are used for this purpose”. iii. Any alternative and/or consequential amendments to the same effect as the primary relief sought above.
AQA 29.09	Chapter 43 Rural Production Zone RPROZ-P7	Support	TIL supports the specified policy that recognises the importance and functional constraints of mineral extraction and quarrying activity.	<ul style="list-style-type: none"> i. Retain Policy RPROZ-P7 i. Any alternative and/or consequential amendments to the same effect as the primary relief sought above.
AQA 29.10	Chapter 43 Rural Production Zone RPROZ-SCHED1 RPROZ 1-9	Support in part	TIL supports the identification of the Taharoa Ironsands mine as RPROZ-01 in RPROZ-SCHED1..	<ul style="list-style-type: none"> • Retain RPROZ-SCHED1 RPROZ 1-9 subject to the amendments to the legal descriptions applicable to the Taharoa Ironsands Mine as set out in the original TIL submission.
Te Tokanganui-a-noho Whare (TTRMC) 38.147	Schedule 3 – Sites and areas of significance to Māori – wāhi tapu sites	Oppose	TIL does not consider it appropriate for site SSM074-A to be included as a SASM in the PWDP and seeks its deletion.	<ul style="list-style-type: none"> • Delete SSM074-A from Schedule 3 SASM in the PWDP. •

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
Graymont Limited (GL) 43.93	Chapter 43 Rural Production Zone RPROZ-O1	Support	TIL supports the specified objectives subject to amendments to clarify how the sites and activities are to be protected from reverse sensitivity effects and to recognise the practicalities of effects management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.	<ul style="list-style-type: none"> Retain Objectives RPROZ-01, RPROZ-02, RPROZ-03 and RPROZ-4.
GL 43.94	Chapter 43 Rural Production Zone RPROZ-O2	Support		
GL 43.95	Chapter 43 Rural Production Zone RPROZ-O3	Support		
GL 43.96	Chapter 43 Rural Production Zone RPROZ-O4	Support		
GL 43.97	Chapter 43 Rural Production Zone RPROZ-P1	Support	Given that Taharoa Ironsands mine is listed in RPROZ Schedule 1 as “significant mineral resource”, TIL supports the amendment of the policy to delete specific reference to “as regionally significant”.	<ul style="list-style-type: none"> i. Retain the relief sought by GL ii. In the alternative, alter all references to “significant mineral resource” to read “regionally significant mineral resource” iii. Any alternative and/or consequential amendments to the same effect as the primary relief sought above.
GL 43.98	Chapter 43 Rural Production Zone RPROZ-P2	Support	TIL supports the specified policies subject to amendments to clarify that the sites need to be protected from reverse sensitivity effects and to recognise the practicalities of effects	<ul style="list-style-type: none"> Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7 Amend RPROZ-P4(4) as follows:

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
GL 43.99	Chapter 43 Rural Production Zone RPROZ-P3	Support	management on the sites, with particular regard to the unique setting and situation of the Taharoa ironsands mine.	<p>4. Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and</p> <ul style="list-style-type: none"> Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites to</u> RPROZ-SCHED1 – Scheduled rural production sites. Any alternative and/or consequential amendments to the same effect as the primary relief sought above.
43.100	Chapter 43 Rural Production Zone RPROZ-P4	Support in part		
GL 43.101	Chapter 43 Rural Production Zone RPROZ-P7	Support		
GL 43.102	Chapter 43 Rural Production Zone RPROZ-P8	Support in part		
GL 43.103	Chapter 43 Rural Production Zone RPROZ-R12	Support	TIL supports the permitted activity rules RPROZ-R1 and RPROZ-R2 for Scheduled RPROZ sites as they capture the quarrying activity and range of facilities that are required at the Taharoa ironsands mine, including the helipad.	<ul style="list-style-type: none"> Retain Rules RPROZ-R1 and RPROZ-R2
GL 43.104	Chapter 43 Rural Production Zone RPROZ-R13	Support		
Forest & Bird (F&B) 47.177	Chapter 43 Rural Production Zone RPROZ-P2	Oppose	TIL opposes the deletion of RPROZ-P2. This objective should be retained to provide policy support for the scheduled activities to apply the effects management hierarchy when required.	<ul style="list-style-type: none"> Retain Policy RPROZ-P2

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
Te Nehenehenui Trust (TNN) 50.32	Schedule 3 – Sites and areas of significance to Māori – wāhi tapu sites	Oppose in part	TIL does not consider it appropriate for site SSM074-A to be included as a SASM in Schedule 3 to the PWDP and seeks its deletion.	<ul style="list-style-type: none"> Delete SSM074-A from Schedule 3 SASM in the PWDP.
Department of Conservation (DOC) 53.06	New Definition – Bat Protection Area	Oppose	The definition (which includes foraging and commuting areas for long tailed bats, which can be geographically extensive) has the potential to be extremely wide ranging in its effect and restriction on both existing and proposed landuse in the Waitomo District, especially in tandem with the policy sought by DOC in submission point 53.34.	Reject DOC submission point 53.06
DOC 53.34	New Policy Eco-Px Protection for Bats	Oppose	The policy has the potential to be extremely wide ranging in its effect and restriction on both existing and proposed landuse in the Waitomo District, especially in light of the all encompassing definition of Bat Protection Area sought by DOC in submission point 53.06.	Reject DOC submission point 53.34
DOC 53.44	New Rule – Clearance of Trees in Bat Protection Area	Oppose	The rule has the potential to be extremely wide ranging in its effect and restriction on both existing and proposed landuse in the Waitomo District, especially in light of the all encompassing definition of Bat Protection Area sought by DOC in submission point 53.06.	Reject DOC submission point 53.44
DOC 53.72	New Information Requirement – Bat Management Plan	Oppose	In tandem with the other components of the Bat Protection framework requested by DOC, this information requirement has the potential to be extremely wide ranging in its effect and restriction on both existing and proposed landuse in the Waitomo District, especially in	Reject DOC submission point 53.72

Name of submitter, Submission number	Relevant PWDP Provision	Support / Oppose the original submission	Reasons for support / opposition to the original submission	Relief sought
			light of the all encompassing definition of Bat Protection Area sought by DOC in submission point 53.06.	

Attachment 2

Copy of the Decisions Version of the Rural Production Zone Chapter

Rural Production Zone | Te Rohe Ahuwhenua ki Taiwhenua

Overview

The rural production zone provides for a number of important scheduled rural industrial activities which contribute to the economic and social well-being of the community. These activities have established over time, generally in rural locations, in close proximity to the natural resources that they require. This zone recognises that the scheduled industrial activities located within it may have effects beyond those which can be accommodated in the general rural zone and makes appropriate provision for these effects.

In order to make specific planning provisions for each of the sites, they are listed and form part of this plan as RPROZ-SCHED1 – Scheduled rural production sites. This schedule may be changed only as a result of a change to the district plan. The schedule also specifies the primary purpose of the site and whether the site is of regional significance.

Most sites in RPROZ-SCHED1 are regionally significant. Sites of regionally significant industry must meet the definition contained in the Waikato Regional Policy Statement. Similarly, sites of regionally significant infrastructure must meet the definition **contained in the Waikato Regional Policy Statement or in the Manawātū-Whanganui One Plan EIT-P1(1)(a)**. Sites identified as significant mineral resources must meet the criteria contained in the Waikato Regional Policy Statement.

In line with the provisions of the Waikato Regional Policy Statement, where quarries are of regional significance, indicative areas of expansion are identified on the planning maps. A plan change is required to make these areas into a live zone. Identifying these areas does not pre-empt any resource consent application or plan change application decision. However, it does ensure that the resource is identified, and new development and subdivision is appropriately considered in respect of this.

Where the term regionally significant is used below it refers both to regionally significant industry, infrastructure and significant mineral resources.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

RPROZ-O1. This zone provides for and recognises both the economic and social benefits afforded by the scheduled rural production sites and their unique operational requirements.

RPROZ-O2. Recognise and provide for the ability of the sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, to continue to operate, grow and develop and to be maintained and upgraded by:

1. Avoiding or minimising the potential for reverse sensitivity effects on activities in this zone; and
2. Managing the establishment of noise sensitive activities including subdivision, use and development.

- RPROZ-O3. Ensure the adverse effects of the scheduled rural production sites are internalised, or avoided, remedied or mitigated as far as practicable.
- RPROZ-O4. Provide for the primary purpose of any scheduled activity in the rural production zone including opportunities for their growth and expansion to meet future demands, while managing the adverse effects on the environment.
- RPROZ-O5. Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment as far as practicable.
- RPROZ-O6. Ensure new development or re-development does not compromise the safety of the transport network or exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- RPROZ-P1. Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by limiting the establishment or growth of noise sensitive activities on surrounding sites.
- RPROZ-P2. Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for activities on sites identified as regionally significant, the ensuing operations must remedy or mitigate adverse effects in that order in the first instance, or if this is not possible, offset adverse effects on the indigenous biodiversity values and ecological characteristics of the significant natural area by:
1. Providing a biodiversity offset that is consistent with the framework detailed in Appendix 4 Biodiversity Offsetting Framework; and
 2. Ensuring the biodiversity offset can achieve no net loss of indigenous biodiversity values at a regional scale, preferably in the affected significant natural area, or where that is not practicable, in the ecological district in which the affected significant natural area is located.
- RPROZ-P3. Where the location of an existing quarrying activity of significant mineral resources coincides with the karst overlay in whole or part, adverse effects on the geomorphological or hydrological characteristics of the karst system should be remedied or mitigated in that order in the first instance, or if this is not possible, offset adverse effects.
- RPROZ-P4. Enable scheduled activities in the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:
1. Managing dust, odour, noise, vibration, access, debris on roads, illumination and driver behaviour to maintain amenity values, particularly during the night time; and

2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Ensuring that effects associated with glare, odour and particulates are appropriately managed; and
4. Avoiding remedying or mitigating adverse effects on water bodies; and
5. Undertaking remedial measures during operations as appropriate; and
6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose.

RPROZ-P5. To maintain the safe and efficient functioning of the transport network, activities must:

1. Ensure the scale and location of any expansion is consistent with the capacity, design and function of the roading hierarchy or is able to offset adverse effects on the roading network; and
2. Ensure traffic generated by the activity does not compromise the safety or efficiency of the transport network; and
3. Avoid, remedy or mitigate the adverse effects of traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; and
4. Provide well located, appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity.

RPROZ-P6. Ensure the scale and location of any expansion of activities does not adversely affect local character or amenity by:

1. Maintaining boundary setbacks for activities and buildings; and
2. As far as practicable, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours; and
3. Ensuring that industrial buildings are designed as far as practicable to not overshadow or overly dominate the wider surrounding area.

RPROZ-P7. Recognise that meeting mineral and aggregate needs from predominantly local sources is desirable and provide for this by:

1. Recognising that quarrying activities are constrained by the location of the resource; and
2. Recognising the importance of maintaining a supply of extracted minerals.

RPROZ-P8. Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development in those areas surrounding RPROZ-SCHED1 – Scheduled rural production sites.

RPROZ-P9. Where reticulated water, wastewater and stormwater networks are available, discourage any development that requires servicing and infrastructure at an adverse cost to the community.

RPROZ-P10. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated water, wastewater and stormwater methods.

RPROZ-P11. Ensure new development is designed and located to manage significant risks from natural hazards.

RPROZ-P12. Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of **the Te Kūiti Aerodrome**.

Rules

The rules that apply to the rural production zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- RPROZ - Table 1 - Activities rules; and
- RPROZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-wide matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

RPROZ - Table 1 – Activities Rules

RPROZ-R1.	Warehouses , cool stores and covered storage areas for the storage of products produced on site – where these are ancillary to the primary purpose of any scheduled activity
RPROZ-R2.	Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots, emergency service facilities and workshops ancillary to the primary purpose of any scheduled activity
RPROZ-R3.	Laboratories and research facilities ancillary to the primary purpose of any scheduled activity
RPROZ-R4.	Demolition and/or removal of buildings
RPROZ-R5.	Tanks, silos and stormwater ponds
RPROZ-R6.	Agricultural, pastoral and horticultural activities including stock underpasses, stockholding areas, loading facilities and pens
RPROZ-R7.	One residential unit providing residential accommodation per each individual zone for security staff or caretakers.
RPROZ-R8.	Vehicle parking and vehicle storage ancillary to the primary purpose of any scheduled activity

RPROZ-R9.	Helipads and facilities for their servicing and management ancillary to the primary purpose of any scheduled activity
RPROZ-R10.	Temporary overhead electrical and telecommunication lines subject to Council being formally notified of the route, voltage/type of the electrical or telecommunications link and the date by which it will be removed.
RPROZ-R11.	Accessory buildings ancillary to any permitted activity
Activity status: PER Where 1. All of the performance standards in RPROZ - Table 2 are complied with; and 2. Where the building is listed in SCHED1 - Heritage Buildings and Structures , see the historic heritage chapter. <i>Note: For the avoidance of doubt RPROZ-R1 to RPROZ-R11 apply to all sites identified in RPROZ-SCHED 1, with the exception of RPROZ-R7 which does not apply to the Taharoa Ironsands Mine (RPROZ-1).</i>	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2. Activity status where compliance is not achieved with RPROZ-S8: NC
RPROZ-R12.	RPROZ-1 to RPROZ-9: Mineral prospecting and exploration
RPROZ-R13.	RPROZ-1 to RPROZ-9: Quarrying activities
Activity status: PER Where 1. This rule only applies to sites RPROZ-1 to RPROZ-9 as listed in RPROZ-SCHED1; and 2. All of the performance standards in RPROZ - Table 2 are complied with. <i>Note: The provisions of the earthworks chapter do not apply to quarrying activities.</i>	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.
RPROZ-R14.	RPROZ-10 to RPROZ-11: Mineral processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site
RPROZ-R15.	RPROZ-12 to RPROZ-13: Meat processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site
Activity status: PER Where 1. This rule only applies to sites RPROZ-10 to RPROZ-13 as listed in RPROZ-SCHED1; and 2. All of the performance standards in RPROZ - Table 2 are complied with.	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.

RPROZ-R16.	RPROZ-14 to RPROZ-17: Hydro-electric Power Generation
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Except for RPROZ-R17.4, refer to the Energy chapter.

RPROZ-R17.	High trip generating activities
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While all activities in this zone must comply with the provisions in the transport chapter, for clarity, the following applies in respect of Integrated Transport Assessments:

1. All activities in the zone must comply with the provisions of TRAN-R8; and
2. For the purposes of TRAN - Table 3, RPROZ-1 to RPROZ-9 must **be assessed as "Primary production – mining and quarrying activities"; and**
3. For the purposes of TRAN - Table 3, RPROZ-10 to RPROZ-13 must **be assessed as "Industrial activities"; and**
4. For the purposes of TRAN - Table 3, RPROZ-14 to RPROZ-17 must **be assessed as "Rural-based industry".**

RPROZ-R18.	Activities not otherwise listed in RPROZ - Table 1
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Activity status: DIS

Activity status where compliance is not achieved: N/A

RPROZ-R19.	Non- compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps
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Activity status: PR

Activity status where compliance is not achieved: N/A

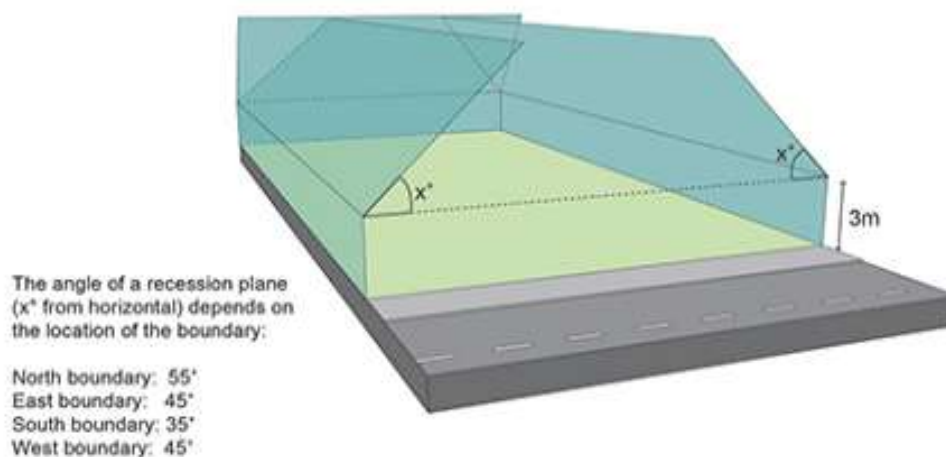
RPROZ – Table 2 – Performance Standards

RPROZ-S1.	Minimum setback from boundaries
<ol style="list-style-type: none"> 1. From road boundaries: 2. The minimum setback for buildings or structures greater than 10 m high on all roads – 60 m; and 3. The minimum setback from a district road boundary for all other buildings or structures – 15 m; and 4. The minimum setback from a designated State Highway boundary for all other buildings or structures – 30 m; and 5. The minimum setback from any road boundary for deposition of overburden material or for extraction and deposition of aggregates – 30 m; AND 6. From internal site boundaries: 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) The extent to which the landscaping, fencing or screening is able to soften the visual impact of the proposed building, structure or activity; and (b) The overall landscaping provided on-site; and (c) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and (d) The extent of the activity and the ability to internalise adverse effects; and (e) The extent to which off-site effects including noise will inhibit the use of surrounding land; and

<ol style="list-style-type: none"> 7. The minimum setback from internal site boundaries for buildings greater than 10 m high must be 60 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and 8. The minimum setback from internal site boundaries for all other buildings must be 15 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and 9. The minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates must be 30 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater provided that this rule shall not apply to any common boundary with an adjoining site which is in the same holding or where the written agreement of the relevant landowner to a lesser setback is obtained and provided to Council prior to the works commencing. 10. On rear sites all boundaries are internal boundaries; and 11. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding. <p><i>Note: Stockyards and stock loading ramps are not required to comply with this rule.</i></p> <p><i>Note: All buildings and structures must also comply with NATC-R2, CEH-R1 and CEH-R2.</i></p>	<ol style="list-style-type: none"> (f) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of the surrounding area and/or road; and (g) Effects on the safety and efficiency of traffic flow; and (h) The extent to which the activity can be relocated to meet setback requirements; and (i) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and (j) Topographical and geographical features affecting odour, dust, visual impact and noise; and (k) The effects associated with layout, design and location of the activity, including operating hours; and (l) The effects of increased traffic and the timing of traffic generation; and (m) The extent to which the reduction in the setback is due to the shape or natural and physical features of the site.
RPROZ-S2.	Height and height in relation to boundary
<ol style="list-style-type: none"> 1. Structures must not exceed 20 m in height as measured from ground level; and 2. No structure or stored materials shall project beyond a building recession plane from points 3 m above site boundaries. See Figure - RPROZ 1. 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the building or structure; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (d) Effects on the character and amenity values of the surrounding properties, public spaces, the adjacent zone or road; and

- (e) Effects on the visual privacy of adjoining properties.

Figure – RPROZ 1 – Height in relation to boundary



RPROZ-S3.	Maximum building size and building coverage
<ol style="list-style-type: none"> 1. Construction, alteration or extension of buildings or structures - the maximum size of a building or structure must be no greater than 1000 m²; and 2. The total building and structure coverage on a site must not exceed 30% of the net site area. 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the building or structure; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) The adverse effects on adjacent sites; and (d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (e) Effects on stormwater management and overland flow paths; and (f) The extent of the activity and the ability to internalise adverse effects; and (g) The extent to which off-site effects including noise will inhibit the use of surrounding land; and (h) Provision of on-site parking, manoeuvring and access; safety and efficiency and the effects of traffic generation, particularly (i) Effects on riparian margins or areas of indigenous vegetation; and (j) The effects associated with layout, design and location of the activity, including operating hours.

RPROZ-S4.	Landscaping – adjoining zones	
<div>1. The side and/or rear boundary of a site that adjoins a site zoned as residential, rural lifestyle, settlement, Māori purpose, tourism, future urban or open space must either:</div> <div><div><div>(i) Be planted and/or landscaped with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or</div><div>(ii) Be fenced with a solid, close-boarded enclosed fence made with a minimum height of 2 m in height as measured from ground level;</div></div><div>AND</div><div>(iii) Security fences and fences over 2 m high must be set back a minimum of 2 m from all road boundaries, including internal road boundaries, and must be landscaped to screen the fence or security fence.</div></div>	<div>Matters over which discretion is restricted:</div> <div><div>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</div><div>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</div><div>(c) The extent of the activity and the ability to internalise adverse effects; and</div><div>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</div><div>(e) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of any adjacent zone; and</div><div>(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</div></div>	
RPROZ-S5.	Landscaping – road boundaries	
<div>1. All buildings, carparking areas or yard areas that are visible from an adjoining road boundary, or a public space must be screened from the road with landscaping and planting that will, within at least two years after planting, reach a minimum height of 2 m and, with the exception of vehicle crossing, be a minimum width of 2 m from the road boundary; and</div> <div>2. This rule does not apply to RPROZ-1.</div>	<div>Matters over which discretion is restricted:</div> <div><div>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</div><div>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment and adjacent road; and</div><div>(c) The extent of the activity and the ability to internalise adverse effects; and</div><div>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</div><div>(e) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and</div><div>(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</div></div>	

RPROZ-S6.	Outdoor storage screening
<p>1. No outdoor storage area shall be visible from an adjoining property, public space or a road.</p> <p>Any outdoor storage area visible from an adjoining property, public space or road must be screened from the property, public space or road by:</p> <ul style="list-style-type: none"> (i) Planting and/or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or (ii) Fencing with a solid, close-boarded enclosed fence 2m high as measured from ground level. <p>2. Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1).</p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and (b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and (c) The extent to which the siting and external appearance of the outdoor storage, sits within the receiving environment; and (d) The extent to which the non-compliance adversely affects the character and amenity values of any adjacent zone; and (e) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.
RPROZ-S7.	Servicing
<p>1. All developments must have an independent potable water supply for activities on the site; and</p> <p>2. All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509: 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and</p> <p>3. All developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).</p> <p><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509: 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</i></p> <p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawatū Whanganui Regional Council.</i></p>	<p>Matters over which discretion is restricted:</p> <p>Potable water supply</p> <ul style="list-style-type: none"> (a) Infrastructure provision; and (b) Any alternative measures or mitigation measures proposed; and (c) Consideration of alternative locations; and <p>Stormwater management</p> <ul style="list-style-type: none"> (d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and (e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites; and (f) Use of green infrastructure methods for stormwater management; and <p>Fire fighting water supply</p> <ul style="list-style-type: none"> (g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and (h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and

		<p>Wastewater management</p> <p>(i) The type of by-product or waste proposed to be stored, treated or disposed of and its potential effects; and</p> <p>(j) The location and scale of the storage facility; and</p> <p>(k) The effect on surrounding properties, rural character and amenity; and</p> <p>(l) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</p> <p>(m) Potential reverse sensitivity effects on any adjoining rural activities.</p>
RPROZ-S8.	Minimum setback from water bodies – quarrying activities, mineral prospecting and exploration	
<ol style="list-style-type: none"> 1. The minimum setback for quarrying activities, mineral prospecting and exploration from the edge of any water body as measured from the closest bank – 30 m; and 2. The minimum setback from the edge of any water body as measured from the closest bank for deposition of overburden material or for extraction and deposition of aggregates – 30 m; and 3. For the purposes of this rule a water body is: <ol style="list-style-type: none"> (i) A perennial watercourse with a bankfull channel width of 3 m or more; or (ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or (iii) A lake equal to or larger than 0.25 ha. <p><i>Note: For setbacks from natural wetlands see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p>	<p>Activity status where compliance is not achieved: NC</p>	

RPROZ-SCHED1 – Scheduled rural production sites

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type & regional significance
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Primary Purpose - Quarrying Activities

RPROZ-1		Taharoa Ironsands Mine	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block	Significant mineral resource
RPROZ-2		Ravensdown Supreme Lime Quarry	Mangarino Road	Pukeroa Hangatiki A56 & A58 Blocks, Lot 3 DPS 91155	Significant mineral resource
RPROZ-3		Graymont Oparure Quarry	Oparure Road	Lot 2 DPS 77130	Significant mineral resource
RPROZ-4		Rorisons Riverside Wairere Lime Quarry	Kaitaringa road	Lot 2 DPS 17671, Aorangi 3D1 Block	Significant mineral resource
RPROZ-5		Tuckers Quarry	Aria road	Part Section 1 & 16 Block X Totoro SD, Section 14 Block X Totoro SD, Section 31 Block IX Totoro SD, Part Lot 1 DP 4271, Lot 1 DP 14708	Significant mineral resource
RPROZ-6		Piopio Quarry	State Highway 3	Lot 1 DPS 14880, Lot 1 DPS 39347	Significant mineral resource
RPROZ-7		Symonds Quarry Omya New Zealand Limited	Somerville Road	Lot 2 DPS 56871, Lot 1 DPS 41887, Lot 1 DPS 50483, Lot 14 DP 20464, Section 1 SO 532312	Significant mineral resource
RPROZ-8		Greywacke Quarry	State Highway 30 – Bodley Road	Part Section 13 Block VIII Otanake SD	Not regionally significant
RPROZ-9		Awakino Quarry	Manganui Road	Sections 16, 17 & 41 Block VII Awakino North SD	Significant mineral resource

Primary Purpose – Mineral Processing

RPROZ-10		Omya New Zealand Limited Mineral Processing Plant	Hangatiki East Road	Part Te Kumi A10B Block, Lot 1 DPS 10455, Lot 1 Sec 24 Block XV Orahiri SD	Regionally significant industry
RPROZ-11		Rorisons Serpentine Quarry	Kohua Road	Aorangi B2B2B2 Block	Significant mineral resource

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type & regional significance
Primary Purpose – Meat Processing					
RPROZ-12		Te Kuiti Meat Processors Limited	Rangitoto Road	Part Lot 1 DP 19124	Regionally significant industry
RPROZ-13		Crusader Meats Limited	State Highway 30	Part Tiroa E Block	Not regionally significant
Primary Purpose – Hydro-electric Power Generation					
RPROZ-14		Wairere Hydro Power Station King Country Energy	Aria Road	Crown Land Block VI (under action) Totoro Survey District, Part Section 1 Block VI Totoro SD	Regionally significant infrastructure
RPROZ-15		Mokauiti Hydro Power Station King Country Energy	Totoro Road	Lot 1, 2, 3, 4 & 8 DP 9235, Section 28, 29 & 33 Block IX Totoro SD	Regionally significant infrastructure
RPROZ-16		Speedies Road Hydro Power Station The Lines Company	Speedies Road	Section 2 SO 426054, Lot 2 DP 410761	Regionally significant infrastructure
RPROZ-17		Boulder Creek Road Hydro Power Station Crusader Meats Limited	Waipa Valley Road	Lot 1 DP 367689	Regionally significant infrastructure

*Note: The rural production zone may only apply to part of the land parcels identified in this schedule. See the Planning Maps for the extent of the zone.

Advice notes

Accidental discovery protocol

In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:

- Work must cease immediately at that place and within 20m around the site;
- Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;
- Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);

-
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
 - *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.

Contaminated land

If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2011.

Regional Council consents

*A resource consent for some earthworks may also be required from the Waikato Regional Council or **Manawatū-Whanganui Regional Council**.*

Works in close proximity to any electricity line

Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.

Landscaping

Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.

Attachment 3

A copy of the relevant parts of the decision

Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 43. Rural Production Zone

19 June 2025

Commissioners

Greg Hill (Chair)

Wikitōria Tāne

Allan Goddard

Phil Brodie

TABLE OF CONTENTS

1.	Introduction	3
2.	Hearing arrangements.....	3
3.	Section 42A Report and Addendum Report	4
4.	Panel decision	4
5.	Conclusion	11
6.	Appendix 1 – Submission Table	12
7.	Appendix 2 – Decisions Version of the Chapter.....	13
8.	Appendix 3 – Section 32AA Evaluation	14

1. Introduction

1. This Decision Report relates to all the submissions received by the Waitomo District Council (Council) on Chapter 43 the Rural Production Zone. This includes related provisions within the Proposed Waitomo District Plan (PDP) such as Definitions (Chapter 9) and Appendices and Schedules (Part 4).
2. The zone provides for scheduled rural industrial activities and regionally significant operations and seeks to balance their functional needs with environmental considerations. The chapter recognises that the majority (but not all) of the sites in the rural production zone are constrained by the location of the natural resource they depend on.

2. Hearing arrangements

3. The hearing was held in person and online **on 16 and 17 July 2024 in Council's** offices at 15 Queen Street, Te Kuiti. All of the relevant information pertaining to this hearing (i.e., section 42A reports, legal submissions and evidence) is **contained on Council's website**.
4. The following parties submitted on this chapter.

Submission no	Submitter
27	Horticulture New Zealand (Hort NZ)
46	Federated Farmers
49	Taharoa Ironsands Ltd
07	Omya
23	Balance Agri-Nutrients
43	Graymont (New Zealand) Limited
16	Fire and Emergency New Zealand (FENZ)
17	Waka Kotahi
53	Department of Conservation
47	Forest and Bird
29	Aggregate and Quarry Association (AQA)
16	FENZ
24	Ministry of Education (MoE)
02	New Zealand Helicopter Association
09	Chorus New Zealand Limited, Connexa Limited, Spark New Zealand Trading Limited and Vodafone New Zealand Limited
51	KiwiRail Holdings Ltd
25	The Lines Company
31	Transpower
33	King Country Energy

Submission no	Submitter
39	Firstgas
FS08	Graymont (New Zealand) Limited
FS18	Omya
FS21	Taharoa Ironsands Ltd
FS23	Te Nehenehenui
FS28	Roy Wetini
FS05	Federated Farmers
FS17	NZ Speleological Society
FS19	PF Olsen
FS13	New Zealand Agricultural Aviation Association

3. Section 42A Report and Addendum Report

5. Unless otherwise stated in the Panel decision below, the Panel has elected to adopt the outcomes of the Section 42A Report and further amendments made in the Section 42A Addendum Report on this chapter.

4. Panel decision

6. On 16 July 2024 Benjamin Murray and Terry Calmeyer appeared at the hearing on behalf of Graymont (New Zealand) Ltd. In submission points 43.97 and 43.98 Graymont submitted regarding the identification and differentiation of regionally significant sites in the policy framework.
7. The Panel noted that all parties agreed with the section 42A report recommendation for an amendment to the overview section of the chapter. This was to explain that regionally significant sites comprise regionally significant industries, regionally significant infrastructure and significant mineral resources in line with definitions, policies and methods in both regional policy statements.
8. The Panel further noted that all parties agreed with the section 42A addendum report recommendation to amend the schedule itself to make it clearer which sites are regionally significant (RPROZ-SCHED1 which is contained in the RPROZ zone chapter). This change negates the need for further changes to RPROZ-P1 and P2. The Panel directed that the following amendments be made:

RPROZ-SCHED1 – Scheduled rural production sites

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type & regional significance
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Primary Purpose - Quarrying Activities

.....					
RPROZ-3		Graymont Oparure Quarry	Oparure Road	Lot 2 DPS 77130	Significant mineral resource
.....					
RPROZ-8		Greywacke Quarry	State Highway 30 – Bodley Road	Part Section 13 Block VIII Otanake SD	<u>Not regionally significant</u>

9. Submission point 43.07 requested that RPROZ-SCHED1 was amended to identify **Oparure Quarry and associated Te Kūiti Processing Plant as 'regionally significant industry'**. Mr Murray and Ms Calmeyer provided evidence to the hearing regarding the Te Kūiti Kiln site as 'regionally significant industry'.
10. In the general rural zone decision report, the Panel agreed with Mr Murray and Ms Calmeyer that the Te Kūiti Kiln meets the criteria as regionally significant industry. Accordingly, the Panel directed changes to the industrial zone's overview to recognise this. The Panel considered that the industrial zoning was more appropriate than rural production zoning where the other sites of regional significance are scheduled. However, they agreed with the submitters that this did not preclude identification of the site as follows:

Overview

....In these locations, a higher level of amenity is expected to ensure the potential for reverse sensitivity effects is minimised.

In line with the provisions of the Waikato Regional Policy Statement, the Graymont Te Kūiti Kiln on Beros Road is recognised as a site of regionally significant industry. This status signals that the industrial activities on the site may have effects on the adjacent natural open space and general rural zones, beyond those which are generally anticipated in those zones.

It is critically important that industrially zoned land

11. This change has the effect of amending Graymont's submission point 43.07 from reject to accept in part, and Te Nehenehenui's further submission FS23.177 from accept to reject.
12. In further submission point FS08.24, Graymont opposed Fire and Emergency New Zealand's submission to retain RPROZ-R26 as notified and considered requiring a consent as a discretionary activity to be overly restrictive. The Panel considered that the approach was not necessarily inconsistent with policy framework, but agreed the activity status should be restricted discretionary. The Panel considered that the matters of discretion could be clearly identified and directed that the following amendment be made as set out below.
13. As Fire and Emergency New Zealand requested the rule be retained as notified, this change has the effect of amending their submission point 16.47 from accept to reject and Graymont's further submission FS08.24 from reject to accept.

The matters over which discretion is restricted:

Potable water supply

-
- (a) Infrastructure provision; and
 - (b) Any alternative measures or mitigation measures proposed; and
 - (c) Consideration of alternative locations; and
Stormwater management
 - (d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and
 - (e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites; and
 - (f) Use of green infrastructure methods for stormwater management; and
Fire fighting water supply
 - (g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and
 - (h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and
Wastewater management
 - (i) The type of by-product or waste proposed to be stored, treated or disposed of and its potential effects; and
 - (j) The location and scale of the storage facility; and
 - (k) The effect on surrounding properties, rural character and amenity; and
 - (l) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and
 - (m) Potential reverse sensitivity effects on any adjoining rural activities.
-

14. Mr Grant Eccles and Mr Ian Goodacre appeared at the hearing on behalf of Taharoa Ironsands Limited on 17 July. The Commissioners had visited the site so were familiar with it, the surrounding area, and understood the submission points being raised by Taharoa Ironsands Limited.
15. In submission point 49.01 Taharoa requested that rural production zoning be applied to the Te Mania Block which is subject to the indicative area notation.

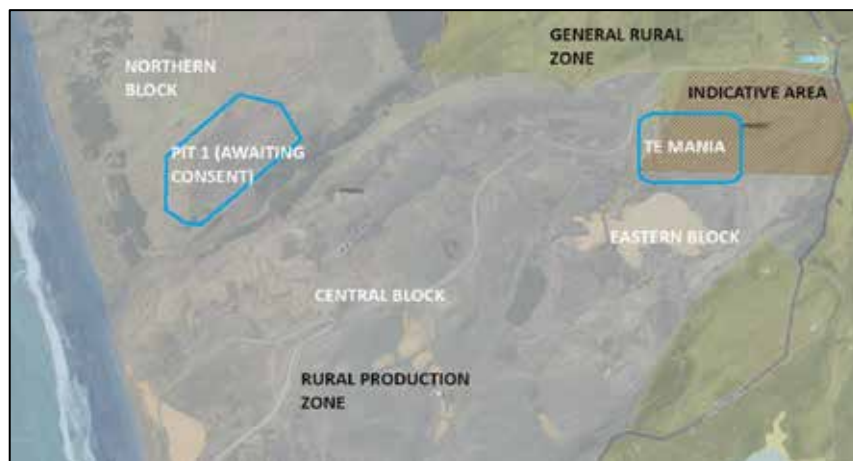


Figure 1: Map showing the notified zoning, Pit 1 and the extent of the Te Mania consented area

16. The Panel considered the information and evidence provided at the hearing. In the original submission, the submitter sought to:
- retain the zoning of the overall Taharoa Ironsands mine site (Taharoa C

Block, Taharoa A7J3B Block, Taharoa A7J4B Block) as rural production zone; and

- rezone the whole Te Mania Block and the Pihopa Block from general rural zone/indicative rural production zone to rural production zone to recognise mining as a consented activity on that site.

Evidence presented ahead of the hearing and at the hearing also sought:

- rezoning of the northern and southern blocks from general rural zone indicative areas to live rural production zones.
- no rezoning of the Pihopa Block from the general rural zone to either a rural production zone or indicative rural production area.

17. The submitter requested that Pihopa no longer to be considered for rezoning; thus restricting the rezoning request to Te Mania (Part Taharoa A7J2 Block).



Figure 2: Map showing the named blocks

18. The Panel accepted that the request to rezone was sought in a submission. However, the Panel found that Taharoa had not provided sufficient information/evidence to support the rezoning. While acknowledging the section 32 assessments provided by Mr Eccles, the Panel considered that it did not have sufficient information to address all the potential effects on any identified features, the potential adverse effects on (for example) the surrounding village and school, affected parties and mana whenua. As such the Panel, noting that the consents do not authorise mining on the entire block and are geographically limited to an area in the southwest corner, do not agree to rezoning the Te Mania block as rural production.
19. The Panel reviewed the section 42A report and its addendum and Mr Eccles **evidence. It was the Panel's view that there was insufficient information/evidence** to support rezoning the Te Mania block from general rural to rural production zone. The Panel considered that a fuller environmental impact assessment of the implications of rezoning the entire block and the potential impact of this (i.e. consideration of the effects of mining sand in this area) should be undertaken before any rezoning takes place.
20. The Panel was also particularly concerned about ensuring that all potentially affected parties had the ability to fully consider the implications of the rezoning regardless of the resource consent over the southwestern corner of the block.
21. Overall, the Panel was of the view that a plan change process was the more appropriate if the submitter wanted to rezone that land; and that a full

environmental assessment and section 32 evaluation would need to be undertaken prior to any rezoning request.

22. The Panel also considered submissions from Roy Wetini and Teina Malone who appeared at the hearing on 16 July for the Wetini whanau and Te Ruunanga o Ngaati Mahuta ki te Hauaaauru. The Panel noted the particular concerns raised in regard to the environmental and cultural impacts of sand mining in the wider area.
23. The Panel also noted Mr Wetini **and Ms Malone's concerns about the impact of GRUZ-R42** which requires the minimum setback for a building housing a residential activity from the boundary of a rural production zone to be 250 m. If this cannot be achieved a restricted discretionary resource consent is required with matters of discretion relating to:
 - The ability to mitigate adverse effects through the use of screening, planting, landscaping and alternative design.
 - Potential reverse sensitivity effects.
 - Site topography and orientation and whether the structure can be more appropriately located or designed to minimise potential reverse sensitivity effects.
 - The extent to which the reduction in the setback is necessary due to the shape or natural and physical features of the site.
24. The Panel considered **Mr Wetini and Ms Malone's evidence in respect of** removing the indicative area notations, particularly from the Te Mania and Pihopa blocks and removing rural production zoning from all allotments with the exception of Taharoa C Block. The Panel considered a number of options including removing or pulling back the indicative area.
25. The Panel concluded that there was no scope to change either the indicative area or the zoning as the submission from the submission lodged by Wetini whanau and Te Ruunanga o Ngaati Mahuta ki te Hauaaauru. Schedule 1 clause 8 of the RMA specifies that further submissions must be limited to a matter in support of or in opposition to the relevant original submission. Essentially, a further submission cannot go further than supporting or opposing a submission point. As **such, the Wetini's submission point FS28.01** is accepted-in-part, as the Panel does not agree to rezone the Te Mania block to a rural production zone.
26. In submission point 49.01 Taharoa requested policy support be provided for the Indicative Area notations which recognises the appropriateness of the land within the indicative rural production area for future mining activities. The Panel agreed with the reasoning in the section 42A report - that in the context of indicative areas no regard is had to it when a resource consent application is made within these areas for regionally significant purposes (i.e. sand mining). The context is to ensure that sensitive activities which might limit the expansion of these significant mineral resources over the lifetime of this plan are managed at the earliest possible stage.
27. **The Panel did not agree with Taharoa's proposed amendment to RPROZ-P1 to "avoid" rather than** limit the establishment or growth of noise sensitive activities on surrounding sites. The Panel considered that this placed an unreasonable burden on neighbouring properties already subject to rules in both the subdivision chapter and general rural zone to manage the potential for reverse sensitivity effects to arise.
28. The Panel did not agree to remove the matter of discretion from RPROZ – Table 2 which requires consideration of the extent of the activity and the ability to

internalise adverse effects. The Panel considered that the matter of discretion in RPROZ-R20 and R22(d) and R23 and R24(c) is a cornerstone element of the management of RPROZ sites. They agreed with the section 42A addendum report that it may be that some effects cannot be internalised, however this matter of discretion enables consideration of that extent.

29. In submission point 49.04 Taharoa requested RPROZ-P4.6 be amended so the requirement is where quarrying activities occur, those sites **are rehabilitated 'as far as practicable'**. The Panel agreed with Taharoa's proposed amendment to RPROZ-P4.6, considering that mineral extraction sites can only be rehabilitated as far as practicable, and that consent conditions will ensure that each site must undertake remedial measures as appropriate and necessary to that location. The Panel directed the following change in green:

RPROZ-P4. Enable scheduled activities in the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:

1. Managing dust, odour, noise, vibration, access, debris on roads, illumination and driver behaviour to maintain amenity values, particularly during the night time; and
2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Ensuring that effects associated with glare, odour and particulates are appropriately managed mitigated; and
4. Avoiding remedying or mitigating adverse effects on water bodies; and
5. Undertaking remedial measures during operations as appropriate; and
6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose.

30. The Panel agreed to provide for the ability to waive the minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates where it applied to any common boundary in the same land holding or where the written agreement of the relevant landowner is obtained. This requires an amendment to RPROZ-R20.9. The Panel adopts the applicable elements of the section 32AA evaluation contained in the Statement of Evidence of Grant Eccles for Taharoa Ironsands Limited Planning – Rural Production Zone Dated 21 June 2024. The Panel directed the following change in green:

9. The minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates must be 30 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater provided that this rule shall not apply to any common boundary with an adjoining site which is in the same holding or where the written agreement of the relevant landowner to a lesser setback is obtained and provided to Council prior to the works commencing.

31. The Panel also agreed to waive the requirement to landscape road boundaries at the Taharoa Ironsands site under RPROZ-R24. RPROZ-R24 which requires that all buildings, carparking areas or yard areas that are visible from an adjoining road boundary, or a public space, must be screened from view by planting. The Panel agreed that this provision is impractical at this location and should not be applied at the Taharoa site. The Panel adopts the applicable elements of the section 32AA evaluation contained in the Statement of Evidence of Grant Eccles for Taharoa Ironsands Limited Planning – Rural Production Zone Dated 21 June 2024. The Panel directed the following change in green:

RPROZ-R24.	Landscaping – <u>road</u> boundaries
<ol style="list-style-type: none"> 1. All buildings, carparking areas or yard areas that are visible from an adjoining road boundary, or a public space must be screened from the road with landscaping and planting that will, within at least two years after planting, reach a minimum height of 2 m and, with the exception of vehicle crossing, be a minimum width of 2 m from the road boundary. <u>and</u> 2. <u>This rule does not apply to RPROZ-1.</u> 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and (b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment and adjacent road; and (c) The extent of the activity and the ability to internalise adverse effects; and (d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and (e) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and (f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.

32. On 16 July 2024 Jim Burnett appeared on behalf of Omya New Zealand Limited. The Panel acknowledged **Omya's support for the amended provisions** and particularly the changes in relation to the rezoning of Ngapenga Quarry and Rorisons Quarry.
33. Having considered the submissions and evidence presented, the Panel acknowledges the function of the rural production zone in providing for scheduled rural industrial activities that are important **to the district's economic and social well-being**. The Panel agrees that the chapter appropriately distinguishes these activities from those in the general rural zone due to their larger operational scale and potential to generate adverse effects beyond those anticipated in the general rural zone.

34. The Panel agreed with the purpose of the chapter to appropriately manage effects associated with scheduled rural production activities and found that:
- RPROZ-SCHED1 appropriately identifies site-specific provisions for key rural activities, including their primary purpose and significance.
 - The provisions reflect the need to locate certain activities close to natural resources while managing associated effects.
The approach to identifying significant mineral resources and their indicative expansion areas is consistent with the Waikato Regional Policy Statement.
 - Requiring a plan change to activate indicative quarry expansion areas ensures robust assessment and public input without pre-empting future decisions.
35. Otherwise, unless stated in the Panel decision above, the Panel has elected to adopt the recommendations in the Section 42A Report and the Section 42A Addendum Report on this chapter.

5. Conclusion

36. The Panel accepts the recommendations in the section 42A reports and where noted above, the evidence filed by the submitters. The reasons for this are those set out in the section 42A reports, the evidence, and provided in this Decision; collectively forming the section 32AA assessment informing this Decision.
37. Overall, the Panel is satisfied that the provisions of this chapter, as amended, enables the ongoing operation of key rural activities and provides a clear framework for managing current and potential future effects.
38. The Panel accepts, accepts in part, or rejects the submissions as set out in the section 42A reports.

For the Hearing Panel



Greg Hill, Chair

Dated: 19 June 2025

6. Appendix 1 – Submission Table

Rural Production Zone – Submission Points

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
27.80	Horticulture New Zealand (Hort NZ)	Oppose	RPROZ	Amend the Rural production zone to be a precinct in the General rural zone as it does not fit the description of the National Planning Standards.	Reject
FS08.04	Graymont (New Zealand) Limited	Oppose in part		Disallow	Accept
FS18.06	Omya	Neutral		No specific outcome sought however Omya would like to be engaged in the outcome/decision of this submission point.	Accept
FS21.12	Taharoa Ironsands Ltd	Oppose		Retain the RPROZ as a stand-alone zone.	Accept
46.108	Federated Farmers	Support	Entire chapter	Retain chapter 43 Rural Production Zone as notified or with wording to similar effect. And Any consequential amendments required as a result of the relief sought.	Accept
49.03	Taharoa Ironsands Ltd	Support with amendment	RPROZ-O1-O6	TIL seeks the following relief: (i) Retain Objectives RPROZ-O1, RPROZ-O3, RPROZ-O4 and RPROZ-O6; and (ii) Amend clause 2 of Objective RPROZ-O2 so that it reads: "2. Managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u>". (iii) Amend Objective RPROZ-O5 so that it reads: "Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment as far as practicable" . Any alternative and/or consequential amendments to the same effect as the primary relief sought above.	Accept in part
07.04	Omya	Support	RPROZ-O1-RPROPZ-O6	Omya seeks that the specified objectives are retained as notified.	Reject
FS21.02	Taharoa Ironsands	Support in part		(i) Retain Objectives RPROZ-O1, RPROZ-O3, RPROZ-O4	Accept in part

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
	Ltd			<p>and RPROZ-O6; and</p> <p>(ii) Amend clause 2 of Objective RPROZ-O2 so that it reads: "2. Managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u>".</p> <p>(iii) Amend Objective RPROZ-O5 so that it reads: "Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment <u>as far as practicable</u>".</p> <p>Any alternative and/or consequential relief sought above</p>	
FS23.20	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with mana whenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept in part
23.20	Balance Agri-Nutrients	Support	RPROZ-O1	Retain as notified.	Accept
FS21.11	Taharoa Ironsands Ltd	Support		Retain Objective RPROZ-O1 Any alternative and/or consequential relief sought above.	Accept
43.93	Graymont (New Zealand) Limited	Support	RPROZ-O1	Retain as notified.	Accept
FS21.17	Taharoa Ironsands Ltd	Support		Retain as notified.	Accept
43.94	Graymont (New Zealand) Limited	Support with amendment	RPROZ-O2	<p>Retain RPROZ-O2 as notified.</p> <p>And</p> <p>Amend proposed District Plan to also specifically recognise and provide for significant mineral resources (as identified in SCHED1 – Scheduled rural production sites) in addition to providing for a recognising regionally significant industry (as highlighted in the relief to specific provisions throughout the submission).</p>	Accept in part
FS21.18	Taharoa Ironsands Ltd	Support		Retain Objective RPROZ-O2	
FS23.207	Te Nehenehenui	Oppose		Te Nehenehenui seeks to enhance the protection and	

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	
43.95	Graymont (New Zealand) Limited	Support	RPROZ-O3	Retain as notified.	Accept
FS21.19	Taharoa Ironsands Ltd	Support		Retain Objective RPROZ-O3	Accept
43.96	Graymont (NZ) Limited	Support	RPROZ-O4	Retain as notified.	Accept
FS21.20	Taharoa Ironsands Ltd	Support		Retain Objective RPROZ-O4	Accept
16.43	Fire and Emergency New Zealand (FENZ)	Support	RPROZ-O6	Retain as notified.	Reject
17.126	Waka Kotahi	Support in part	RPROZ-O6	<p>Amend RPROZ-O6 as follows:</p> <p>Ensure new development <u>does not compromise the safety of the transport network or exceed available capacities for servicing and infrastructure.</u></p>	Accept
43.97	Graymont (New Zealand) Limited	Support with amendment	RPROZ-P1	<p>Amend RPROZ-P1 as follows:</p> <p>Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ- SCHED1 – Scheduled rural production sites, by limiting the establishment or growth of noise sensitive activities on surrounding sites.</p>	Reject
FS21.21	Taharoa Ironsands Ltd	Support		<p>i. Retain the relief sought by Graymont</p> <p>ii. In the alternative, alter all references to “significant mineral resource” to read “regionally significant mineral resource”</p>	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				Any alternative and/or consequential amendments to the same effect as the primary relief sought above.	
49.04	Taharoa Ironsands Ltd	Support with amendment	RPROZ-P1-P12	<p>TIL seeks the following relief:</p> <p>(i) Retain Policies RPROZ-P2, RPROZ-P3, RPROZ-P5, RPROZ-P7; and RPROZ-9 to RPROZ-P12.</p> <p>(ii) Amend Policy RPROZ-P1 so that it reads: "Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ- SCHED1 – Scheduled rural production sites, by avoiding limiting the establishment or growth of noise sensitive activities on surrounding sites".</p> <p>(iii) Amend clause 6 of Policy RPROZ-P4 so that it reads: "6. Requiring sites where quarrying activities occur to be rehabilitated <u>as far as practicable</u> and ensuring appropriate materials are used for this purpose".</p> <p>(iv) Amend clause 2 of Policy RPROZ-P6 so that it reads: "2. With the exception of the Taharoa Ironsands mine, Ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours".</p> <p>(v) Amend Policy RPROZ-P8 so that it reads: "Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites"</u>.</p> <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	<p>Reject amendment to RPROZ-P1</p> <p>Accept RPROZ-P2 retain as notified</p> <p>Accept RPROZ-P3 retain as notified</p> <p>Accept amendment to RPROZ-P4</p> <p>Reject RPROZ-P5 not retained as notified</p> <p>Accept in part amendment to RPROZ-P6</p> <p>Accept RPROZ-P7 retain as notified</p> <p>Reject amendment to RPROZ-P8</p> <p>Accept RPROZ-P9 retain as notified</p> <p>Reject RPROZ-P10 not retained as notified</p> <p>Accept RPROZ-P11 retain as notified</p> <p>Accept RPROZ-P12 retain as notified</p>
FS28.02	Roy Wetini	Not stated		<p>(i) Retain Objectives RPROZ-O1. RPROZ-O3, RPROZ-O4 and RPROZ-O6 as notified by WDC;</p> <p>While we agree with retaining the above objectives, in addition to the above, we are seeking to add further objectives and policies within the Rural Production Zone that will recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, or other taonga.</p> <p>(ii) Disallow change relief sought by TIL to amend policy</p>	Accept in part

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>RPROZ-P1 and retain as notified by WDC.</p> <p>(iii) Disallow relief sought by TIL which seeks to add in the words "as far as practicable to" clause 6 of Policy RPROZ-P4 and retain as notified by WDC.</p> <p>(iv) Disallow relief sought by TIL and retain Policy RPROZP6 as notified.</p>	
07.05	Omya	Support	RPROZ-P1, RPROZ-P4 to RPROZ-P8	Omya seeks that the specified policies are retained as notified.	Reject
FS21.03	Taharoa Ironsands Ltd	Support in part		<p>i. Retain Policies RPROZ-P5 and RPROZ-P7</p> <p>ii. Amend Policy RPROZ-P1 so that it reads: "Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZSCHED1 – Scheduled rural production sites, by avoiding limiting the establishment or growth of noise sensitive activities on surrounding sites".</p> <p>iii. Amend clause 6 of Policy RPROZP4 so that it reads: "6. Requiring sites where quarrying activities occur to be rehabilitated <u>as far as practicable</u> and ensuring appropriate materials are used for this purpose".</p> <p>iv. Amend clause 2 of Policy RPROZP6 so that it reads: "2. <u>With the exception of the Taharoa ironsands mine</u>, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours".</p> <p>v. Amend Policy RPROZ-P8 so that it reads: "Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites"</u>.</p> <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	See response to submission point 49.04
53.69	Department of Conservation	Oppose	RRPOZ-P2	<p>Delete RPROZ-P2 or relief to like effect:</p> <p>Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for activities on sites identified as regionally significant, the ensuing operations must remedy or mitigate adverse effects in that order in the first instance, or if this is not possible, offset adverse effects on</p>	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>the indigenous biodiversity values and ecological characteristics of the significant natural area by:</p> <p>1. Providing a biodiversity offset that is consistent with the framework detailed in Appendix 4 Biodiversity Offsetting Framework; and</p> <p>Ensuring the biodiversity offset can achieve no net loss of indigenous biodiversity values at a regional scale, preferably in the affected significant natural area, or where that is not practicable, in the ecological district in which the affected significant natural area is located.</p>	
FS05.148	Federated Farmers	Oppose		Decline the relief sought	Accept
43.98	Graymont (New Zealand) Limited	Support with amendment	RPROZ-P2	<p>Amend RPROZ-P2 as follows:</p> <p>Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for activities on sites identified as regionally significant, <u>or as a significant mineral resource</u>, the ensuing operations must remedy or mitigate adverse effects ...</p>	Accept in part
FS21.22	Taharoa Ironsands Ltd	Support		<p>Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7</p> <ul style="list-style-type: none"> Amend RPROZ-P4(4) as follows: <ul style="list-style-type: none"> Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u> to RPROZSCHED1 – Scheduled rural production sites. Any alternative and/or consequential amendments to the same effect as the primary relief sought above. 	See response to submission point 49.04
47.177	Forest and Bird	Oppose	ROROZ-P2	<p>Delete RPROZ-P2</p> <p>And</p> <p>Any consequential changes or alternative relief to achieve the relief sought.</p>	Reject
FS05.124	Federated Farmers	Oppose		Decline the relief sought	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
FS21.29	Taharoa Ironsands Ltd	Oppose		Retain Policy RPROZ-P2	Accept
43.99	Graymont (New Zealand) Limited	Support	RPROZ-P3	Retain RPROZ-P3 as notified.	Accept
FS17.13	NZ Speleological Society	Oppose		Disallow	Reject
FS21.23	Taharoa Ironsands Ltd	Support		<p>Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7</p> <ul style="list-style-type: none"> Amend RPROZ-P4(4) as follows: <ul style="list-style-type: none"> 4. Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u> to RPROZSCHED1 – Scheduled rural production sites. <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	See response to submission point 49.04
29.08	Aggregate and Quarry Association (AQA)	Support with amendment	PROZ-P4	<p>Amend PROZ-P4 to:</p> <ul style="list-style-type: none"> Delete the word “avoid” Add the words “offset” and “compensate” 	Reject
FS18.07	Omya	Neutral		No specific outcome sought however Omya would like to be engaged in the outcome/decision of this submission point	
FS21.13	Taharoa Ironsands Ltd	Support in part		<ul style="list-style-type: none"> Amend RPROZ-P4 to delete the word “avoid” and add the words “offset” and “compensate”. Amend clause 6 of Policy RPROZP4 so that it reads: “6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose”. <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	Reject
43.100	Graymont (New	Support with	RPROZ-P4	Amend RPROZ-P4(4) as follows:	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
	Zealand) Limited	amendment		4. Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and	
FS21.24	Taharoa Ironsands Ltd	Support in part		<p>Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7</p> <ul style="list-style-type: none"> Amend RPROZ-P4(4) as follows: <p>4. Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and</p> Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u> to RPROZSCHED1 – Scheduled rural production sites. <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	See response to submission point 49.04
FS23.208	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	Reject
17.127	Waka Kotahi	Support in part	RPROZ-P5	<p>Amend RPROZ-P5 as follows:</p> <p>To maintain the safe and efficient functioning of <u>the transport network</u> adjoining roads, activities must:</p> <p>Ensure the scale and location of any expansion is consistent with the capacity, design and function of the roading hierarchy or is able to offset adverse effects on the roading-transport network; and</p> <p>Ensure traffic generated by the activity does not compromise road-the safety or efficiency <u>of the transport network</u>; and</p>	Accept
29.09	AQA	Support	RPROZ-P7	Retain as notified.	Accept
FS21.14	Taharoa Ironsands	Support		Retain Policy RPROZ-P7	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
	Ltd			Any alternative and/or consequential amendments to the same effect as the primary relief sought above	
43.101	Graymont (New Zealand) Limited	Support	RPROZ-P7	Retain RPROZ-P7 as notified.	Accept
FS21.25	Taharoa Ironsands Ltd	Support		<p>Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7</p> <ul style="list-style-type: none"> Amend RPROZ-P4(4) as follows: <ul style="list-style-type: none"> Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u> to RPROZSCHED1 – Scheduled rural production sites. Any alternative and/or consequential amendments to the same effect as the primary relief sought above. 	See response to submission point 49.04
43.102	Graymont (New Zealand) Limited	Support with amendment	RPROZ-P8	<p>Amend RPROZ-P8 as follows:</p> <p>Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>in those areas surrounding RPROZ-SCHED1 – Scheduled rural production sites.</u></p>	Accept
FS21.26	Taharoa Ironsands Ltd	Support in part		<p>Retain Policies RPROZ-P2, RPROZ-P3 and RPROZ-P7</p> <ul style="list-style-type: none"> Amend RPROZ-P4(4) as follows: <ul style="list-style-type: none"> Avoiding, <u>remedying or mitigating</u> adverse effects on water bodies; and Amend RPROZ-P8 as follows: Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development <u>on adjoining and adjacent sites</u> to RPROZSCHED1 – Scheduled rural production sites. Any alternative and/or consequential amendments to the same effect as the primary relief sought above. 	See response to submission point 49.04
16.44	FENZ	Support in part	RPROZ-P10	<p>Amend as follows:</p> <p>RPROZ-P10. Where reticulated water, wastewater and</p>	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated <u>water</u> , wastewater and stormwater methods.	
07.06	Omya	Support	RPROZ-R1	Retain as notified.	Accept
FS21.04	Taharoa Ironsands Ltd	Support		Retain Rules RPROZ-R1 and RPROZ-R2	Accept
07.06	Omya	Support	RPROZ-R1	Retain as notified.	Accept
FS21.04	Taharoa Ironsands Ltd	Support		Retain Rules RPROZ-R1 and RPROZ-R2	Accept
49.05	Taharoa Ironsands Ltd	Support with amendment	RPROZ R1-R13	<p>TIL seeks the following relief:</p> <p>(i) Retain Rules RPROZ-R1 to RPROZ-R6 and RPROZ-R8 to RPROZ-R13; and</p> <p>(ii) Amend Rule RPROZ-R7 so that it reads: <u>"One or more residential unit(s) providing residential accommodation per each individual zone for security or key operational staff or caretakers"</u>.</p> <p>(iii) Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.</p> <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>	<p>Accept - RPROZ-R1 to RPROZ-R6 and RPROZ-R8 to RPROZ-R13 retain as notified.</p> <p>Accept in part amendment to RPROZ-R7</p> <p>Accept in part amend RPROZ-R20 to RPROZ-R27 (RPROZ-R25 amended)</p>
FS28.03	Roy Wetini	Not stated		<p>49.07(iii) We oppose the relief sought by TIL to remove or amend RPROZ-R20 to RPROZ R27 and request that these performance standards are retained as notified in the Proposed Waitomo District Plan.</p> <p>**suspect error in the submission reference at the start**</p>	Reject (RPROZ-R25 amended)
16.45	FENZ	Support	RPROZ - Table Activities Rules RPROZ-R2	Retain as notified.	Accept
43.103	Graymont (New Zealand) Limited	Support	RPROZ-R12	Retain RPROZ-R12 as notified.	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
FS21.27	Taharoa Ironsands Ltd	Support		Retain Rules RPROZ-R1 and RPROZ-R2 **suspect error in further submission as the primary submission is about different rules**	Accept
07.07	Omya	Support in part / amend	RPROZ-R12- RPROPZ- R13	Omya seeks amendment to include the Ngapenga Quarry Schedule 1 reference in rules RPROZ-12 and RPROZ-13 so that rules that apply to quarrying activities and mineral prospecting apply to this site.	Reject
FS23.21	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with mana whenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept
43.104	Graymont (New Zealand) Limited	Support	RPROZ-R13	Retain RPROZ-R13 as notified.	Accept
FS21.28	Taharoa Ironsands Ltd	Support		Retain Rules RPROZ-R1 and RPROZ-R2 **suspect error in further submission as the primary submission is about different rules**	Accept
07.08	Omya	Support in part/amend	RPROZ-R14	Omya seeks amendment to include the Rorisons Aglime Processing Plant Schedule 1 reference in Rule RPROZ-R14 so that the rules that apply to mineral processing etc. apply to this site.	Reject
FS23.22	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with mana whenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept
07.09	Omya	Support in part/amend	RPROZ-R20	Omya seeks clarification that existing buildings are exempt from these rules. This could be achieved by an additional note at the end of RPROZ-R20 stating the following: <u>"Note: Buildings existing prior to the decisions version of this District Plan are exempt from this rule"</u>	Reject
FS21.05	Taharoa Ironsands Ltd	Support in part		Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa Ironsands mine	See response to submission point 49.05
FS23.23	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with mana whenua, iwi, hapu, marae, cultural values or other submission points TNN	Accept

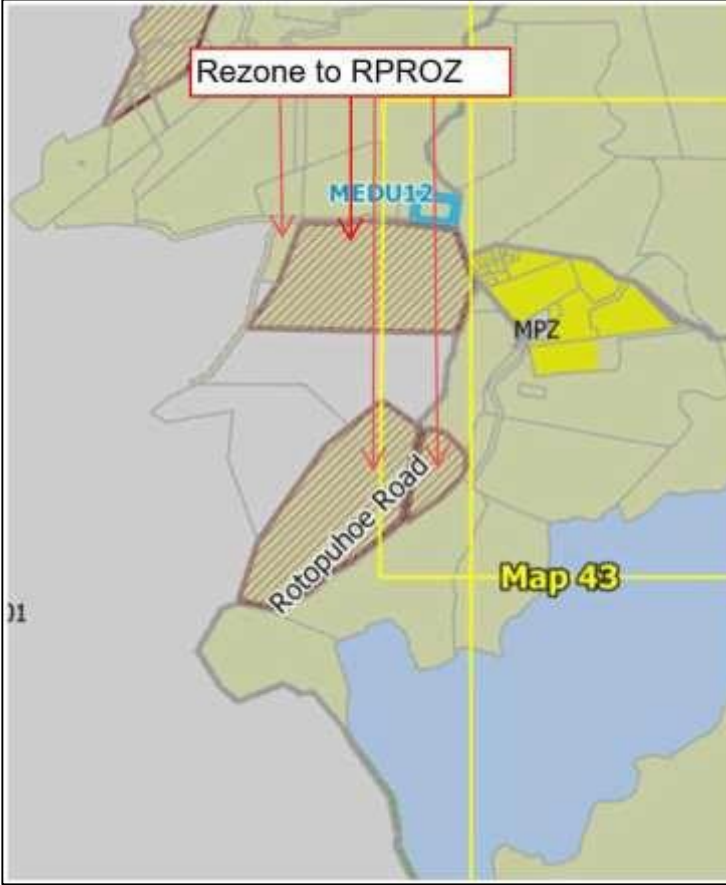
Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				support	
16.46	FENZ	Oppose	RPROZ-R20	Add as follows: <u>12. Provided emergency service facilities are exempt from this rule.</u>	Accept
07.10	Omya	Support	RPROZ-R21	Omya seeks that the specified rule is retained as notified.	Accept
FS21.06	Taharoa Ironsands Ltd	Oppose		Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.	Reject
07.11	Omya	Support	RPROZ-R22	Omya seeks that the specified rule is retained as notified.	Accept
FS21.07	Taharoa Ironsands Ltd	Oppose		Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.	Reject
07.12	Omya	Oppose	RPROZ-R25	Omya requests that this rule excludes Mineral Processing Plants and Quarries. Alternatively, overburden associated with mineral processing plants and quarries should be excluded from the definition of outdoor storage (in Part 1 – Interpretation – 9. Definitions chapter of the Proposed District Plan).	Accept
FS08.05	Graymont (New Zealand) Limited	Support		Allowed	Accept
FS21.08	Taharoa Ironsands Ltd	Support		Exclude Mineral Processing Plants and Quarrying from the rule, and the or exclude such activity from the definition of outdoor storage in the definitions chapter.	Accept
FS23.24	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Reject
07.13	Omya	Support	RPROZ-R26	Omya seeks that the specified rule is retained as notified.	Accept
FS21.09	Taharoa Ironsands Ltd	Oppose		Amend Rules RPROZ-R20 to RPROZ-R27 to eliminate inconsistencies with objectives and policies and to more appropriately recognise the activities undertaken at the Taharoa ironsands mine.	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
FS23.25	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with manawhenua, iwi, hapu, marae, cultural values or other submission points TNN support	Reject
16.47	FENZ	Support	RPROZ-R26	Retain as notified.	Reject
FS08.24	Graymont (New Zealand) Limited	Oppose in part		Disallow	Accept
24.47	Ministry of Education (MoE)	Amend	NEW OBJECTIVE	<p>Add a new objective to the Rural production zone as follows:</p> <p><u>RPROZ-OX</u></p> <p><u>Provide for additional infrastructure within the Rural Production Zone.</u> And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	Reject
24.48	MoE	Amend	NEW POLICY	<p>Add the following new policy to the Rural production zone:</p> <p><u>RPROZ – PX</u></p> <p><u>Provide for educational facilities as needed to support rural communities.</u></p> <p>And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	Reject
24.49	MoE	Amend	NEW RULE	<p>Add the following new rule to the Rural production zone: <u>RPROZ-RXX</u></p> <p><u>Educational facilities</u></p> <p><u>Activity status: RDIS</u></p> <p><u>Matters over which discretion is restricted:</u></p> <p>a. <u>The effect on surrounding properties, rural character and amenity; and</u></p> <p>b. <u>Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u></p> <p>c. <u>The effects associated with layout, design and location of the activity, including operating hours; and</u></p> <p>d. <u>Parking, manoeuvring and access; safety and efficiency.</u></p>	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p><u>including the provision of sufficient off-street parking and the effects of traffic generation: and</u></p> <p>e. <u>Provision of on-site infrastructure: and</u></p> <p>f. <u>Potential reverse sensitivity effects on any adjoining rural activities.</u></p> <p>And</p> <p>Any consequential amendments required to give effect to the matters raised in this submission.</p>	
07.14	Omya	Support in part/Amend	RPROZ-SCHED1	<p>Omya seeks the following amendments to RPROZ-SCHED1:</p> <p>(a) Omya supports the listing of Symonds Quarry (RPROZ-7) and Omya Mineral Processing Plant (RPROZ-10) within Schedule 1 of the RPROZ chapter, and their classification as regionally significant.</p> <p>(b) Omya seeks amendments to RPROZ Schedule 1 to include Ngapenga Quarry as a scheduled site for the purpose of limestone quarrying as an insertion after RPROZ-9.</p> <p>The details sought to be included are listed as follows:</p> <p><u>Unique identifier:</u> To be confirmed by Council</p> <p><u>Site Name:</u> Ngapenga Quarry Omya New Zealand Limited</p> <p><u>Location:</u> Tawarau Road/Were Road</p> <p><u>Legal Description:</u> Part Section 1 Block III Maungamangero SD, Section 10 Block III Maungamangero SD.</p> <p><u>Site type:</u> Significant Mineral Resource</p> <p>(c) Omya seeks amendments to the listed location and legal description of scheduled site RPROZ-4.</p> <p>The details proposed to be amended are included as follows:</p> <p><u>Location:</u> Kaitaringa Road / Aria Road</p> <p><u>Legal Description:</u> Aorangi 3B Block, Aorangi 3D1 Block, Lot 2 DPS 17671 and Part Karuotewhenua B5A Block.</p> <p>Omya seeks amendments to RPROZ Schedule 1 to ensure that the Rorisons Aglime Processing Plant is</p>	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>specifically identified in addition to existing RPROZ-4 Rorisons Riverside Wairere Lime Quarry. These activities operate in conjunction with each other on the same site. There are two options proposed as follows:</p> <p>1. Add a new scheduled site under the "Primary</p> <p>Purpose – Mineral Processing" section of Schedule 1 (with the same legal description and location as the existing RPROZ-4). Wording proposed as follows –</p> <p><u>Unique identifier:</u> To be confirmed by Council</p> <p><u>Site Name:</u> Rorisons Aglime Processing Plant</p> <p><u>Location:</u> Aria Road/Kaitaringa Road</p> <p><u>Legal Description:</u> Lot 2 DPS 17671, Aorangi 3D1 Block, Aorangi 3B Block, Part Karuotewhenua B5A Block</p> <p>Site type: Regionally Significant Industry Or</p> <p>2. Alternatively to 'b' above, Council could combine the Aglime Processing Plant with existing Schedule 1 site RPROZ-4 'Rorisons Riverside Wairere Lime Quarry'. If this option is opted for, RPROZ-4 will need to be listed against Rule RPROZ-14 in addition to RPROZ-12 and RPROZ-13 in the RPROZ chapter. Changes to the Schedule 1 description of RPROZ 4 will also be required. See wording as follows:</p> <p><u>Unique identifier:</u> RPROZ-4</p> <p><u>Site Name:</u> Rorisons Riverside Wairere Lime Quarry and Aglime Processing Plant</p> <p><u>Location:</u> Aria Road/Kaitaringa Road</p> <p><u>Legal Description:</u> Lot 2 DPS 17671, Aorangi 3D1 Block, Aorangi 3B Block, Part Karuotewhenua B5A Block</p> <p><u>Site type:</u> Significant mineral resource and regionally significant Industry</p>	

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
FS23.26	Te Nehenehenui	Oppose		TNN opposes where the submission conflicts with mana whenua, iwi, hapu, marae, cultural values or other submission points TNN support	Accept
29.10	AQA	Support	RPROZ-SCHED1 RPROZ 1-9	Retain RPROZ-SCHED1 and RPROZ 1-9 as notified.	Accept
FS21.15	Taharoa Ironsands Ltd	Support in part		Retain RPROZ-SCHED1 RPROZ 1-9 subject to the amendments to the legal descriptions applicable to the Taharoa Ironsands Mine as set out in the original TIL submission.	Reject
43.07	Graymont (New Zealand) Limited	Support with amendment	RPROZ-SCHED1	Amend RPROZ-SCHED1 to identify Oparure Quarry and associated Te Kuiti Processing Plant as ' regionally significant industry'.	Accept in part
FS23.177	Te Nehenehenui	Oppose		<p>Te Nehenehenui seeks to enhance the protection and maintenance of its people and taonga within the taiao as guided by Ko Tā Maniapoto Mahere Taiao – Maniapoto's Environmental Management Plan.</p> <p>Where submission points do not align with this, or have the potential to negatively impact on iwi, hapu, whanau cultural values, sites, and all taonga within TNN area of interest, TNN opposes submission points of this nature and requests that Waitomo District Council consider this when finalising the PDP review.</p>	Reject
49.01	Taharoa Ironsands Limited (TIL)	Support with amendment	Maps	<p>TIL seeks the following relief in terms of zoning:</p> <ul style="list-style-type: none"> (i) Retain the zoning of the overall Taharoa Ironsands mine site (Taharoa C Block, Taharoa A7J3B Block, Taharoa A7J4B Block) as Rural Production Zone; and (ii) Rezone the Te Mania Block and the Pihopa Block from General Rural Zone/Indicative Rural Production Zone to Rural Production Zone ("RPROZ") on Planning Map 1 as shown below. 	Reject

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation																		
				 <p>Amend RPROZ-SCHED1 – Scheduled rural production sites as follows (additions underlined, deletions struckthrough) to include the Te Mania Block and the Pihopa Block:</p> <table border="1"> <thead> <tr> <th>Unique Identifier</th><th>Map Ref</th><th>Site Name</th><th>Location</th><th>Legal Description</th><th>Site Type</th></tr> </thead> <tbody> <tr> <td colspan="6">Primary Purpose – Quarrying Activities</td></tr> <tr> <td>RPROZ-1</td><td></td><td>Taharoa Ironsands Limited</td><td>Taharoa Road</td><td>Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block</td><td>Significant Mineral Resource</td></tr> </tbody> </table>	Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type	Primary Purpose – Quarrying Activities						RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block	Significant Mineral Resource	
Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type																		
Primary Purpose – Quarrying Activities																							
RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block	Significant Mineral Resource																		

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation																		
				<p>(iv) Without derogating from relief (ii) above, retain the extent of the Indicative Rural Production Zone notations shown on Planning Map 1 and provide policy support for those Indicative notations to at minimum recognise the appropriateness of the land within the Indicative Rural Production Zone for future mining activities.</p> <p>Any alternative and/or consequential amendments to the same effect as the primary relief sought above.</p>																			
FS28.01	Roy Wetini	Oppose		<p>(i) Disallow retention of the extent of the Indicative Rural Production Zone notations shown on Planning Map 1 as notified by WDC.</p> <p>Amend the Rural Production Zone map and RPOZ-SCHED1- to remove all allotments with the exception of Taharoa C Block as follows:</p> <table border="1"> <thead> <tr> <th>Unique Identifier</th><th>Map Ref</th><th>Site Name</th><th>Location</th><th>Legal Description</th><th>Site Type</th></tr> </thead> <tbody> <tr> <td colspan="6">Quarrying Activities</td></tr> <tr> <td>RPROZ-1</td><td></td><td>Taharoa Ironsands Limited</td><td>Taharoa Road</td><td>Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block</td><td>Significant Mineral Resource</td></tr> </tbody> </table> <p>(ii) Disallow the relief sought in the original submission by TIL to rezone the Te Manaia Block and Pihopa Block from General Rural Zone to Rural Production Zone on Planning Map 1.</p> <p>(iii) Disallow the relief sought by TIL to amend RPROZ-SCHED1- to include Part Taharoa A7J2 Block and Taharoa A7J8 C Block.</p> <p>(iv) Remove all Indicative Rural Production Zone notations shown on Planning Map 1 of the Proposed Waitomo District Plan.</p>	Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type	Quarrying Activities						RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block	Significant Mineral Resource	Accept in part
Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type																		
Quarrying Activities																							
RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C Block	Significant Mineral Resource																		
46.11	Federated Farmers	Support with amendment	Regionally significant industry	<p>Amend the definition of 'regionally significant industry' to ensure that primary production is given regionally significant industry status through:</p> <ul style="list-style-type: none"> the inclusion of primary production in the definition of 	Reject																		

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>regionally significant industries; or</p> <ul style="list-style-type: none"> the recognition of primary production as a regionally significant industry in the definition of primary production; or the recognition of primary production as a regionally significant industry elsewhere in the plan <p>And</p> <p>any consequential amendments required as a result of the relief sought.</p>	
FS19.159	PF Olsen	Support		Allow submission point	Reject
02.07	New Zealand Helicopter Association	Support	Regionally significant infrastructure	Retain as notified.	Accept
FS13.07	New Zealand Agricultural Aviation Association	Support		Add the definition as sought	Accept
09.01	Chorus New Zealand Limited, Connexa Limited, Spark New Zealand Trading Limited, and Vodafone New Zealand Limited	Support	Regionally significant infrastructure	Retain as notified.	Accept
17.12	Waka Kotahi	Support in part	Regionally significant infrastructure	<p>Amend definition:</p> <p>Means:</p> <p>...</p> <p>(g) significant transport corridors as defined in Map 6.1-25 and 6.1A-26 of the Operative Waikato Regional Policy Statement;</p>	Accept
51.09	KiwiRail Holdings Ltd	Seek amendment	Regionally significant infrastructure	Amend to update current reference to RPS maps showing regionally significant infrastructure.	Accept

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
25.08	The Lines Company	Support	Regionally significant infrastructure	Retain as notified.	Accept
31.11	Transpower	Support	Regionally significant infrastructure	Retain the definition of 'Regionally significant infrastructure' and capitalise the first letter of each term as follows: Regionally Significant Infrastructure (RSI). And Any consequential amendments.	Reject
33.03	King Country Energy	Support	Regionally significant infrastructure	Retain as notified.	Accept
39.05	Firstgas	Amend	Regionally Significant Infrastructure	Amend the definition of 'Regionally Significant Infrastructure' as follows: Regionally Significant Infrastructure: means regionally significant infrastructure including: (a) Pipelines for the distribution of natural or manufactured gas or petroleum (b) <u>The Gas Transmission Network</u> (c) Radio apparatus Or Similar relief to achieve this submission – that any associated above or below-ground fitting, appurtenance, fixture, or equipment required for the conveyance of the product or material in the pipeline and/or for its safe, efficient or effective operations is included in the definition.	Reject

7. Appendix 2 – Decisions Version of the Chapter

Rural Production Zone | Te Rohe Ahuwhenua ki Taiwhenua

Overview

The rural production zone provides for a number of important scheduled rural industrial activities which contribute to the economic and social well-being of the community. These activities have established over time, generally in rural locations, in close proximity to the natural resources that they require. This zone recognises that the scheduled industrial activities located within it may have effects beyond those which can be accommodated in the general rural zone and makes appropriate provision for these effects.

In order to make specific planning provisions for each of the sites, they are listed and form part of this plan as RPROZ-SCHED1 – Scheduled rural production sites. This schedule may be changed only as a result of a change to the district plan. The schedule also specifies the primary purpose of the site and whether the site is of regional significance.

Most sites in RPROZ-SCHED1 are regionally significant. Sites of regionally significant industry must meet the definition contained in the Waikato Regional Policy Statement. Similarly, sites of regionally significant infrastructure must meet the definition **contained in the Waikato Regional Policy Statement or in the Manawātū-Whanganui One Plan EIT-P1(1)(a)**. Sites identified as significant mineral resources must meet the criteria contained in the Waikato Regional Policy Statement.

In line with the provisions of the Waikato Regional Policy Statement, where quarries are of regional significance, indicative areas of expansion are identified on the planning maps. A plan change is required to make these areas into a live zone. Identifying these areas does not pre-empt any resource consent application or plan change application decision. However, it does ensure that the resource is identified, and new development and subdivision is appropriately considered in respect of this.

Where the term regionally significant is used below it refers both to regionally significant industry, infrastructure and significant mineral resources.

Objectives

Refer also to the relevant objectives in Part 2 District - Wide Matters

RPROZ-O1. This zone provides for and recognises both the economic and social benefits afforded by the scheduled rural production sites and their unique operational requirements.

RPROZ-O2. Recognise and provide for the ability of the sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, to continue to operate, grow and develop and to be maintained and upgraded by:

1. Avoiding or minimising the potential for reverse sensitivity effects on activities in this zone; and
2. Managing the establishment of noise sensitive activities including subdivision, use and development.

- RPROZ-O3. Ensure the adverse effects of the scheduled rural production sites are internalised, or avoided, remedied or mitigated as far as practicable.
- RPROZ-O4. Provide for the primary purpose of any scheduled activity in the rural production zone including opportunities for their growth and expansion to meet future demands, while managing the adverse effects on the environment.
- RPROZ-O5. Development or re-development of any site must be appropriately designed, located and landscaped to mitigate adverse effects on the external visual catchment as far as practicable.
- RPROZ-O6. Ensure new development or re-development does not compromise the safety of the transport network or exceed available capacities for servicing and infrastructure and is co-ordinated with infrastructure provision.

Policies

Refer also to the relevant policies in Part 2 District - Wide Matters

- RPROZ-P1. Protect the ongoing operation and development or maintenance and upgrading of sites identified as regionally significant in RPROZ-SCHED1 – Scheduled rural production sites, by limiting the establishment or growth of noise sensitive activities on surrounding sites.
- RPROZ-P2. Where the removal of indigenous vegetation in a significant natural area is unavoidable to provide for activities on sites identified as regionally significant, the ensuing operations must remedy or mitigate adverse effects in that order in the first instance, or if this is not possible, offset adverse effects on the indigenous biodiversity values and ecological characteristics of the significant natural area by:
1. Providing a biodiversity offset that is consistent with the framework detailed in Appendix 4 Biodiversity Offsetting Framework; and
 2. Ensuring the biodiversity offset can achieve no net loss of indigenous biodiversity values at a regional scale, preferably in the affected significant natural area, or where that is not practicable, in the ecological district in which the affected significant natural area is located.
- RPROZ-P3. Where the location of an existing quarrying activity of significant mineral resources coincides with the karst overlay in whole or part, adverse effects on the geomorphological or hydrological characteristics of the karst system should be remedied or mitigated in that order in the first instance, or if this is not possible, offset adverse effects.
- RPROZ-P4. Enable scheduled activities in the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:
1. Managing dust, odour, noise, vibration, access, debris on roads, illumination and driver behaviour to maintain amenity values, particularly during the night time; and

2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Ensuring that effects associated with glare, odour and particulates are appropriately managed; and
4. Avoiding remedying or mitigating adverse effects on water bodies; and
5. Undertaking remedial measures during operations as appropriate; and
6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose.

RPROZ-P5. To maintain the safe and efficient functioning of the transport network, activities must:

1. Ensure the scale and location of any expansion is consistent with the capacity, design and function of the roading hierarchy or is able to offset adverse effects on the roading network; and
2. Ensure traffic generated by the activity does not compromise the safety or efficiency of the transport network; and
3. Avoid, remedy or mitigate the adverse effects of traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network; and
4. Provide well located, appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity.

RPROZ-P6. Ensure the scale and location of any expansion of activities does not adversely affect local character or amenity by:

1. Maintaining boundary setbacks for activities and buildings; and
2. As far as practicable, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours; and
3. Ensuring that industrial buildings are designed as far as practicable to not overshadow or overly dominate the wider surrounding area.

RPROZ-P7. Recognise that meeting mineral and aggregate needs from predominantly local sources is desirable and provide for this by:

1. Recognising that quarrying activities are constrained by the location of the resource; and
2. Recognising the importance of maintaining a supply of extracted minerals.

RPROZ-P8. Avoid or minimise the potential for reverse sensitivity effects to arise by managing the establishment of noise sensitive activities including subdivision, use and development in those areas surrounding RPROZ-SCHED1 – Scheduled rural production sites.

RPROZ-P9. Where reticulated water, wastewater and stormwater networks are available, discourage any development that requires servicing and infrastructure at an adverse cost to the community.

RPROZ-P10. Where reticulated water, wastewater and stormwater networks are not available, ensure the scale and intensity of development can be serviced by on site non-reticulated water, wastewater and stormwater methods.

RPROZ-P11. Ensure new development is designed and located to manage significant risks from natural hazards.

RPROZ-P12. Ensure the flightpath height restrictions shown on the planning maps are complied with to enable the safe operation of **the Te Kūiti Aerodrome**.

Rules

The rules that apply to the rural production zone are contained in the tables listed below. To undertake any activity, it must comply with the rules listed in:

- RPROZ - Table 1 - Activities rules; and
- RPROZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-wide matters.

Where an activity breaches more than one rule, the most restrictive status shall apply to the activity.

[Refer to Part 1 - How the Plan Works](#) for an explanation of how to use this plan, including activity status abbreviations.

RPROZ - Table 1 – Activities Rules

RPROZ-R1.	Warehouses , cool stores and covered storage areas for the storage of products produced on site – where these are ancillary to the primary purpose of any scheduled activity
RPROZ-R2.	Offices, canteens, ablution facilities, medical rooms, recreational facilities, vehicle servicing depots, emergency service facilities and workshops ancillary to the primary purpose of any scheduled activity
RPROZ-R3.	Laboratories and research facilities ancillary to the primary purpose of any scheduled activity
RPROZ-R4.	Demolition and/or removal of buildings
RPROZ-R5.	Tanks, silos and stormwater ponds
RPROZ-R6.	Agricultural, pastoral and horticultural activities including stock underpasses, stockholding areas, loading facilities and pens
RPROZ-R7.	One residential unit providing residential accommodation per each individual zone for security staff or caretakers.
RPROZ-R8.	Vehicle parking and vehicle storage ancillary to the primary purpose of any scheduled activity

RPROZ-R9.	Helipads and facilities for their servicing and management ancillary to the primary purpose of any scheduled activity
RPROZ-R10.	Temporary overhead electrical and telecommunication lines subject to Council being formally notified of the route, voltage/type of the electrical or telecommunications link and the date by which it will be removed.
RPROZ-R11.	Accessory buildings ancillary to any permitted activity
Activity status: PER Where 1. All of the performance standards in RPROZ - Table 2 are complied with; and 2. Where the building is listed in SCHED1 - Heritage Buildings and Structures , see the historic heritage chapter . <i>Note: For the avoidance of doubt RPROZ-R1 to RPROZ-R11 apply to all sites identified in RPROZ-SCHED 1, with the exception of RPROZ-R7 which does not apply to the Taharoa Ironsands Mine (RPROZ-1).</i>	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2. Activity status where compliance is not achieved with RPROZ-S8: NC
RPROZ-R12.	RPROZ-1 to RPROZ-9: Mineral prospecting and exploration
RPROZ-R13.	RPROZ-1 to RPROZ-9: Quarrying activities
Activity status: PER Where 1. This rule only applies to sites RPROZ-1 to RPROZ-9 as listed in RPROZ-SCHED1; and 2. All of the performance standards in RPROZ - Table 2 are complied with. <i>Note: The provisions of the earthworks chapter do not apply to quarrying activities.</i>	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.
RPROZ-R14.	RPROZ-10 to RPROZ-11: Mineral processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site
RPROZ-R15.	RPROZ-12 to RPROZ-13: Meat processing including product packaging, storage and distribution activities and storage of products, by-products and waste materials processed on site
Activity status: PER Where 1. This rule only applies to sites RPROZ-10 to RPROZ-13 as listed in RPROZ-SCHED1; and 2. All of the performance standards in RPROZ - Table 2 are complied with.	Activity status where compliance is not achieved: RDIS Matters over which discretion is restricted: (a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.

RPROZ-R16.	RPROZ-14 to RPROZ-17: Hydro-electric Power Generation
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Except for RPROZ-R17.4, refer to the Energy chapter.

RPROZ-R17.	High trip generating activities
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While all activities in this zone must comply with the provisions in the transport chapter, for clarity, the following applies in respect of Integrated Transport Assessments:

1. All activities in the zone must comply with the provisions of TRAN-R8; and
2. For the purposes of TRAN - Table 3, RPROZ-1 to RPROZ-9 must **be assessed as "Primary production – mining and quarrying activities"; and**
3. For the purposes of TRAN - Table 3, RPROZ-10 to RPROZ-13 must **be assessed as "Industrial activities"; and**
4. For the purposes of TRAN - Table 3, RPROZ-14 to RPROZ-17 must **be assessed as "Rural-based industry".**

RPROZ-R18.	Activities not otherwise listed in RPROZ - Table 1
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Activity status: DIS

Activity status where compliance is not achieved: N/A

RPROZ-R19.	Non- compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps
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Activity status: PR

Activity status where compliance is not achieved: N/A

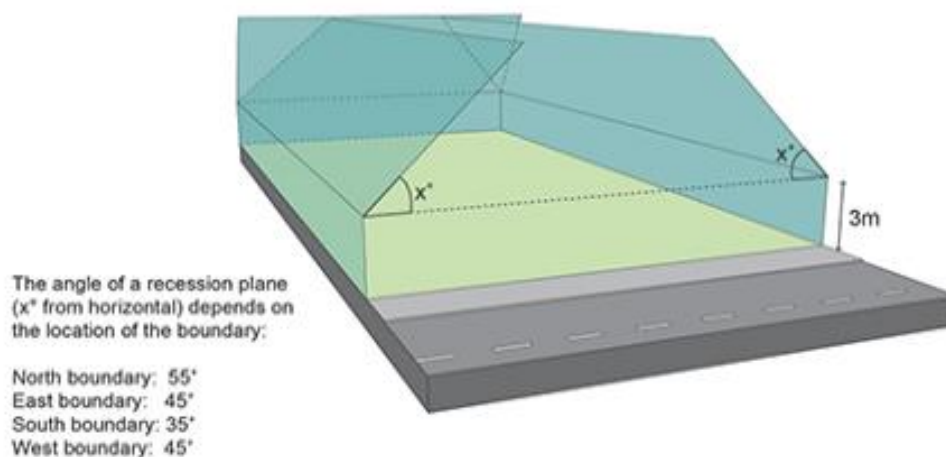
RPROZ – Table 2 – Performance Standards

RPROZ-S1.	Minimum setback from boundaries
<ol style="list-style-type: none"> 1. From road boundaries: 2. The minimum setback for buildings or structures greater than 10 m high on all roads – 60 m; and 3. The minimum setback from a district road boundary for all other buildings or structures – 15 m; and 4. The minimum setback from a designated State Highway boundary for all other buildings or structures – 30 m; and 5. The minimum setback from any road boundary for deposition of overburden material or for extraction and deposition of aggregates – 30 m; AND 6. From internal site boundaries: 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) The extent to which the landscaping, fencing or screening is able to soften the visual impact of the proposed building, structure or activity; and (b) The overall landscaping provided on-site; and (c) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and (d) The extent of the activity and the ability to internalise adverse effects; and (e) The extent to which off-site effects including noise will inhibit the use of surrounding land; and

<ol style="list-style-type: none"> 7. The minimum setback from internal site boundaries for buildings greater than 10 m high must be 60 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and 8. The minimum setback from internal site boundaries for all other buildings must be 15 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater; and 9. The minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates must be 30 m or 150 m from a building housing a residential activity on an adjoining site – whichever is the greater provided that this rule shall not apply to any common boundary with an adjoining site which is in the same holding or where the written agreement of the relevant landowner to a lesser setback is obtained and provided to Council prior to the works commencing. 10. On rear sites all boundaries are internal boundaries; and 11. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding. <p><i>Note: Stockyards and stock loading ramps are not required to comply with this rule.</i></p> <p><i>Note: All buildings and structures must also comply with NATC-R2, CEH-R1 and CEH-R2.</i></p>	<ol style="list-style-type: none"> (f) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of the surrounding area and/or road; and (g) Effects on the safety and efficiency of traffic flow; and (h) The extent to which the activity can be relocated to meet setback requirements; and (i) The layout, design and location of the activity, including consideration of wind and climate patterns and the ability to maintain the amenity of neighbouring properties; and (j) Topographical and geographical features affecting odour, dust, visual impact and noise; and (k) The effects associated with layout, design and location of the activity, including operating hours; and (l) The effects of increased traffic and the timing of traffic generation; and (m) The extent to which the reduction in the setback is due to the shape or natural and physical features of the site.
RPROZ-S2.	Height and height in relation to boundary
<ol style="list-style-type: none"> 1. Structures must not exceed 20 m in height as measured from ground level; and 2. No structure or stored materials shall project beyond a building recession plane from points 3 m above site boundaries. See Figure - RPROZ 1. 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the building or structure; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (d) Effects on the character and amenity values of the surrounding properties, public spaces, the adjacent zone or road; and

- (e) Effects on the visual privacy of adjoining properties.

Figure – RPROZ 1 – Height in relation to boundary



RPROZ-S3.	Maximum building size and building coverage
<ol style="list-style-type: none"> 1. Construction, alteration or extension of buildings or structures - the maximum size of a building or structure must be no greater than 1000 m²; and 2. The total building and structure coverage on a site must not exceed 30% of the net site area. 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> (a) Visual effects including bulk, scale and location of the building or structure; and (b) The provision of daylight and sunlight into neighbouring buildings; and (c) The adverse effects on adjacent sites; and (d) Ability to soften the visual impact of the building from nearby residential properties and adjoining road boundaries, including retention of any existing mature trees and landscaping; and (e) Effects on stormwater management and overland flow paths; and (f) The extent of the activity and the ability to internalise adverse effects; and (g) The extent to which off-site effects including noise will inhibit the use of surrounding land; and (h) Provision of on-site parking, manoeuvring and access; safety and efficiency and the effects of traffic generation, particularly (i) Effects on riparian margins or areas of indigenous vegetation; and (j) The effects associated with layout, design and location of the activity, including operating hours.

RPROZ-S4.	Landscaping – adjoining zones	
1. The side and/or rear boundary of a site that adjoins a site zoned as residential, rural lifestyle, settlement, Māori purpose, tourism, future urban or open space must either:		Matters over which discretion is restricted:
(i) Be planted and/or landscaped with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or		(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and
(ii) Be fenced with a solid, close-boarded enclosed fence made with a minimum height of 2 m in height as measured from ground level;		(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and
AND		(c) The extent of the activity and the ability to internalise adverse effects; and
(iii) Security fences and fences over 2 m high must be set back a minimum of 2 m from all road boundaries, including internal road boundaries, and must be landscaped to screen the fence or security fence.		(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and
		(e) The extent to which the non-compliance and any subsequent building, structure or activities on the site adversely affects the character and amenity values of any adjacent zone; and
		(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.
RPROZ-S5.	Landscaping – road boundaries	
1. All buildings, carparking areas or yard areas that are visible from an adjoining road boundary, or a public space must be screened from the road with landscaping and planting that will, within at least two years after planting, reach a minimum height of 2 m and, with the exception of vehicle crossing, be a minimum width of 2 m from the road boundary; and		Matters over which discretion is restricted:
2. This rule does not apply to RPROZ-1.		(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and
		(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment and adjacent road; and
		(c) The extent of the activity and the ability to internalise adverse effects; and
		(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and
		(e) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and
		(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.

RPROZ-S6.	Outdoor storage screening
<p>1. No outdoor storage area shall be visible from an adjoining property, public space or a road.</p> <p>Any outdoor storage area visible from an adjoining property, public space or road must be screened from the property, public space or road by:</p> <ul style="list-style-type: none"> (i) Planting and/or landscaping with planting that will, within two years of planting, reach a minimum height of 2 m and a minimum width of at least 2 m from the side and/or rear boundary; or (ii) Fencing with a solid, close-boarded enclosed fence 2m high as measured from ground level. <p>2. Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1).</p>	<p>Matters over which discretion is restricted:</p> <ul style="list-style-type: none"> (a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; and (b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and (c) The extent to which the siting and external appearance of the outdoor storage, sits within the receiving environment; and (d) The extent to which the non-compliance adversely affects the character and amenity values of any adjacent zone; and (e) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.
RPROZ-S7.	Servicing
<p>1. All developments must have an independent potable water supply for activities on the site; and</p> <p>2. All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509: 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and</p> <p>3. All developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).</p> <p><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509: 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</i></p> <p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawātū Whanganui Regional Council.</i></p>	<p>Matters over which discretion is restricted:</p> <p>Potable water supply</p> <ul style="list-style-type: none"> (a) Infrastructure provision; and (b) Any alternative measures or mitigation measures proposed; and (c) Consideration of alternative locations; and <p>Stormwater management</p> <ul style="list-style-type: none"> (d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and (e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites; and (f) Use of green infrastructure methods for stormwater management; and <p>Fire fighting water supply</p> <ul style="list-style-type: none"> (g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and (h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and

		<p>Wastewater management</p> <ul style="list-style-type: none"> (i) The type of by-product or waste proposed to be stored, treated or disposed of and its potential effects; and (j) The location and scale of the storage facility; and (k) The effect on surrounding properties, rural character and amenity; and (l) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and (m) Potential reverse sensitivity effects on any adjoining rural activities.
RPROZ-S8.	Minimum setback from water bodies – quarrying activities, mineral prospecting and exploration	
<ol style="list-style-type: none"> 1. The minimum setback for quarrying activities, mineral prospecting and exploration from the edge of any water body as measured from the closest bank – 30 m; and 2. The minimum setback from the edge of any water body as measured from the closest bank for deposition of overburden material or for extraction and deposition of aggregates – 30 m; and 3. For the purposes of this rule a water body is: <ul style="list-style-type: none"> (i) A perennial watercourse with a bankfull channel width of 3 m or more; or (ii) In the Upper Waipa River sub-catchments, as identified on the Planning Maps, a perennial watercourse with a bankfull channel width of 2 m or more; or (iii) A lake equal to or larger than 0.25 ha. <p><i>Note: For setbacks from natural wetlands see the Resource Management (National Environmental Standards for Freshwater) Regulations 2020.</i></p>	<p>Activity status where compliance is not achieved: NC</p>	

RPROZ-SCHED1 – Scheduled rural production sites

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type & regional significance
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Primary Purpose - Quarrying Activities

RPROZ-1		Taharoa Ironsands Mine	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block	Significant mineral resource
RPROZ-2		Ravensdown Supreme Lime Quarry	Mangarino Road	Pukeroa Hangatiki A56 & A58 Blocks, Lot 3 DPS 91155	Significant mineral resource
RPROZ-3		Graymont Oparure Quarry	Oparure Road	Lot 2 DPS 77130	Significant mineral resource
RPROZ-4		Rorisons Riverside Wairere Lime Quarry	Kaitaringa road	Lot 2 DPS 17671, Aorangi 3D1 Block	Significant mineral resource
RPROZ-5		Tuckers Quarry	Aria road	Part Section 1 & 16 Block X Totoro SD, Section 14 Block X Totoro SD, Section 31 Block IX Totoro SD, Part Lot 1 DP 4271, Lot 1 DP 14708	Significant mineral resource
RPROZ-6		Piopio Quarry	State Highway 3	Lot 1 DPS 14880, Lot 1 DPS 39347	Significant mineral resource
RPROZ-7		Symonds Quarry Omya New Zealand Limited	Somerville Road	Lot 2 DPS 56871, Lot 1 DPS 41887, Lot 1 DPS 50483, Lot 14 DP 20464, Section 1 SO 532312	Significant mineral resource
RPROZ-8		Greywacke Quarry	State Highway 30 – Bodley Road	Part Section 13 Block VIII Otanake SD	Not regionally significant
RPROZ-9		Awakino Quarry	Manganui Road	Sections 16, 17 & 41 Block VII Awakino North SD	Significant mineral resource

Primary Purpose – Mineral Processing

RPROZ-10		Omya New Zealand Limited Mineral Processing Plant	Hangatiki East Road	Part Te Kumi A10B Block, Lot 1 DPS 10455, Lot 1 Sec 24 Block XV Orahiri SD	Regionally significant industry
RPROZ-11		Rorisons Serpentine Quarry	Kohua Road	Aorangi B2B2B2 Block	Significant mineral resource

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type & regional significance
Primary Purpose – Meat Processing					
RPROZ-12		Te Kuiti Meat Processors Limited	Rangitoto Road	Part Lot 1 DP 19124	Regionally significant industry
RPROZ-13		Crusader Meats Limited	State Highway 30	Part Tiroa E Block	Not regionally significant
Primary Purpose – Hydro-electric Power Generation					
RPROZ-14		Wairere Hydro Power Station King Country Energy	Aria Road	Crown Land Block VI (under action) Totoro Survey District, Part Section 1 Block VI Totoro SD	Regionally significant infrastructure
RPROZ-15		Mokauiti Hydro Power Station King Country Energy	Totoro Road	Lot 1, 2, 3, 4 & 8 DP 9235, Section 28, 29 & 33 Block IX Totoro SD	Regionally significant infrastructure
RPROZ-16		Speedies Road Hydro Power Station The Lines Company	Speedies Road	Section 2 SO 426054, Lot 2 DP 410761	Regionally significant infrastructure
RPROZ-17		Boulder Creek Road Hydro Power Station Crusader Meats Limited	Waipa Valley Road	Lot 1 DP 367689	Regionally significant infrastructure

*Note: The rural production zone may only apply to part of the land parcels identified in this schedule. See the Planning Maps for the extent of the zone.

Advice notes

Accidental discovery protocol

In the event that an unidentified archaeological site or a wāhi tapu site is located during works, the following applies:

- Work must cease immediately at that place and within 20m around the site;
- Heritage New Zealand Regional Archaeologist must be notified and apply for the appropriate authority if required;
- Notify the appropriate iwi groups or kaitiaki representative of the discovery and ensure site access to enable appropriate cultural procedures and tikanga to be undertaken, as long as all statutory requirements under legislation are met (New Zealand Pouhere Taonga Act 2014);

-
- *If human remains (koiwi) are uncovered then the Heritage New Zealand Regional Archaeologist, NZ Police and the appropriate iwi groups or kaitiaki representative must be notified. Remains are not to be moved until such time as iwi and Heritage New Zealand have responded;*
 - *Works affecting the archaeological site and any human remains (koiwi) must not resume until appropriate authority and protocols are completed.*

If the protocol is not adhered to then Heritage New Zealand can take out prosecution proceedings under the New Zealand Pouhere Taonga Act 2014.

Contaminated land

If the site is contaminated or potentially contaminated refer to the contaminated land chapter and the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS) 2011.

Regional Council consents

*A resource consent for some earthworks may also be required from the Waikato Regional Council or **Manawatū-Whanganui Regional Council**.*

Works in close proximity to any electricity line

Works in close proximity to any electricity line can be dangerous. Compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 34:2001 is mandatory for all buildings, earthworks and mobile plant within close proximity to all electric lines. Compliance with the Plan does not ensure compliance with the Code.

Landscaping

Where the site is adjacent to a State Highway, consultation with the New Zealand Transport Agency on appropriate tree species and the location of planting is advisable.


8. Appendix 3 – Section 32AA Evaluation

1. A section 32AA evaluation is only required for any changes that are proposed to the provisions of this plan since the original section 32 evaluation report for the proposal was completed. The section 32AA evaluation must be undertaken at a level of detail that corresponds to the scale and significance of the changes.

Amendment of the application of wider plan provisions

2. This chapter does not require all the rules to be considered when assessing the activity as many will be irrelevant to an application. The word “all” was erroneously included. RMA schedule 1, clause 16 enables a local authority to make an amendment to its proposed plan, without using the process in schedule 1, to alter any information, where such an alteration is of minor effect, *or to correct any minor errors*. Using RMA schedule 1, clause 16 the Panel has directed that the following word is removed from the chapter:

Rules

The rules that apply to the rural production zone are contained in the tables listed below. To undertake any activity, it must comply with  the rules listed in:

- RPROZ - Table 1 - Activities rules; and
- RPROZ - Table 2 - Performance Standards; and
- Any relevant provision in Part 2 District-wide matters.

3. There is also scope to make this amendment under BP Oil New Zealand Limited and Z Energy Limited (the Fuel Companies) submission to make any alternative or consequential relief as required to give effect to this submission, including any consequential relief required in any other sections of the proposed plan that are not specifically subject of this submission but where consequential changes are required to ensure a consistent approach is taken throughout the document.

Provisions not requiring an evaluation

4. The section 32AA evaluation for this chapter is contained in the section 42A Report. The following evaluation only applies to those provisions later amended by the Panel.
5. The changes proposed to the industrial zone overview and the table RPROZ-SCHED1 – Scheduled rural production sites do not have a material effect on the provisions of the plan. They provide clarification only and as such, do not require a section 32AA evaluation.

Policy

RPROZ-P4. Enable scheduled activities in the rural production zone, provided that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management practices, rehabilitation plans and mitigation measures that include:

1. Managing dust, odour, noise, vibration, access, debris on roads, illumination and driver behaviour to maintain amenity values, particularly during the night time; and

2. Ensuring that noise and vibration effects are not unreasonable and do not adversely affect amenity values in the surrounding area; and
3. Ensuring that effects associated with glare, odour and particulates are appropriately managed mitigated; and
4. Avoiding remedying or mitigating adverse effects on water bodies; and
5. Undertaking remedial measures during operations as appropriate; and
6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose.

Other reasonably practicable options

6. Other options considered included relying solely on the header sentence or retaining the status quo. However, these alternatives would not provide the clarity of direction that was sought for this policy point. The proposed policy wording is considered to be the most practicable and effective approach.

Effectiveness and efficiency

7. This policy point is effective in promoting restoration and landscape integration post-extraction. It ensures mining and quarrying activities do not result in long-term visual or ecological degradation. By specifying that rehabilitation must be carried out "as far as practicable", it introduces flexibility, allowing for tailored responses to site-specific constraints such as geology, access and surrounding land use. In terms of efficiency, it encourages quarry operators to plan for closure and after-use, reducing risks of abandoned sites (and therefore downstream costs to councils and ratepayers forced to undertake remediation).

Costs and benefits

8. The primary benefit of the policy is its contribution to the long-term protection and restoration of sites. Sites can be converted to productive land uses (e.g. pasture, forestry, recreation, wetlands) adding long-term economic value. The costs relate to the activity of rehabilitation. These are high but justified.

Risk of acting or not acting

9. The risk of acting is low. **The "as far as practicable" clause ensures proportionality.** The risk of not acting is high. The policy seeks to avoid a significant risk of environmental degradation, public complaints, and legacy liabilities. Unrehabilitated sites can pose safety hazards, degrade water quality and attract pest species.

Decision about the most appropriate option

10. The proposed policy is the most appropriate way to achieve the purpose of the objectives. It provides a directive policy framework to help encourage restoration opportunities. RPROZ-P4 responds to RPROZ-O3 and O5.

Rule

RPROZ-R26.	Servicing
<ol style="list-style-type: none"> 1. All developments must have an independent potable water supply for activities on the site; and 2. All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509: 2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and 3. All developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and 4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP). 	<p><u>Matters over which discretion is restricted:</u></p> <p><u>Potable water supply</u></p> <p><u>(a) Infrastructure provision; and</u></p> <p><u>(b) Any alternative measures or mitigation measures proposed; and</u></p> <p><u>(c) Consideration of alternative locations; and</u></p> <p><u>Stormwater management</u></p> <p><u>(d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and</u></p> <p><u>(e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites; and</u></p> <p><u>(f) Use of green infrastructure methods for stormwater management; and</u></p> <p><u>Fire fighting water supply</u></p> <p><u>(g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and</u></p> <p><u>(h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and</u></p> <p><u>Wastewater management</u></p> <p><u>(i) The type of by-product or waste proposed to be stored, treated or disposed of and its potential effects; and</u></p> <p><u>(j) The location and scale of the storage facility; and</u></p> <p><u>(k) The effect on surrounding properties, rural character and amenity; and</u></p> <p><u>(l) Whether the scale, intensity and character of the activity is appropriate in the context of the site and receiving environment; and</u></p> <p><u>(m) Potential reverse sensitivity effects on any adjoining rural activities.</u></p>

Effectiveness and Efficiency

11. The restricted discretionary matters are effective because they target specific infrastructure-related risks associated with unreticulated development in rural production zones and ensure that key servicing constraints (water, wastewater, stormwater, firefighting) are properly considered. They are efficient as they focus discretion on key risk areas, and they encourage landowners to consider servicing and hazard management early, which reduces long-term costs.

Costs and Benefit Assessment

12. Some costs may arise as a result of additional site investigations, but these would have also been required under a discretionary activity status. The main benefit is ensuring that developments are safe, sustainable, and reasonably compatible with surrounding activities, given they are located in the rural production zone. The rule should help to reduce risk of nuisance, amenity loss or reverse sensitivity effects.

Risk of Acting or Not Acting

13. The risk of acting is low. The matters provide appropriate scope to assess and mitigate infrastructure and hazard effects without unduly burdening the applicant. The risk of not acting is high. Without these matters, consents could be granted without adequate scrutiny of servicing feasibility, hazard exposure or compatibility with neighbouring rural land uses. This increases the risk of infrastructure failure, flooding or runoff impacts, fire safety risks and land use conflicts.

Decision about the most appropriate option

14. The proposed rule is the most appropriate way to achieve the purpose of the RMA **and the plan's objectives**. The listed restricted discretionary matters are also the most appropriate way to achieve integrated management of infrastructure and hazard risks in unreticulated areas. They ensure development is sustainable, serviceable, and aligned with the character and functioning of the rural production zone, while still allowing flexibility and innovation in site design.

Attachment 4

A list of the names and addresses of persons to be served with a copy of this notice

Local Authority:

Waitomo District Council

Email: info@waitomo.govt.nz; districtplan@waitomo.govt.nz

All Submitters and Further Submitters:

Submitter / Further Submitter	Email address for service
Ministry of Justice	Niru.Govind@justice.govt.nz
NZ Helicopter association	eonzhauavnz@aviationnz.co.nz
Heritage New Zealand Pouhere Taonga	cmcalley@heritage.org.nz
New Zealand Agricultural Aviation Association	eonzaaa@aviationnz.co.nz
Rotor Work Limited	trent@rotorwork.co.nz
Tim Stokes	hill-top@farmside.co.nz
Omya New Zealand Limited	epatterson@bbo.co.nz
Manulife Forest Management NZ Limited	kboobyer@hnrq.com
Chorus, Connexa, Spark, One NZ, FortySouth	chris@incite.co.nz
Waikato Regional Council	sydney.green@waikatoregion.govt.nz
Queen Elizabeth the Second National Trust (QEII Trust)	jstrachan@qeii.org.nz
Helia1 Limited	davin@helia1.co.nz
Sheryl Paekau	sawpaekau@gmail.com

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The Lines Company	tim.lester@edison.co.nz
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Horticulture New Zealand	info@hortnz.co.nz
Recreational Backcountry Pilots Association, Aircraft Owners	nigel@patchettair.com

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Aggregate & Quarry Association	jeremy@straterra.co.nz
New Zealand Forest Managers Limited	jackie@nzfm.co.nz
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Grant Lennox	grant@airsread.nz
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New Zealand Speleological Society	nzss-secretary@caves.org.nz
Farmers Air Limited	andrew.h@farmersair.co.nz