

**BEFORE AN INDEPENDENT HEARINGS PANEL APPOINTED BY WAITOMO
DISTRICT COUNCIL**

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

IN THE MATTER of the Proposed Waitomo District Plan

**STATEMENT OF EVIDENCE OF GRANT ECCLES FOR TAHAROA
IRONSANDS LIMITED**

PLANNING – RURAL PRODUCTION ZONE

DATED 21 JUNE 2024

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MAY IT PLEASE THE COMMISSIONERS

INTRODUCTION

1. My full name is Grant Robert Eccles.
2. I have a Bachelor of Resource and Environmental Planning from Massey University and I was admitted as a Member of the New Zealand Planning Institute in 2001.
3. I have 29 years' professional planning experience and have been a planning consultant based in Hamilton for the last 27 years. I am a Technical Director - Planning for Tonkin and Taylor Ltd (**T+T**) based in Hamilton and have held that position since 2018. Prior to this, I was a Technical Director of Planning for AECOM New Zealand Ltd (**AECOM**).
4. I have given expert planning evidence at a number of local authority hearings, Environment Court, District Court, and Board of Inquiry hearings. For example, I have provided planning assistance to the Boards of Inquiry established to hear the applications for the Te Mihi and Tauhara II Geothermal developments near Taupo, and the King Salmon Plan Change and Consent applications in the Marlborough Sounds.
5. I have significant experience in the development of plans under the RMA, including managing full District Plan reviews (for example, the Ruapehu District Plan review). In the mid-late 1990's I assisted Waitomo District Council with the development of and reporting on parts of the currently Operative Waitomo District Plan.
6. From time-to-time I have assisted Waitomo District Council (**WDC**) on a range of other resource management matters. With specific regard to the Taharoa Ironsands Mine (**Mine**), in 2017/18 I processed (on behalf of WDC) the land use consent application made by Taharoa Ironsands Limited for the extension of mining activity onto land known as the Eastern Block, while I was working at AECOM.
7. Since joining T+T in 2018, my involvement in resource management matters as they relate to the Mine has been extensive and I record my involvement as follows:

- (a) Preparing resource consent applications on behalf of Taharoa Ironsands Limited (**TIL**) for:
 - (i) renewal of the suite of regional resource consents necessary for the continuation of activity at the mine (these applications are set down to be heard by an independent hearings panel on behalf of WRC in August 2024);
 - (ii) mining activity to occur on a site known as the Te Mania Block; and
 - (iii) mining activity to occur in a small area of the overall mine site north of the Mitiwai Stream;
 - (iv) the relocation of a 33kV overhead power line north of the Mitiwai Stream; and
 - (v) relocation of a groundwater bore that provides the water supply to Taharoa Village.
 - (b) Preparing submissions and further submissions to the Proposed Waitomo District Plan. and the Proposed Waikato Regional Coastal Plan.
8. I have visited the Mine on a number of occasions, most recently on 10 January 2024.
 9. I am therefore very familiar with the operations, environmental setting and resource management issues of relevance to the Mine.
 10. I have no interest in the outcome of the proceedings that prevent me from presenting this evidence.

Code of Conduct for Expert Witnesses

11. I have read and am familiar with the Environment Court's Code of Conduct for Expert Witnesses, contained in the Environment Court Practice Note 2023, and agree to comply with it. My qualifications as an expert are set out above. Other than where I state that I am relying on the advice of another person, I confirm that the issues addressed in this statement of evidence are within my

area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions that I express.

Scope of my evidence

12. In my evidence I will discuss the following:
- (a) Background to TIL's submission on the Proposed Waitomo District Plan;
 - (a) The Mine site and operations;
 - (b) The environmental setting of the Mine;
 - (c) The planning context;
 - (d) Resource consents held and sought by Taharoa Ironsands Ltd; and
 - (e) Relief sought on specific submission points.

BACKGROUND TO TIL'S SUBMISSION ON THE PROPOSED WAITOMO DISTRICT PLAN

The Mine Site and Operations

13. It is important that the Hearing Panel appreciates the unique scale and nature of the Mine in order to understand the context that underpins the submission made by the Mine's operator, TIL, and the submission points addressed in my evidence.
14. The scale and nature of the Mine sets it apart from other activities that are listed as rural production sites in RPROZ-Schedule 1 of the Proposed District Plan. To that end my view is that there would be considerable benefit to the Panel in undertaking a visit to Taharoa ahead of the Rural Production Zone hearing to view the overall mine site and its surroundings.
15. The Mine is located on the West Coast of the North Island approximately 8 km south of Kāwhia and 45 km to the northwest of Te Kuiti as shown on Figure 1 below.

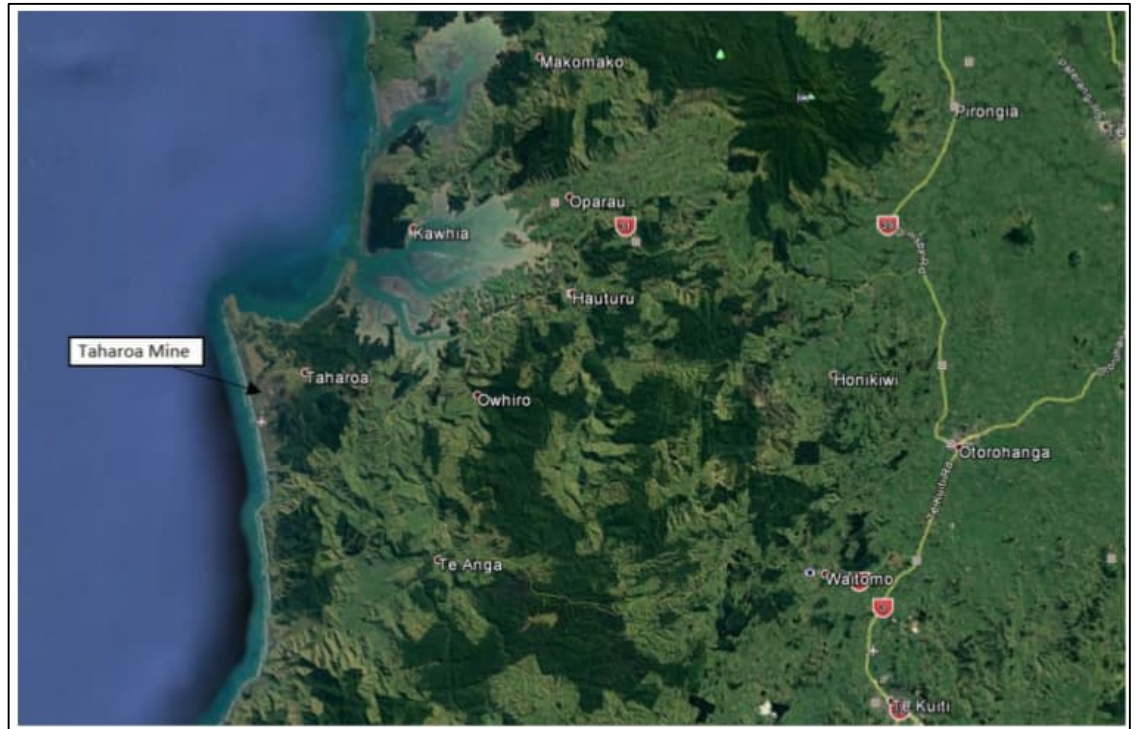


FIGURE 1 - MINE LOCATION PLAN

16. Ironsand has been continuously mined at Taharoa since the early 1970's. The deposit of ironsand at the Mine covers just over 1300 hectares, with an estimated reserve of 300 million tonnes, making it the largest deposit in New Zealand. For this reason alone (ie without consideration of other supporting social and economic factors) I support the classification of the site as a Significant Mineral Resource in Schedule 1 of the Rural Production Zone.
17. The Mine is primarily located on land legally described as the Taharoa C Block, a 1310ha area owned by Taharoa C Block Incorporated. The Mine also extends a further 40ha onto privately owned land that TIL is authorised to mine. The history of the mine and its operation is described further in the evidence of Mr Ian Goodacre.
18. The Mine is divided into geographical sections shown on the map in **Appendix A** to this evidence:
 - (a) the Northern Block, Central Block and the Southern Block on Taharoa C Block (as shown on the map in Appendix A to this evidence)). The Northern and Central Blocks are divided by the Mitiwai Stream, while the

Central and Southern Blocks are divided by the Wainui Stream which runs to the Tasman Sea from Lake Taharoa;

- (b) the Eastern Block on land legally described as Taharoa A7J3B Block and Taharoa A7J4B Block. As explained later in this evidence, mining and/or rehabilitation activity is also currently occurring pursuant to resource consents granted by WRC and WDC to TIL in this area ; and
- (c) the Te Mania Block being the land legally described as Part Taharoa A7J2 Block. As explained below and in the evidence of Mr Goodacre, TIL has resource consent to mine part of this Block, known as the 'Te Mania Extension'.

19. In terms of operational features:

- (a) The central processing plant for the Mine is located in the Central Block adjacent to the Wainui Stream.
- (b) The main road access into and out of the Mine site is through the Central Block.
- (c) The Central Block also contains the Port Taharoa operations facility which consists of several Portacom sized buildings and a helicopter landing and take-off pad.
- (d) Helicopter movements are a regular feature of the operation the mine¹, especially when a ship is being loaded, as a helicopter is used to transfer the Harbourmaster and other operational staff to and from the vessel moored offshore at the Single Buoy Mooring (**SBM**).

20. The overall mining process is explained in the evidence of Mr Goodacre. In summary, extracted ironsand is pumped as a slurry (i.e. mixed with water) from the working extraction areas to the processing plant where it is refined to meet export specifications.

¹ I note that the as-notified PWDP Rule Noise R-8 allocates permitted activity status to all flight movements in the Rural Production Zone and I support that provision, as well as the permitted status for helipads and facilities in the Rural Production Zone.

21. The ironsand material is transported in a slurry state throughout all these processes and the separated tailings (mostly non-ferrous sand with some silt and clays) are pumped from the processing plant to either a tailings storage area for dewatering or directly to an area undergoing rehabilitation for land contouring.
22. Following the refinement process, the concentrated titanomagnetite is cyclone separated to reduce water use then pumped as a slurry to a stockpile ready to be exported. Separated water is recovered and fed back into the mining process i.e. water is recycled on site.
23. The refined ironsand is prepared for export by being pumped as a slurry through the offshore pipeline to the SBM located approximately 3km offshore, and from there into iron-ore carrier ships moored at the SBM.
24. No ironsand material is exported from the site via road. Vehicle movements associated with the Mine on the local roading network (ie off the mine site) are predominantly associated with mine staff and maintenance contractors travelling to and from the site. Accordingly, most vehicle movements associated with the Mine are by light vehicles such as cars, utes, vans and light trucks. Heavy vehicle movements rarely occur and are generally only required when heavy mining machinery or equipment needs to be transported to or from the site. The remote location of the site, and the degraded and difficult nature of the local roading network leading to Taharoa effectively acting as a deterrent to heavy vehicle access to the Mine.
25. The environment in the Central and Southern blocks has been modified by the occurrence of mining activities over the past 50+ years, including associated buildings and ancillary infrastructure (mining machinery, pipelines, ironsand stockpiles, etc). The Eastern Block has also recently been mined by TIL.
26. As noted in Mr Goodacre's evidence, mining activity is undertaken at the site 24 hours per day, 7 days per week. This is not to say that sand is physically being extracted 24 hours per day, but some activity associated with mining is always being carried out (ie the mine site does not completely shut down at night). This is particularly the case when a ship is being loaded at the SBM as it takes 3-4 days to fully load a ship with pumping of material to the ship continuing 24 hours per day. Working areas need to be illuminated during the

hours of darkness and (apart from at the central processing area) this is done using portable lighting rigs.

27. No mining has occurred to date on the Northern block, however, there has been at least one rotation of plantation forestry harvested on the Northern Block in the past, with associated ground disturbance. TIL has recently obtained a resource consent to establish a culvert over the Mitiwai Stream to allow mining infrastructure to be transported over the Stream and access the Northern Block. TIL has also applied for resource consent to mine the area known as Pit 1 in the Northern Block. That application is currently being considered. TIL's primary focus was obtaining consent to enable it to access the Northern Block and it has started to prepare an application to mine the remainder of the Northern Block.
28. While not within the jurisdiction of the Proposed District Plan, I record for completeness that the principal modification to the offshore environment associated with the mine is the permanent presence of the shiploading pipelines and SBM tethering infrastructure on the seafloor, and the presence on the sea surface of the SBM itself.
29. Given the longevity of mining activity at the site (mining began in the early 1970's and has been continuous ever since) a number of aspects of the environment have been modified by, and acclimated to, the presence of the ongoing mining activity.

The surrounding environment

30. The south-eastern boundaries of the Taharoa C Block adjoin a dune lake and wetland system comprising Lake Taharoa, Lake Numiti, and Lake Rotoroa. Large areas of exotic plantation forestry are found on the eastern side of Lake Taharoa while the remainder of the lake(s) catchment is steep hill country, predominantly covered in bush with some areas cleared in pasture.
31. The coastline and offshore environment adjacent to the Mine are unmodified apart from the presence of the offshore mine infrastructure.
32. Taharoa Village is located to the north-east of the Taharoa C Block. The village was established at the commencement of mining activities in the early 1970's. As noted in Mr Goodacre's evidence, TIL own 75 houses that

comprise the village on leased iwi owned land for the families of the staff at the Taharoa Mine. The village also includes a community hall and clubrooms, playing field, Kōhanga Reo pre-school, Te Kura o Taharoa primary school, and a general store.

33. Land parcels adjoining the Taharoa C Block are owned by whanau Trusts, one of which² have lodged further submissions to TIL's submissions. Some of the land parcels immediately adjoining the Taharoa C Block contain dwellings. Te Kooraha Marae is located on a land parcel that adjoins the Northern block. Aaruka Marae is located within Taharoa Village.

PLANNING CONTEXT

Existing and Proposed Zoning

Operative Waitomo District Plan

34. The Taharoa C Block is zoned Industrial in the Operative Waitomo District Plan (**WDP**). Mining is an Industrial Activity as defined by the WDP and is permitted in the Industrial Zone subject to compliance with standards. There are a number of archaeological sites³ identified in the WDP on the Taharoa C Block, mainly in the Northern Block. Adjoining and adjacent land (including the Eastern Block and Te Mania Block) is zoned Rural in the WDP, while the land parcels comprising the Taharoa Village are zoned Residential in the WDP.

Proposed Waitomo District Plan (PWDP)

35. The Taharoa C Block and Eastern Block is zoned Rural Production in the PWDP as-notified. Quarrying activities⁴, mineral prospecting and exploration, mineral processing and all ancillary activities are a permitted activity in the Rural Production Zone, subject to compliance with standards.
36. I support this zoning and the permitted status of the activities set out above, and the method of having a stand-alone Rural Production Zone (as opposed to

² Wetini whanau

³ Derived from the New Zealand Archaeological Association database in the mid 1990's

⁴ Defined as: the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.

applying a Rural Production Overlay on Rural zoning as suggested by Horticulture NZ). In my view, the stand alone zone approach appropriately recognises TIL's regionally significant activities, as well as the activities of the other scheduled RPROZ activities.

37. As I discuss further below, I also support the application of the RPROZ Zone to the Te Mania Block.
38. While supportive of the Rural Production zoning to TIL's mining blocks, I am of the view (as further explained later in this evidence) that selected objectives, policies and rules in the Proposed Rural Production Zone need to be amended to more effectively recognise the setting, scale and nature of activity at the Mine.
39. For completeness I note that the PWDP also proposes new Significant Natural Areas (**SNAs**) on the Taharoa C Block and some Sites of Significance to Māori. TIL has lodged submissions and further submissions on those PWDP provisions and the submissions of some other parties seeking clearer assessment and delineation of the proposed SNAs and opposing one of the identified Sites of Significance to Māori. These submission points will be the subject of separate evidence and hearings.

Resource Consents Held

40. The Mine operates as a Permitted Activity in accordance with the Industrial zoning of the site in the WDP.
 - (a) TIL holds a suite of resource consents issued by WRC for activities that occur on the Central and Southern Block and in the coastal marine area that require consents under the Waikato Regional Plan and the Waikato Regional Coastal Plan – for example, water take from the Wainui Stream, and the occupation of the seabed by the offshore pipeline. The majority of these consents expired on 30 December 2020. However, in July 2020 TIL sought new consents from WRC to replace the then existing/now expired consents. The Mine continues to operate in reliance on the expired consents until the processing of the applications for the new consents is concluded under s124 of the RMA. The hearing of those applications is set down for August 2024.

- (b) In 2018 TIL was granted resource consents from WDC and WRC to undertake mining activity on the Eastern Block. Reflective of the fact that mining on the Eastern Block was underway when the PWDP was notified, the Eastern Block is within the as-notified extent of the Rural Production Zone (**RPROZ**). I support that extent of zoning.
 - (c) In late 2022 TIL was granted resource consents from WDC and WRC to undertake mining activity on the Te Mania Block – copies of these resource consents are provided as Appendix D to this evidence⁵. Mining on the Te Mania Block is anticipated to start in the near future. Nevertheless, given that mining can lawfully occur on the Te Mania Block, I support the application of the RPROZ to the Te Mania Block.
 - (d) In December 2023 TIL applied to WDC and WRC for resource consents to undertake mining activity in a small area (known as “Pit 1”) north of the Mitiwai Stream on the Taharoa C Block. At the time of filing of this evidence, the Pit 1 resource consents have not yet been granted.
41. No resource consents for mining activity have been applied for on the property known as the Pihopa Block that fronts Rotopohue Road and adjoins the southern boundary of the Eastern Block, which was referred to in TIL’s submission. I further discuss this below.

RELIEF SOUGHT

- 42. The discussion on relief set out below has been written on an exceptions basis. That is, I have only commented on matters raised in the TIL submission where amendments are proposed to the PWDP provisions as notified.
- 43. Where TIL submission points supported the PWDP as-notified provisions, my view is that those provisions remain appropriate as-notified and I do not support any amendment to them that would materially alter their application or effect. Importantly, the as-notified provisions recognise and provide for the ongoing operation and development of the Mine (including the full range of activities occurring at the Mine) and the various other scheduled RPROZ activities and seek to protect them from incompatible subdivision and

⁵ The consent applications were processed on a non-notified basis by both WDC and WRC.

development occurring in areas surrounding them. The as-notified provisions also recognise the significant social and economic effects the Mine generates.

44. **Appendix B** to this evidence contains a track change version of the Rural Production Zone chapter setting out the amendments sought in this evidence.

Zoning

45. As covered in Topic 4 of the s42A report (pages 17 onwards) TIL's submission sought for the RPROZ to be applied to the Te Mania Block and the Pihopa Block.
46. As set out in the evidence of Mr Goodacre, TIL is intending to expand its mining operations in the future into the Northern Block. Accordingly, TIL **does not** wish to pursue its submission point in terms of rezoning of the Pihopa Block from the as-notified Rural Zone to RPROZ. Nor does TIL seek that the Indicative Rural Production Area notation be applied to the Pihopa Block. Should TIL seek to access the Pihopa Block for mining purposes in the future, it will apply for any resource consents required under the District Plan provisions that are operative at the time.
47. I support the request to apply the RPROZ to the Te Mania Block given that consents are now held to undertake mining on part of the Te Mania Block. This is the same reason that the RPROZ was applied to the Eastern Block (i.e resource consents for mining activity were held for the Eastern Block). Applying the RPROZ to the Te Mania Block will simply recognise mining as a consented activity on that site and it is reasonably foreseeable that mining will take place. Given that mining will soon be occurring on the Te Mania Block in accordance with the resource consents it does not make sense to retain the as-notified Indicative Rural Production Area notation on the site.
48. I acknowledge that the Te Mania consents do not authorise mining on the entire Te Mania Block, and are geographically limited to an area in the south-west corner of the block as shown on the map in Appendix A to this evidence. In my view it is still appropriate to apply the RPROZ to the entire Te Mania Block site as sought in the TIL submission, and permit mining on the balance of the site without further resource consents (under the District Plan), subject to compliance with standards.

49. This is because:

- (a) Potential adverse effects on adjacent sites will be addressed in the resource consents required from Waikato Regional Council for aspects such as land disturbance – I expect that those consents would contain conditions addressing air quality and other local amenity related effects in the same manner as the existing Te Mania consents.
- (b) The presence of the large dune formation around the edge of the Te Mania (and Eastern) Block serves to effectively mitigate other landuse aspects in the District Council jurisdiction such as noise and light emission. I have recommended a 30m mining setback from the edge of the Te Mania Block in the track change plan provisions attached in Appendix B to this evidence to protect this ridgeline.
- (c) As noted in Mr Goodacre's evidence, [TIL applied for consent for part of the Block in offer to efficiently continue its mining operations to the east of Taharoa C and it would seek new consents to mine more of the Block if quality resource is found, as is anticipated].

50. To reflect the above relief (i.e. exclusion of live zoning from the Pihopa Block and inclusion of the Te Mania Block), RPROZ-SCHED1 – Scheduled rural production sites should be amended as follows (additions underlined) to include the Te Mania 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>	Significant Mineral Resource

Indicative Rural Production Area

51. The s42A report has helpfully explained the rationale for the Indicative Rural Production Area and that identification of such areas gives effect to the

Waikato Regional Policy Statement requirement to identify expansion areas around regionally significant mineral extraction sites. On that basis I support the existence and application of the notation as it relates to the land surrounding the Mine site and more generally to the other RPROZ sites. As I have discussed above, I support the replacement of the Indicative notation on the Te Mania Block with live RPROZ zoning, and the deletion of the notation on the Pihopa Block.

52. However, if the notation is to exist and have any meaningful purpose, it needs some explicit recognition within the policy environment of the PWDP. Currently, there is no purpose in this notation applying to any site because there are no associated objectives, policies, rules or standards that apply.
53. Acknowledging the “advisory” nature of the notation, in my view regard should be had to an identified Indicative Rural Production Area when a resource consent application is made within such an area for a non-scheduled activity, in accordance with the underlying zoning (for example, an application for a commercial activity in the Rural Zone). There needs to be a clear purpose / objective for the notation to have relevance in this context.
54. The most appropriate place for such recognition to occur is through amendment to Objective RPROZ-02 as follows:

RPROZ-02. 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; and
 3. Having regard to the intent of the Indicative Rural Production Area notation when considering resource consent applications on land affected by that notation.
55. When read together with the remainder of the objective, and the other relevant RPROZ objectives and policies, this amendment simply provides some ability for a decision maker to take into account the potential future use of the land for regionally significant purposes. This may be important where an activity is proposed on land identified as an Indicative Rural Production Area that might

foreclose on the ability for a scheduled RPROZ activity to expand into that area in the future. While such a factor may not in the end be determinative of such an application, it is important in my view that the District Plan requires some consideration of it. Otherwise the notation has no effect or meaning.

RPROZ Objectives and Policies

56. In its submission TIL sought to amend the reverse sensitivity focused objective (RPROZ-O2) and policy (RPROZ-P8) as follows:
 - (a) clause 2 of Objective RPROZ-O2 so that it reads “Managing the establishment of noise sensitive activities including subdivision, use and development on adjoining and adjacent sites.”
 - (b) Policy PROZ-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.”
57. The s42A report (paragraphs 65 and 66) addresses these submission points. It notes that the requested amendments might unwittingly limit the application of the provisions, especially when the effect of the relevant reverse sensitivity subdivision and land use rules in the PWDP are taken into account.
58. While fundamentally supportive of the provisions themselves, the intent of the relief sought was to clarify how and where the provisions were to be applied. However, I accept the rationale set out in the s42A report and accordingly, I agree with the s42A recommendation to retain Objective RPROZ-O2 and Policy RPROZ-P8 as proposed in the s42A report, subject to a proposed amendment in relation to Indicative Rural Production Areas discussed later in this evidence.
59. In its submission TIL sought to amend Objective RPROZ-O5 relating to landscaping as follows:
 - (a) “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.”

60. The s42A report (paragraph 67) supports the amendment sought by TIL. This amendment simply recognises that there is a practical limit to which visual effects can be addressed, especially in the case of the setting of the Mine. Mr Goodacre has discussed the difficulties in achieving this objective without the qualifying amendment. Accordingly, I support the s42A recommendation and the amendment of the policy.
61. Allied to the above point, the s42A report recommends an amendment using the same “as far as practicable” phrase to Policy RPROZ-P6 which seeks sufficient landscaping and screening of expanded RPROZ activities from roads, public spaces and adjoining neighbours. This is in response to TILs submission point seeking an exemption for the Mine from the policy because of the practical difficulties in achieving the objective (further explained in Mr Goodacre’s evidence). While the s42A report writer’s recommendation is not exactly aligned with the relief sought in the TIL submission, I support the s42A recommendation which will work in tandem with the amended Objective RPROZ-O5 as referenced above.
62. Policy RPROZ-P4 seeks to enable scheduled activities in the RPROZ subject to their effects being managed and requiring sites where quarrying activities occur to be rehabilitated and ensuring appropriate materials are used for this purpose. As set out in more detail in the evidence of Mr Goodacre, the climate and nature of the ground conditions (ie constantly moving sand dunes) at Taharoa makes rehabilitation challenging. To recognise the practical realities of the situation, I support the amendment of Policy RPROZ-P4 to insert the words “as far as practicable” as follows:

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:

6. Requiring sites where quarrying activities occur to be rehabilitated as far as practicable and ensuring appropriate materials are used for this purpose.

7. Policy RPROZ-P1 seeks to protect the ongoing operation and development or maintenance and upgrading of regionally significant scheduled rural production sites, by limiting the establishment or growth or noise sensitive activities on surrounding sites. TIL sought that the word “limiting” be replaced with the word “avoiding”. The s42A report rejects that relief on the basis that “avoiding” is too absolute as there may be instances where noise sensitive activities, if appropriately designed and located, can co-exist next to a scheduled rural production site.
8. In this instance I disagree with the s42A recommendation. In my view, regionally significant activities and the social and economic benefits they generate should be afforded as much protection as possible from incompatible noise sensitive adjoining land use and I support the use of the term “avoiding”. In my experience, it is never guaranteed that (despite what design and location measures are employed) noise sensitive activities can be established in a way that remedies or mitigates reverse sensitivity on an enduring basis.

RPROZ Rules

9. Amendments are required to some of the RPROZ Rules to ensure they reflect the unique circumstances of the Mine as described earlier. The amendments that I believe are necessary are primarily in the Permitted Activity standards and associated matters of discretion as follows.

Residential Units – Staff

10. Rule RPROZ-R7 allows for “one residential unit providing residential accommodation per each individual zone for security staff or caretakers” as a Permitted Activity.
11. TIL currently have more than one building that provides residential accommodation on the western side of the site near the helicopter pad, and it is likely that more accommodation buildings will be required in the future. As noted in Mr Goodacre’s evidence, on-site accommodation is essential due to the remote location of the Mine and the shortage of alternative accommodation in the area.
12. The port operation currently contains bunk room accommodation for pilots; and there is also re-locatable accommodation used by security and other

operational staff who are at times required to be on site at night (for example, when ship loading is being undertaken). Given the large size of the site and the operational mine area, it is not feasible to have staff housed in one unit.

13. The location of the accommodation is shown on the map provided in Appendix A.
14. TIL sought that the Rule be amended as follows:
 - (a) One or more residential unit(s) providing residential accommodation per each individual zone for security or key operational staff or caretakers.
15. The s42A report recommends that this relief be rejected on the basis that the resource consent that would be required to authorise additional residential units would be restricted to an assessment of bulk and location matters only.
16. I accept that a single unit restriction may be appropriate for the majority of the RPROZ sites scheduled in the PWDP. However, there are no effects-based grounds to apply such a restriction to the Mine given its size and setting. Any bulk and location effects assessment would effectively be an academic exercise because any adverse effects of the provision of additional accommodation units would be internalised to the site, meaning the requirement for a resource consent application to authorise additional accommodation units would be of no value to either Council or TIL.
17. In my view, the Mine should be exempt from the single unit restriction. To ensure the amendments are limited only to the Mine, I support the following wording:

One residential unit providing residential accommodation per each individual zone (excluding the Taharoa Ironsands Mine) for security staff or caretakers.
18. While this relief differs in wording from that sought in the TIL submission, there is scope to consider this wording as an alternative amendment to the same effect as the original relief sought (set out above).

RPROZ Table 2 – Performance Standards – RPROZ R20 Minimum setback from boundaries

19. Standard RPROZ R20 sets out minimum setbacks from road and “internal site boundaries” for buildings, structures, deposition of overburden, and extraction and deposition of aggregates.
20. I accept that setbacks from road boundaries are appropriate as set out in the PWDP however TIL’s practice is, depending on the agreement with the relevant landowner, to either mine across internal boundaries (as has happened at the Eastern Block and will happen with the extension of mining into the Te Mania Block) or use the boundary land for stockpiling topsoil or other material. Either situation is unproblematic given that such activity can only happen with the agreement of the adjoining landowner but if the notified version of this standard is retained, resource consent would be required due to an inability to comply with the as-notified internal site boundary setback (when this activity would otherwise be permitted). I consider this to be unnecessary, inefficient and to defeat the purpose of the RPROZ zoning as it applies to the Mine.
21. To address this I suggest the following amendment to clause 9 of RPROZ-R20:

9. The minimum setback from internal site boundaries for deposition of overburden material or for extraction and deposition of aggregates must be 30m or 150m 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 in the same holding or where the written agreement of the landowner is obtained and provided to Council prior to the works commencing.
22. The matters of discretion in RPROZ-R20 include clause (d) in terms of the boundary setbacks as follows:

“Matters over which discretion is restricted:

(d) The extent of the activity and the ability to internalise adverse effects”
23. This suggests that adverse effects outside of the site aren’t appropriate and tend to favour sensitive activities, which is inconsistent with the thrust of the PWDP to avoid reverse sensitivity effects on RPROZ activities in recognition

that none of the scheduled RPROZ activities will be able to fully internalise their adverse effects.

24. My view is that clause (d) in RPRPOZ-R20 is unnecessary and should be deleted in that clause and elsewhere where it appears in RPRPOZ-R21 to RPRPOZ-R25. The remainder of the matters of discretion still provide wide ranging discretion for Council to address effects from infringements of the relevant standard.

RP-ROZ R24 and R25: Landscaping

25. These rules cumulatively require landscaping and screening of sites, buildings, carparking areas, yards, and outdoor storage areas from adjoining properties, road boundaries, and public spaces with planting and landscaping that will grow to a specified height within 2 years.
26. These provisions are unworkable in the context of the Mine. As described in Mr Goodacre's evidence, there are long distance views of virtually the entire site (including proposed expansion areas) as well as associated facilities and working areas from road boundaries, public spaces and adjoining properties. There is a public road that intersects the Mine and parts of the Mine are visible from the Taharoa Village which was established as part of the original operation i.e. it was deliberately located close to the Mine. In addition, the ground and climatic conditions at Taharoa make the establishment of new vegetation difficult. The provisions also entail an assumption that simply because an item or area is visible an unacceptable adverse effect is generated that needs to be completely avoided. In my view, this is not the case, and sets too higher a bar for the RPROZ activities and the Mine in particular.
27. The 42A report addresses this matter, with particular regard to the outdoor storage area screening standard (RPROZ-25), by recommending an exemption to the rule for overburden located on the quarrying activity sites listed as RPROZ-1 (including the Mine) to RPROZ-9 in the table in RPROZ-SCHED1. I support that amendment because the as-notified definition of outdoor storage area is broad and could inadvertently capture overburden areas.

28. RPROZ-R24 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 Mine adjoins coastal beach environment (which qualifies as public space) for several kilometres, there is a public road that intersects the Mine and parts of the Mine are also visible from Taharoa Village. This will be captured, and in my view that is not appropriate (or practically possible). For the reasons set out above I recommend the rule be amended to exempt the Mine as follows:

“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, provided that this rule does not apply on site RP-ROZ-1 (as listed in RPROZ-SCHED1)”.

29. Without such exemption the rule will not recognise the unique context of the Mine, will be inefficient and ineffective and will generate costs to the Mine operators that are disproportionate to the level of effect and in some cases will not be practically possible.
30. The above amendments would also be consistent with the amendments to Objective RPROZ-O5 and Policy RPROZ-P6 recommended in the 42A report, and explained above which I support, which recognise that screening can be used address adverse effects “as far as practicable” .

SECTION 32AA EVALUATION

31. A section 32AA evaluation undertaken at a level of detail that corresponds to the scale and significance of the changes I have recommended in this evidence is attached to this evidence as Appendix C.

OVERALL CONCLUSION

32. I support the application of the RPROZ as an efficient and effective planning mechanism to recognise the Mine (ie the Northern, Central, Southern, Eastern and Te Mania Blocks) as a regionally significant landuse activity that generates significant social and economic benefits. However, the nature of

the mining activity and the environmental setting at Taharoa sets the Mine and activity apart from other scheduled RPROZ activities. Some minor amendments to the provisions of the PWDP are therefore necessary to recognise this, as set out in this evidence and the s42A report. The Mine has been located in Taharoa for over 50 years so, in my view, it is appropriate to apply the amendments as sufficient knowledge about the operations, setting and potential effects of the long-standing mining activity at Taharoa is held.

Dated this 21st day of June 2024

Grant Eccles

APPENDIX B – RURAL PRODUCTION ZONE PROVISIONS AS SOUGHT BY TAHAROA IRONSANDS LTD (TIL)

* Note that track changes in purple underlined font are from the Waitomo DC s42A report, track changes in red underlined font are as discussed in the evidence of Mr Eccles for TIL. Provisions highlighted green are changes recommended in the S42A report that derive entirely or in part from TILs submission points that are supported.

AREA SPECIFIC MATTERS

Rural Production Zone

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 Manawatu-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; and
 3. Having regard to the intent of the Indicative Rural Production Area notation when considering resource consent applications on land affected by that notation.
- 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 **avoiding** ~~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 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.

RPROZ-P5. To maintain the safe and efficient functioning of the transport network adjoining roads, 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 road 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 all 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.

Pursuant to Section 86B(3) of the RMA, the following rules that protect or relate to water have immediate legal effect: RPROZ-R27.

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 (excluding the Taharoa Ironsands Mine) 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
<p>Activity status: PER</p> <p>Where</p> <ol style="list-style-type: none"> All of the performance standards in RPROZ - Table 2 are complied with; and Where the building is listed in SCHED1 - Heritage Buildings and Structures, see the historic heritage chapter. <p><i>Note: For the avoidance of doubt RPROZ-R1 to RPROZ-R11 apply to all sites identified in RPROZ-SCHED 1.</i></p>	
<p>Activity status where compliance is not achieved: RDI S</p> <p>Matters over which discretion is restricted:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</p> <p>Activity status where compliance is not achieved with RPROZ-R26: DI S</p> <p>Activity status where compliance is not achieved with RPROZ-R27: NC</p>	
RPROZ-R12.	RPROZ-1 to RPROZ-9: Mineral prospecting and exploration

RPROZ-R13.	RPROZ-1 to RPROZ-9: Quarrying activities	
<p>Activity status: PER</p> <p>Where</p> <p>1. This rule only applies to sites RPROZ-1 to RPROZ-9 as listed in RPROZ-SCHED1; and</p> <p>2. All of the performance standards in RPROZ - Table 2 are complied with.</p> <p><i>Note: The provisions of the earthworks chapter do not apply to quarrying activities.</i></p>		<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>(a) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</p>
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 within	
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	
<p>Activity status: PER</p> <p>Where</p> <p>1. This rule only applies to sites RPROZ-10 to RPROZ-13 as listed in RPROZ-SCHED1; and</p> <p>2. All of the performance standards in RPROZ - Table 2 are complied with.</p>		<p>Activity status where compliance is not achieved: RDIS</p> <p>Matters over which discretion is restricted:</p> <p>(b) The matters of discretion associated with any performance standard which cannot be complied with in RPROZ - Table 2.</p>
RPROZ-R16.	RPROZ-14 to RPROZ-17: Hydro-electric Power Generation	
Except for RPROZ-R17.4, refer to the Energy chapter.		
RPROZ-R17.	High trip generating activities	
<p>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:</p> <p>1. All activities in the zone must comply with the provisions of TRAN-R8; and</p> <p>2. For the purposes of TRAN - Table 3, RPROZ-1 to RPROZ-9 must be assessed as “Primary production – mining and quarrying activities”; and</p> <p>3. For the purposes of TRAN - Table 3, RPROZ-10 to RPROZ-13 must be assessed as “Industrial activities”; and</p> <p>4. For the purposes of TRAN - Table 3, RPROZ-14 to RPROZ-17 must be assessed as “Rural-based industry”.</p>		
RPROZ-R18.	Activities not otherwise listed in RPROZ - Table 1	
<p>Activity status: DIS</p>		<p>Activity status where compliance is not achieved: N/A</p>

RPROZ-R19.	Non-compliance with the Te Kūiti Aerodrome Flightpath height restrictions shown on the Planning Maps
Activity status: PR	Activity status where compliance is not achieved: N/A

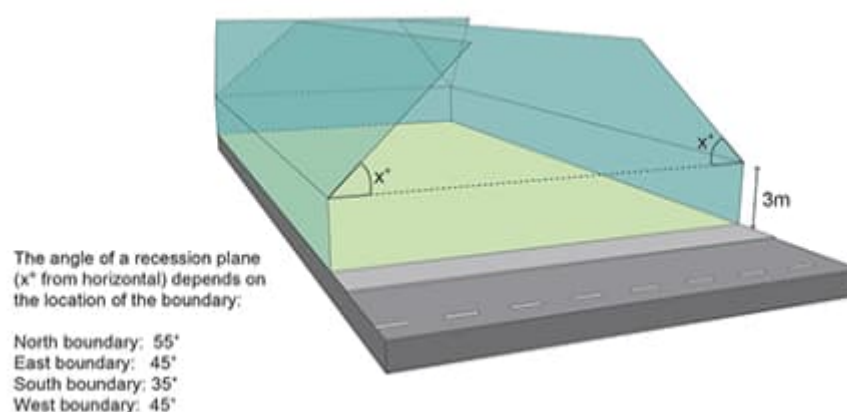
RPROZ – Table 2 – Performance Standards

RPROZ-R20.	Minimum setback from boundaries
<p>1. From road boundaries:</p> <p>2. The minimum setback for buildings or structures greater than 10 m high on all roads – 60 m; and</p> <p>3. The minimum setback from a district road boundary for all other buildings or structures – 15 m; and</p> <p>4. The minimum setback from a designated State Highway boundary for all other buildings or structures – 30 m; and</p> <p>5. The minimum setback from any road boundary for deposition of overburden material or for extraction and deposition of aggregates – 30 m;</p> <p>AND</p> <p>6. From internal site boundaries:</p> <p>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</p> <p>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</p> <p>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 <u>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.</u></p>	<p>Matters over which discretion is restricted:</p> <p>(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</p> <p>(b) The overall landscaping provided on-site; and</p> <p>(c) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and</p> <p>(d) The extent of the activity and the ability to internalise adverse effects; and</p> <p>(e) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</p> <p>(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</p> <p>(g) Effects on the safety and efficiency of traffic flow; and</p> <p>(h) The extent to which the activity can be relocated to meet setback requirements; and</p> <p>(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</p> <p>(j) Topographical and geographical features affecting odour, dust, visual impact and noise; and</p> <p>(k) The effects associated with layout, design and location of the activity, including operating hours; and</p>

10. On rear sites all boundaries are internal boundaries; and	(l) The effects of increased traffic and the timing of traffic generation; and
11. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding.	(m) The extent to which the reduction in the setback is due to the shape or natural and physical features of the site.
<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>	

RPROZ-R21.	Height and height in relation to boundary
<ol style="list-style-type: none"> Structures must not exceed 20 m in height as measured from ground level; and 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"> Visual effects including bulk, scale and location of the building or structure; and The provision of daylight and sunlight into neighbouring buildings; and 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 Effects on the character and amenity values of the surrounding properties, public spaces, the adjacent zone or road; and Effects on the visual privacy of adjoining properties.

Figure – RPROZ 1 – Height in relation to boundary



RPROZ-R22.	Maximum building size and building coverage
1. Construction, alteration or extension of buildings or structures - the maximum size of a building or	Matters over which discretion is restricted:

<p>structure must be no greater than 1000 m²; and</p> <p>2. The total building and structure coverage on a site must not exceed 30% of the net site area.</p>	<p>(a) Visual effects including bulk, scale and location of the building or structure; and</p> <p>(b) The provision of daylight and sunlight into neighbouring buildings; and</p> <p>(c) The adverse effects on adjacent sites; and</p> <p>(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</p> <p>(e) Effects on stormwater management and overland flow paths; and</p> <p>(f) The extent of the activity and the ability to internalise adverse effects; and</p> <p>(g) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</p> <p>(h) Provision of on-site parking, manoeuvring and access; safety and efficiency and the effects of traffic generation, particularly</p> <p>(i) Effects on riparian margins or areas of indigenous vegetation; and</p> <p>(j) The effects associated with layout, design and location of the activity, including operating hours.</p>
RPROZ-R23.	Landscaping – adjoining zones
<p>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:</p> <p>(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</p> <p>(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;</p> <p>AND</p> <p>(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.</p>	<p>Matters over which discretion is restricted:</p> <p>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</p> <p>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and</p> <p>(c) The extent of the activity and the ability to internalise adverse effects; and</p> <p>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</p> <p>(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</p>

	(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.
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RPROZ-R24.	Landscaping – road boundaries
<p>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>provided that this rule does not apply on site RP-ROZ-1 (as listed in RPROZ-SCHED1).</u></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 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-R25.	Outdoor storage screening
<p>1. No outdoor storage area shall be visible from an adjoining property, public space or a road. 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><u>Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1)</u></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-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). 	Activity status when compliance is not achieved: DIS	
RPROZ-R27.	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>	Activity status where compliance is not achieved: NC	

RPROZ-SCHED1 – Scheduled rural production sites

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

RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 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		Piopia 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	-
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

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	-

Unique Identifier	Map Ref	Site Name	Location	Legal description*	Site Type
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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) 2012.

Regional Council consents

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

APPENDIX C 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.
2. The following is therefore a high level evaluation of the changes sought by TIL.

1. Objectives

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; and
3. Having regard to the intent of the Indicative Rural Production Area notation when considering resource consent applications on land affected by that notation.

Purpose of the RMA and comparison with any relevant existing objectives in this plan

3. The recommended amendment to RPROZ-O2 gives effect to Sections 5-8 of the RMA. The rural environment is a key source of natural resources such as aggregates and provides the opportunity to generate renewable energy. Rural industries harnessing these resources enable people and communities to provide for their economic and social well-being. The establishment of sensitive activities in close proximity can compromise the operation of legitimate rural industry. The Indicative Rural Production Area notation compliments the Rural Production Zone by indicating where such regionally significant activities may expand in the future. In the as-notified version of the PWDP, there is no reference at all in the objectives of the Rural Production Zone to the notation, meaning that an activity that is incompatible with future expansion of a scheduled rural production activity could establish within the Indicative Rural Production Area and foreclose on the ability to use that land in the future. By requiring consideration of the intent of the Indicative Rural Production Area when considering resource consent applications, the amendment more readily achieves the purpose of the RMA when compared to the notified version.

Decision about most appropriate option

4. The amendment is considered to be more appropriate in achieving the purpose of the RMA than the notified version. Allowing a non-compatible

landuse to establish in the Indicative Rural Production Area would be not be an efficient use of land, nor would it sustain the potential of the land to be used in the future for Rural Production Activity. It would also be inconsistent with the intent of this zone. Some consideration of the intent of the Indicative Rural Production Area during the consenting process is warranted.

2. Policies

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~~ **avoiding** the establishment or growth of noise sensitive activities on surrounding sites.

Other reasonably-practicable options

5. Other than the amendment above, the other reasonably practicable options include retaining the as-notified version or not providing a policy for this matter. However, RPROZ-P1 is an important policy. It seeks to protect scheduled regionally significant RPROZ activities from noise sensitive activities in surrounding sites. It corresponds well to its governing objective RPROZ-O2, which would not provide the required level of detail in the absence of P1.

Effectiveness and efficiency

6. The amendment will make the policy more effective and efficient by making it clearer that noise sensitive activities should not seek to locate in close proximity to scheduled regionally significant RPROZ activities.

Costs and benefits

7. There will be a potential cost to landowners who may not be able to establish a noise sensitive activity in close proximity to a scheduled RPROZ site. However, significantly greater costs would be generated on the operators of scheduled RPROZ activities if the noise sensitive activity was allowed to be established and subsequent restrictions or even cessation of operations occurred. The benefits are the protection that the policy provides scheduled RPROZ activities on an enduring basis from noise sensitive activities.

Risk of acting or not acting

8. There are no additional risks in acting to amend this policy. There is sufficient information on the costs to the environment, and benefits to people and communities to justify the amendment to the policy. The risk of not making this amendment is greater because simply “limiting” noise sensitive activities does not provide any certainty that they will not be established in close proximity to these production activities, including regionally significant activities.

Decision about most appropriate option

9. The amendment gives effect to the relevant objective RPROZ-O2. It is considered to be more appropriate in achieving the purpose of the objective than that of the notified version.

3. Rules

RPROZ-R7.	One residential unit providing residential accommodation per each individual zone <u>(excluding the Taharoa Ironsands Mine)</u> for security staff or caretakers.
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RPROZ – Table 2 – Performance Standards

RPROZ-R20.	Minimum <u>setback</u> from boundaries
<ol style="list-style-type: none"> From road boundaries: The minimum setback for buildings or structures greater than 10 m high on all roads – 60 m; and The minimum setback from a district road boundary for all other buildings or structures – 15 m; and The minimum setback from a designated State Highway boundary for all other buildings or structures – 30 m; and The minimum setback from any road boundary for deposition of overburden material or for extraction and deposition of aggregates – 30 m; <p>AND</p> <ol style="list-style-type: none"> From internal site boundaries: 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 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 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 <u>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</u> 	<p>Matters over which discretion is restricted:</p> <ol style="list-style-type: none"> The extent to which the landscaping, fencing or screening is able to soften the visual impact of the proposed building, structure or activity; and The overall landscaping provided on-site; and The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and The extent of the activity and the ability to internalise adverse effects; and The extent to which off-site effects including noise will inhibit the use of surrounding land; and 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 Effects on the safety and efficiency of traffic flow; and The extent to which the activity can be relocated to meet setback requirements; and 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 Topographical and geographical features affecting odour, dust, visual impact and noise; and

<p><u>landowner to a lesser setback is obtained and provided to Council prior to the works commencing.</u></p> <p>10. On rear sites all boundaries are internal boundaries; and</p> <p>11. Buildings may be erected up to any common boundary with an adjoining site which is in the same holding.</p> <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>	<p>(k) The effects associated with layout, design and location of the activity, including operating hours; and</p> <p>(l) The effects of increased traffic and the timing of traffic generation; and</p> <p>(m) The extent to which the reduction in the setback is due to the shape or natural and physical features of the site.</p>
RPROZ-R24.	Landscaping – <u>road</u> boundaries
<p>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>provided that this rule does not apply on site RPROZ-1 (as listed in RPROZ-SCHED1).</u></p>	<p>Matters over which discretion is restricted:</p> <p>(a) The extent to which the proposed landscaping is able to soften the visual impact of the proposed activity, building or structure; and</p> <p>(b) Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment and adjacent road; and</p> <p>(c) The extent of the activity and the ability to internalise adverse effects; and</p> <p>(d) The extent to which off-site effects including noise will inhibit the use of surrounding land; and</p> <p>(e) The extent to which the siting and external appearance of buildings, structures or activities sit within the receiving environment; and</p> <p>(f) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</p>

Effectiveness and efficiency

10. Amending the relevant Rules set out above will ensure that the rules remain efficient and effective by recognising and providing for the unique characteristics and environmental setting of the Taharoa ironsands mine site.

Costs and benefits

11. The recommended amendments to these rule would avoid the need for extensive and costly mitigation to be installed in future for no environmental benefit. Resource consents triggered by the rules if not amended as sought would also be required with attendant time and financial cost and may not be practicably possible.

Risk of acting or not acting

12. There is no risk in acting on the amendments sought. The Mine has existed since the early 1970's and there is no uncertainty as to the level of effects that may be generated if the amendments are confirmed.

Decision about most appropriate option

13. The rule amendments sought are the most appropriate way to achieve the purpose of the RMA as they recognise the characteristics and environmental setting of the Mine.

4. Zoning - Applying RPROZ to the Te Mania Block (Part Taharoa A7J2 Block)

RPROZ-SCHED1 – Scheduled rural production sites

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	Significant mineral resource

Other reasonably-practicable options

14. The only options are to (i) leave the Te Mania Block zoned Rural with a Indicative Rural Production notation on it, or (ii) to apply RPROZ zoning to only the part of the site where mining is consented. Leaving the site zoned Rural would not recognise the existence of the existing unimplemented resource consents, while there would be practical difficulties in applying RPROZ zoning to only some of the Te Mania Block.

Effectiveness and efficiency

15. Applying the RPROZ zoning to all of the Te Mania Block will be effective and efficient as it will (i) recognise the effect of the existing resource consents held for the site; and (ii) permit future mining on the site under the District Plan, and the significant benefits this will produce, subject to compliance with relevant standards and the District Wide rules. It would also ensures that only one set of zoning rules applies to the single title,

which is best practice.

Costs and benefits

16. Applying the RPROZ zoning to all of the Te Mania Block will reduce future consenting costs for TIL. Potential environmental costs can be avoided given the extensive knowledge of what avoidance and mitigation measures are effective in the Taharoa environment and for the site. The key mitigation measure is to ensure that the existing very high dune formation along the boundary of the Te Mania Block closest to Taharoa Village is retained and a standard is recommended that achieve that retention. Provided that dune formation/ridge is retained there will be no environmental costs from a District Plan perspective. The benefits are a clearer and more consistent zoning framework that recognises the effect of existing resource consents and enhances the ability for the regionally significant mineral resource to be accessed and efficiently utilised with attendant significant social and economic benefits.

Risk of acting or not acting

17. There are no risks in acting to apply the RPROZ zoning to the Te Mania Block. The effects of the mining activity that the zoning would permit under the District Plan, and the key effects management measures for mining on the block are well understood and have already been assessed for part of the block through the 2022 resource consent process. Additional resource consents will be required for further mining on the block from Waikato Regional Council and these will assess amenity related effects such as air quality. There is sufficient information on the costs to the environment, and benefits to people and communities to justify the application of the zoning.

Decision about most appropriate option

18. Applying the RPROZ to all of the Te Mania Block will more appropriately give effect to the objectives of the RPROZ and achieve the purpose of the RMA than that of the as-notified zoning of Rural with the Indicative Rural Production Area notation applied.

APPENDIX D - Te Mania Block Resource Consents



23 September 2022

In reply please quote: RM220026
If calling please ask for: Predrag (PJ) Draca

Digitally Delivered

c/- Tonkin and Taylor

Dear Grant

Decision on application for Land use resource consent under the Resource Management Act 1991

Application number:	RM220026
Applicant:	Taharoa Ironsands Ltd
Address:	Taharoa Road, Taharoa
Legal description:	Part Taharoa A7J2 Block (RT: SA41B/794)
Proposal:	Undertake an extension to the current mining operation

I wish to advise you of Council's decision to grant your application for land use resource consent under the Resource Management Act 1991 (RMA). Please see below for the details of the decision and conditions of consent.

The following information provides you with some guidance on your rights and what to do next. It is recommended that you seek independent advice if you are in any doubt as to the processes to be followed.

Objections

If you disagree with any part of this decision or any conditions of this consent, you may lodge an objection in writing to Council within 15 working days of the receipt of this letter. Your objection must be in accordance with section 357 of the RMA and must include the reasons for your objection.

If you decide to lodge an objection to this consent, please note that you cannot lodge a section 223/224 application for subdivision.

Compliance with conditions

Your resource consent permits the land use to be established at the site long as the activity complies with the stated conditions on an ongoing basis. It is important that you fully understand and comply with all the conditions of your consent. Please notify Waitomo District Council prior to the commencement of activities associated with this consent. The **compliance team's** role is to monitor compliance with the conditions of consent and may involve site visits.

Council's compliance can be contacted on <mailto:info@waitomo.govt.nz> or 07 878 0800. Please reference the consent number and address of the property when emailing or calling.

Lapsing of Consent/s

The subdivision consent lapses if:

- A survey plan is not submitted to Council under section 223 of the RMA within 5 years of the commencement of the consent; and
- The survey plan is not then deposited with Council under section 224 of the RMA within 3 years of the plan first being submitted to Council under section 223.

The land use consent lapses if:

This resource consent lapses 5 years after the commencement of the consent, unless the consent is given effect to by the end of that period.

The commencement date of a resource consent is determined by section 116 of the Resource Management Act 1991.

Yours faithfully



PREDRAG (PJ) DRACA
SENIOR PLANNER

Resource Consent

(Resource Management Act 1991)

DECISION ON APPLICATION

Pursuant to Section 34A(1) and Sections 104, 104C, and 108 of the Resource Management Act 1991, Waitomo District Council, under delegated authority, grants land use resource consent for a Restricted Discretionary Activity to:

Activity: Undertake an extension to the current mining operation

Consent Holder: Taharoa Ironsands Ltd

Location Address: Taharoa Road, Taharoa

Legal Description: Part Taharoa A7J2 Block (RT: SA41B/794)

This consent is subject to the conditions attached in Schedule 1.

Advisory notes for this consent are attached in Schedule 2.

The reasons for this decision are attached in Schedule 3.

Dated at Te Kuiti this 23 day of September 2022.

For and on behalf of Waitomo District Council.

A handwritten signature in black ink, appearing to be "PJ Draca", written in a cursive style.

PREDRAG (PJ) DRACA
SENIOR PLANNER

Schedule 1

Conditions of Consent



Resource Consent No: RM220026

General

1. That the activity shall proceed in general accordance with the information submitted by the consent holder in support of application RM220026 prepared by Tonkin + Taylor on behalf of Taharoa Ironsands Ltd titled "Taharoa Mine: Te Mania Extension, Resource Consent Application and Assessment of Environmental Effects" dated May 2022 and all subsequent further information provided via email on 26 August 2022.
2. The consent holder shall be responsible for all contracted operations on-site related to the exercise of this resource consent and shall ensure contractors are aware of the conditions of this resource consent and ensure compliance with those conditions.
3. A copy of this resource consent must be kept on-site at all times that this consent is current and shall be produced without unreasonable delay upon request from a servant or agent of the Waitomo District Council.
4. The consent holder must inform the Waitomo District Council in writing at least ten (10) working days prior to works commencing as authorised by this resource consent.
5. The consent holder must appoint a site representative prior to the exercise of this resource consent that shall be the Waitomo District Council's principal contact person in regard to matters relating to this resource consent. The consent holder must inform the Waitomo District Council's General Manager – Strategy and Environment of the representative's name and how they can be contacted, prior to this resource consent being exercised. Should that person change during the term of this resource consent, the consent holder must immediately inform the Waitomo District Council's General Manager – Strategy and Environment by written notice of the new representative's name and how they can be contacted.
6. Prior to the exercise of this consent, the consent holder must provide the Waitomo District Council's General Manager – Strategy and Environment, a copy of the resource consents granted by the Waikato Regional Council.

Complaints Register

7. The consent holder must maintain and keep a register of complaints about any activities associated with the exercise of this resource consent received by the consent holder. The register shall record:
 - a. the date, time and duration of the event that has resulted in a complaint;
 - b. the location of the complainant when the event/incident (if possible, specify nature of incident) was detected; and
 - c. the location of the complainant when the event/incident (if possible, specify nature of incident) was detected; and
 - d. the possible cause of the event/incident; and
 - e. the weather conditions and wind direction at the site when the event/incident allegedly occurred; and
 - f. any corrective action undertaken by the consent holder in response to the complaint/incident; and
 - g. any other relevant information.

The register must be available to the Waitomo District Council at all reasonable times. Complaints received by the consent holder that may indicate non-compliance with the conditions of this resource consent shall be forwarded to the Waitomo District Council in writing within twenty-four (24) hours of the complaint being received.

Earthworks and Construction

8. The consent holder shall arrange and conduct a pre-construction site meeting and invite, with a minimum of five (5) working days' notice, the Waitomo District Council's General Manager – Strategy and Environment, the site representative(s) nominated under condition 5 of this consent, the contractor, and any other party representing the consent holder prior to any work authorised by this consent commencing on site.

Advice Note: In the case that any of the invited parties, other than the site representative do not attend this meeting, the consent holder is deemed to have complied with this condition.

9. Prior to the exercise of this consent, the consent holder shall submit to the Waitomo District Council's General Manager – Strategy and Environment, the Site Management Plan that has been approved by the Waikato Regional Council.
10. The consent holder must provide Waitomo District Council's General Manager – Strategy and Environment with a copy of any changes to the Site Management Plan that have been certified by the Waikato Regional Council, prior to the implementation of any changes.

Erosion and Sediment Control

11. Prior to the exercise of this consent, the consent holder shall submit to the Waitomo District Council's General Manager – Strategy and Environment, the Erosion and Sediment Control Plan that has been certified by the Waikato Regional Council.
12. The consent holder must provide Waitomo District Council's General Manager – Strategy and Environment with a copy of any changes to the Erosion and Sediment Control Plan that have been certified by the Waikato Regional Council, prior to the implementation of any changes.
13. The consent holder must ensure that all erosion and sediment control structures are inspected on a weekly basis and within twenty-four (24) hours of each rainstorm event that is likely to impair the function or performance of the controls. A record shall be maintained of the date and time of inspections undertaken, any maintenance requirements identified, and of maintenance undertaken to all erosion and sediment control structures. Records associated with the maintenance of all erosion and sediment control structures shall be made available to the Waitomo District Council's General Manager – Strategy and Environment at all reasonable times.

Biosecurity

14. The consent holder must ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from <http://www.npca.org.nz/index.html>.
15. Should any material need to be disposed of off-site, it shall be disposed of at a facility licensed to accept such material. The consent holder shall keep records of the volumes of material disposed of and provide the disposal receipts to Waitomo District Council's General Manager – Strategy and Environment upon request.

Site Rehabilitation Plan

16. Prior to the exercise of this consent, the consent holder shall submit to the Waitomo District Council's General Manager – Strategy and Environment, the Site Rehabilitation Plan that has been certified by the Waikato Regional Council. For the avoidance of doubt, this condition can be complied with by the transferral of the approved Site Rehabilitation Plan for the Eastern Block to the Te Mania Block.
17. The rehabilitation of the land that is subject to this resource consent shall be carried out under the supervision of a person or persons with appropriate sand dune restoration or rehabilitation experience.

Geotechnical Stability

18. The consent holder must ensure that all works undertaken on the site are in general accordance with the requirements and recommendations set out within the report titled 'Comparison of Te Mania and Eastern Blocks in terms of Geology and Hydrology 7/7/2022, prepared by TIL.
19. No mining activity shall occur within 30 metres of the northern and eastern boundaries of the site. This condition does not apply to the following sites:
 - a) Any area of the mine located on the site legally described as Taharoa C Block, which has the lawful authority to be mined; and
20. The consent holder shall engage a suitably qualified and experienced Geotechnical Engineer to direct and supervise site investigations and undertake supervision and certification of all works to ensure that cut slopes and fill sites are individually and appropriately assessed for stability during and following excavation and filling operations, and to ensure that appropriate drainage is installed at each site. If requested in writing by the Waitomo District Council, the consent holder shall provide to the Waitomo District Council's General Manager – Strategy and Environment, within ten (10) working days, an assessment report and certification for the current and completed excavation and rehabilitation activities. The report shall be prepared by the Geotechnical Engineer completing the assessment.

Conceptual Site Closure Plan

21. The consent holder must provide Waitomo District Council's General Manager – Strategy and Environment with a Conceptual Site Closure Plan for review and approval - acting in a technical certification capacity - at least twenty (20) working days prior to the exercise of this consent. For the avoidance of doubt, this condition can be complied with by the transferral of the approved Conceptual Site Closure Plan for the Eastern Block to the Te Mania Block. The consent holder shall review and update the plan prior to ceasing mining at the site. The revised Conceptual Site Closure Plan shall be forwarded for review and approval by the Waitomo District Council's General Manager – Strategy and Environment, acting in a technical certification capacity. As a minimum, the Conceptual Site Closure Plan shall address the following:
 - a) Future landforms following all mining activities at the site; and
 - b) Future groundcover following all mining activities at the site; and
 - c) Reporting procedures; and
 - d) Review procedures.

Accidental discovery protocols

22. The consent holder shall ensure that the exercise of this resource consent does not disturb any sites of archaeological value. If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, Heritage New Zealand and Waitomo District Council. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff of Heritage New Zealand (if they consider it necessary); the appropriate action has been carried

out to remove the Taonga and record the site, or alternative action has been taken; and approval to continue work is given by Waitomo District Council. The site inspection shall occur within three (3) working days of the discovery being made.

23. If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the Consent Holder shall notify the New Zealand Police, local iwi, Heritage New Zealand and Waitomo District Council. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff, staff of Heritage New Zealand and the New Zealand Police (if they consider it necessary); the appropriate ceremony has been conducted by iwi (if necessary); the materials discovered have been removed by the iwi responsible for the tikanga appropriate to their removal and preservation or re-interment, or alternative action (e.g. works are relocated) has been taken; and approval to continue work is given by Waitomo District Council.

Construction Noise

24. Construction activities on the site shall be measured and assessed in accordance with the requirements of, and comply with the Long Term Duration noise limits set out in, the New Zealand Standards NZS 6803:1999 "Acoustics – Construction Noise".

Operational Noise

25. Noise levels from the operation of the mining activity on the site that is subject to this resource consent, measured at sensitive receptor SR01, SR02, SR03, and SR04 as identified within the letter report by Tonkin + Taylor entitled Taharoa Ironsands Te Mania noise assessment dated 24 August 2022 shall not exceed the following limits:

Day Time L10	Night Time L10
7.00am to 10.00pm Monday to Saturday 8.00am to 5.00pm Sundays and Public Holidays	10.00pm to 7.00am Monday to Saturday 5.00pm to 8.00am Sundays and Public Holidays
50 dBA	40 dBA

26. Noise levels must be measured and assessed in accordance with the requirements of New Zealand Standards NZS 6801:2008 "Acoustics – Measurement of Environmental Sound" and NZS 6802:2008 "Acoustics – Environmental Sound".

Noise Monitoring

27. Monitoring of noise levels from mining activity on the site that is subject to this resource consent shall be undertaken within three (3) months of operations commencing and at any other time when requested by Waitomo District Council on receipt of a valid complaint of noise effects, and/or if any changes occur to mining activity that would result in increases to the predicted noise levels at any receiver. The result of the monitoring shall be reported to the **Waitomo District Council's General Manager – Strategy and Environment** within ten (10) working days of the monitoring being completed.
28. Where the monitoring of noise levels under condition 27 demonstrates a non-compliance with condition 25 the consent holder shall take immediate action to ensure that compliance is achieved and shall report to the **Waitomo District Council's General Manager – Strategy and Environment**, the mitigation measures implemented. Within two (2) weeks of the implementation of such mitigation measures a further noise level survey shall be undertaken confirming that compliance with the relevant criteria has been achieved, and those results shall be forwarded to the **Waitomo District Council's General Manager – Strategy and Environment**.

Lighting

29. The consent holder shall undertake construction activities and mining and rehabilitation operations in such a manner that light spill is reduced to a practicable minimum, through (but not limited to):
 - a) the placement and orientation of portable lighting rigs in consideration of sensitive receptors SR01, SR02, SR03, SR04, and Taharoa Village; and
 - b) minimisation of the hours of use of lighting rigs to the extent necessary to achieve a safe working environment for site personnel.

Annual Report

30. The consent holder must provide **Waitomo District Council's General Manager – Strategy and Environment** with an annual report by 1 August for the preceding 12-month period ending 30 June, for each year that this resource consent is current. Unless otherwise agreed in writing by the **Waitomo District Council's General Manager – Strategy and Environment**, the report shall include the following:
 - a) Mining and land rehabilitation undertaken during the preceding 12 months and mining and rehabilitation activities proposed to be carried out during the following 12 months, including:
 - i. The commencement date and expected duration of the mining and fill operations; and
 - ii. The location of the mining and fill operations; and
 - iii. The proposed construction methodology, including staging of earthworks if applicable; and
 - iv. The location of topsoil stockpiles.
 - b) a compliance audit of all consent conditions; and
 - c) any reasons for non-compliance or difficulties in achieving compliance with all consent conditions; and
 - d) recommendations on alterations to monitoring required by consent conditions; and
 - e) details of any complaints received by the consent holder regarding the activities authorised by this consent; and
 - f) any other issues considered important by the consent holder; and
 - g) a summary of any changes proposed or made to the Environmental Management Plan, Erosion and Sediment Control Plan, and the Site Rehabilitation Plan.

Bond

31. This consent is subject to the bond conditions 34 to 43 in resource consent RM170053.

Review

32. The Waitomo District Council may during the period between 1 April to 30 June annually serve notice on the consent holder under section 128 (1) of the Resource Management Act 1991, of its intention to review the conditions of these resource consents for the following purposes:
- a) To review the effectiveness of the conditions of the resource consent in avoiding or mitigating any adverse effects on the environment and if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions; or
 - b) If necessary and appropriate, to require the holder of the resource consent to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment due to the authorised activities; or
 - c) To review the adequacy of and the necessity for monitoring undertaken by the consent holder.

Advice Note: Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.

Monitoring and Charges

33. The consent holder shall notify the Waitomo District Council's General Manager – Strategy and Environment in writing two (2) weeks prior to the commencement of activities associated with this consent.

Advice Note: this advice should be emailed to info@waitomo.govt.nz

Pursuant to Section 36 of the Resource Management Act 1991 the consent holder must pay the actual and reasonable costs incurred by the Waitomo District Council when monitoring the conditions of this consent.

Schedule 2

Advisory Notes

Resource Consent No: RM220026

- 1 Failure to comply with the conditions of consent may result in Council taking legal action under the provisions of Part XII of the Resource Management Act 1991.

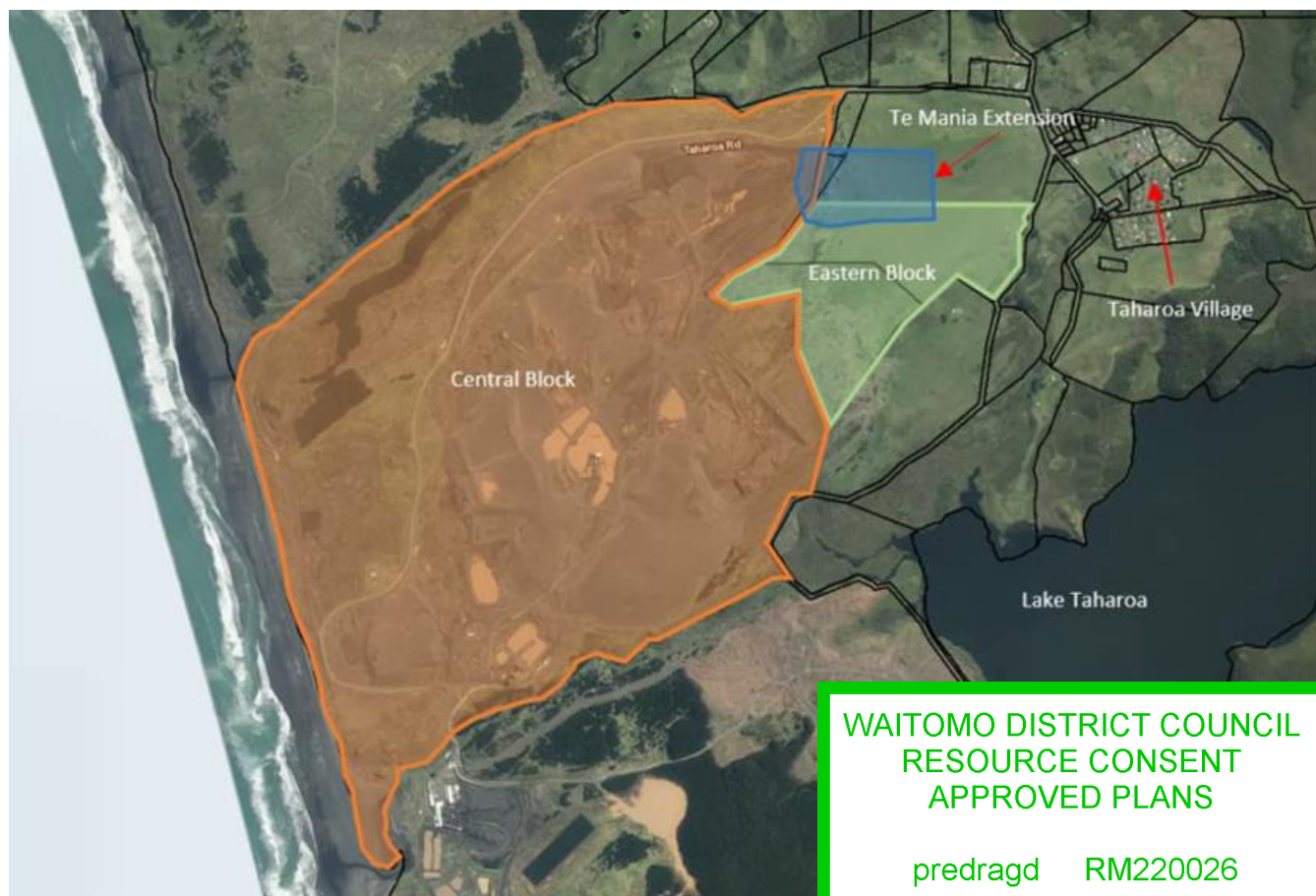
Schedule 3

Reasons for Decision

Resource Consent No: RM220026

- 1 Granting consent for the proposed activity, subject to the above conditions, is not contrary to Part 2 of the Resource Management Act 1991.
- 2 Subject to the above conditions, the application is not contrary to the relevant objectives and policies of the Waitomo District Plan. The mining activity proposed is an extension of a well-established mineral extraction activity that generates local and regional benefits in terms of employment and associated multiplier effects. The site will be rehabilitated back to a state that facilitates pastoral farming of the site, and the activity can be carried out in a manner that avoids or minimises adverse amenity effects on sensitive nearby receivers.
- 3 Any adverse environmental effects resulting from the application are deemed to be less than minor, or can be mitigated to minor levels by the imposition of appropriate consent conditions. In this regard, the 30 metre mining exclusion setback from adjoining land not being mined by the applicant and the subsequent retention of the existing elevated dune formation around the boundary of the site with its associated screening function is a key factor in the management of land use effects from the activity.
- 4 Pursuant to Section 95 of the Resource Management Act 1991 the application has not been publicly notified as the adverse effects of the proposal are deemed to be minor, and all parties that were potentially adversely affected by the granting of this consent have provided their written approval. Accordingly, the application was processed on a non-notified basis.

APPROVED SITE PLAN



RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144534.02.01

File Number: 60 40 32A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Taharoa Ironsands Limited
PO Box 308
Wellington 6140

(hereinafter referred to as the Consent Holder)

Consent Type: Land Use

Consent Subtype: Land Disturbance

Activity authorised: To undertake soil disturbance in association with the Taharoa mine Te Mania Extension Block

Location: Taharoa Road - Taharoa

Map reference:

Consent duration: This consent will commence on the date of decision notification and expire on 26 October 2032.

Subject to the conditions overleaf:

CONDITIONS

General

1. The consent holder shall ensure that the works and activities authorised by this resource consent are carried out in accordance with the conditions as set out in Schedule One.

In terms of s116 of the Resource Management, this consent commences on the date of decision notification.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144534.01.01

File Number: 60 40 32A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Taharoa Ironsands Limited
PO Box 308
Wellington 6140

(hereinafter referred to as the Consent Holder)

Consent Type: Water Permit

Consent Subtype: Diversion

Activity authorised: To divert perched groundwater in association with the Taharoa mine Te Mania Extension

Location: Taharoa Rd - Taharoa

Map reference:

Consent duration: This consent will commence on the date of decision notification and expire 26 October 2032.

Subject to the conditions overleaf:

CONDITIONS

General

1. The consent holder shall ensure that the works and activities authorised by this resource consent are carried out in accordance with the conditions as set out in Schedule One.

In terms of s116 of the Resource Management, this consent commences on the date of decision notification.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144534.03.01

File Number: 60 40 32A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Taharoa Ironsands Limited
PO Box 308
Wellington 6140

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge Permit

Consent Subtype: Land – Solid waste

Activity authorised: Discharge overburden to land within High Risk Erosion Areas associated with the Taharoa mine Te Mania Extension

Location: Taharoa Rd - Taharoa

Map reference:

Consent duration: This consent will commence on the date of decision notification and expire on 26 October 2032.

Subject to the conditions overleaf:

CONDITIONS

General

1. The consent holder shall ensure that the works and activities authorised by this resource consent are carried out in accordance with the conditions as set out in Schedule One.

In terms of s116 of the Resource Management, this consent commences on the date of decision notification.

RESOURCE CONSENT CERTIFICATE

Resource Consent: AUTH144534.04.01

File Number: 60 40 32A

Pursuant to the Resource Management Act 1991, the Regional Council hereby grants consent to:

Taharoa Ironsands Limited
PO Box 308
Wellington 6140

(hereinafter referred to as the Consent Holder)

Consent Type: Discharge Permit

Consent Subtype: Air – dust

Activity authorised: Discharge contaminants to air in association with mining activities relating to the Taharoa mine Te Mania Extension

Location: Taharoa Road - Taharoa

Map reference:

Consent duration: This consent will commence on the date of decision notification and expire on 26 October 2032.

Subject to the conditions overleaf:

CONDITIONS

General

1. The consent holder shall ensure that the works and activities authorised by this resource consent are carried out in general accordance with the conditions as set out in Schedule One and below in the event of any inconsistencies the conditions below will prevail.
2. The consent holder shall at all times adopt the best practicable option to prevent or minimise any adverse effects on the environment from the discharges of dust related to mining of sand and ancillary operations, such as removal of overburden and rehabilitation, undertaken on the land subject to this resource consent.
3. There shall be no particulate matter as a result of the operation that is detectable beyond the boundary of the land defined by the legal descriptions given above that causes an objectionable or offensive effect. For the purpose of this condition, the Waikato Regional Council will consider an effect that is objectionable or offensive to have occurred if any appropriately experienced officer of the Waikato Regional Council deems it so, after having regard to:
 - a) The frequency, intensity, duration, offensiveness/character and location of the dust event;
and/or
 - b) Receipt of complaints from neighbours or the public; or,
 - c) Relevant written advice or a report from an Environmental Health Officer of a territorial authority or health authority;
4. Unless otherwise agreed in writing by the Waikato Regional Council the consent holder shall ensure that the active area of the site does not exceed 13.6 hectares at any time, excluding haul roads, tailings areas, sediment retention ponds and Dry mining equipment on site

Dust Management Plan

5. No less than 20 working days prior to the exercise of this resource consent the consent holder shall provide a Dust Management Plan to the Waikato Regional Council for review and technical certification. The Dust Management Plan shall specify measures to be employed on site to minimise dust emissions to air including, but not limited to, the following:
 - a) Procedures for undertaking a daily site inspection, including summarising the outcome of the inspection in a daily environment diary. This could also include but is not limited to:
 - a. Operation of watercart;
 - b. Any dust mitigation implemented; and
 - c. Any exceedance of dust monitoring alert levels and the result of any investigations in to the causes of the exceedance.
 - b) Procedures to ensure that dust emissions will not occur from excavation or transfer of sand to the dry mining unit hoppers;
 - c) Procedures that will be adopted to ensure that fugitive dust emissions are minimised from the roadways, working areas and stockpiles, including wind speed triggers that shall initiate specific mitigation measures;

- d) Details of the dust mitigation measures to be used on the site, including both fixed and temporary systems;
 - e) Identification of roles and positions of responsibility, including responsibility for ensuring the effective application of dust control measures identified in b) and c) above;
 - f) Provision and maintenance of 20 kph speed limit signs on all unsealed access roads;
 - g) Total Suspended Particulates (“**TSP**”) monitoring locations, alert levels and trigger levels and actions;
 - h) Details of how the net TSP concentrations will be calculated.
 - i) Details of access to the existing met service weather station and data and wind data logger located on the lease;
 - j) Maintenance procedures for the TSP monitoring equipment and weather station;
 - k) Reporting procedures;
 - l) Dust Management Plan review procedures;
 - m) Complaint receipt and response procedures.
6. The consent holder must ensure that a copy of the approved Dust Management Plan, including any approved amendments, is kept on-site at all times that activities authorised by this consent are being undertaken and the on-site copy of the Dust Management Plan shall be updated within 5 working days of any amendments being approved.
7. Prior to the commencement of extraction of sand in the Te Mania Extension, the consent holder shall install six continuous TSP monitors. Two of the TSP monitors shall be located between the existing license area and the Te Mania Extension and the other four TSP monitors shall be located between any active mining areas (including the Wetini and Puketapu Blocks and the Te Mania Extension) and Taharoa village. The locations of the six TSP monitoring sites and the types of monitors to be installed shall be agreed in writing by the Waikato Regional Council to ensure they are appropriately located to monitor the actual and/or potential effects on the surrounding environment. The relevant TSP monitors shall continue to be operated until the Te Mania Extension is fully rehabilitated.
8. The continuous TSP monitoring equipment required by Condition 6 shall be fitted with an alarm system which is capable of calculating the nett TSP concentrations so that when short term nett TSP measurements on the eastern side of the active mining areas (including the Wetini and Puketapu Blocks and the Te Mania Extension) reach the alert levels specified in Condition 8, it sends a warning to the Mine Manager or other nominated person who has the responsibility for managing dust effects on the site. The consent holder shall ensure that the Mine Manager or other nominated persons are available at all times to take immediate action, as might be necessary, to reduce site dust emissions from the site.
9. Unless otherwise agreed in writing by the Waikato Regional Council, TSP concentrations shall be assessed against the Alert Levels set out in the Table below.

Alert Level	Value as a 1 hour average ($\mu\text{g}/\text{m}^3$)	Action
1	80	Investigate sources and mitigation
2	160	Implement additional mitigation
3	250	All onsite work generating dust must cease

Advice Note: After six months of operation the consent holder may request in writing to the Waikato Regional Council to seek changes to Alert Levels 1 and 2 in Condition 8 to better reflect actual background concentrations of TSP.

10. TSP monitoring results shall be provided in the Annual Report required by Schedule One as a 24-hourly average ambient concentration and a 1 hour average concentration and shall be made available to Waikato Regional Council upon request.
11. Without limiting the generality of Condition 3, the consent holder shall ensure that rolling 24-hour average TSP concentrations do not exceed a nett reading of $80 \mu\text{g}/\text{m}^3$ at any time.
12. The Consent Holder shall make the nett TSP data collected in accordance with Condition 7 available to the Taharoa community via either:
 - a. an on-line platform or website; or
 - b. any other suitable means that ensures the data is readily available.
13. The data collected by the continuous TSP monitoring systems shall be reported as soon as practically possible as a 15 minute average, a one hourly average and a rolling 24-hourly average ambient concentration.

Advice Note:

For the purposes of this condition the active area is defined as the combined area which is actively being mined and where overburden is being removed and is awaiting extraction.

Advice Note:

After three months of operation with no exceedance of Alert Level 3, the consent holder may request in writing to the Waikato Regional Council a review of Condition 13 specifically to increase the active area of the site. Any such request must be accompanied by a report prepared by an appropriately qualified independent person that demonstrates that any increase in open area, will not result in the exceedance of Alert Level 3, or Condition 3. The onus is on the consent holder to demonstrate that the level and duration of monitoring undertaken is sufficient to support their recommendation.

14. The consent holder shall utilise the onsite wind data logger to monitor wind direction and wind speed prior to commencing extraction of sand in the Te Mania Extension. The data from the meteorological monitoring station shall be logged continuously and be available to the site management in real time.
15. In the event of a dust emission occurring which has an objectionable or offensive effect as determined in accordance with condition 3, the consent holder shall, within 5 days of being advised of this event by the Waikato Regional Council, provide a written report to the Waikato Regional Council specifying:
 - a) The cause or likely cause of the event and any factors which influenced its severity;
 - b) The nature and timing of any measures implemented by the consent holder to avoid; remedy or mitigate any adverse effects;
 - c) The steps to be taken in the future to prevent recurrence of similar events.

In terms of s116 of the Resource Management, this consent commences on the date of decision notification.

Schedule of Changes to Selected Resource Consent Conditions

This Schedule of Changes is applicable to Resource Consents AUTH100903.01.02, AUTH111002.01.02, AUTH122563.01.03 and AUTH122565.01.02.

Resource Consent	Existing Condition	New Condition
AUTH100903.01.02 (Dam and divert the Wainui Stream for the purpose of creating a water supply reservoir for iron sand mining operations)	Condition 1: "The exercise of this consent is subject to the General Conditions listed in Schedule Two."	Condition 1: "The exercise of this consent is subject to the General Conditions listed in Schedule Two. In addition, this resource consent is applicable to the mining activities authorised by resource consents AUTH138954.01.01, AUTH138954.02.01, AUTH138954.03.01 and AUTH138954.04.01 (Eastern Block) and AUTH144534.01.01, AUTH144534.02.01, AUTH144534.03.01 and AUTH144534.04.01 (Te Mania Extension)" <i>Advice Note: Schedule Two for several of the existing resource consents including AUTH100903 require the Conceptual Site Closure Plan, Site Rehabilitation Plan and the Water Management Plan to be updated within 6 months of a variation of conditions being granted. Refer to Schedule Two, Conditions 8 and 9.</i>
AUTH111002.01.02 (Operate, maintain and replace existing pipeline in the Coastal Marine Area for the purpose of ship loading)	Condition 1: "The exercise of this consent is subject to the General Conditions listed in Schedule Two."	Condition 1: "The exercise of this consent is subject to the General Conditions listed in Schedule Two. In addition, this resource consent is applicable to the mining activities authorised by resource consents AUTH138954.01.01, AUTH138954.02.01, AUTH138954.03.01 and AUTH138954.04.01 (Eastern Block) and AUTH144534.01.01, AUTH144534.02.01, AUTH144534.03.01 and AUTH144534.04.01 (Te Mania Extension)"

<p>AUTH122563.01.02 (To replace/reconstruct, maintain and use existing pipeline No 2 in the CMA at Taharoa, including associated occupation, disturbance and vehicle use)</p>	<p>Condition 1: “The exercise of this consent is subject to the Common Conditions listed in Schedule 1.”</p>	<p>Condition 1: “The exercise of this consent is subject to the Common Conditions listed in Schedule 1. In addition, this resource consent is applicable to the mining activities authorised by resource consents AUTH138954.01.01, AUTH138954.02.01, AUTH138954.03.01 and AUTH138954.04.01 (Eastern Block) and AUTH144534.01.01, AUTH144534.02.01, AUTH144534.03.01 and AUTH144534.04.01 (Te Mania Extension)”</p>
<p>AUTH122565.01.02 (The use and occupation of the CMA at Taharoa by existing pipeline No 1)</p>	<p>Condition 1: “The exercise of this consent is subject to the Common Conditions listed in Schedule 1.”</p>	<p>Condition 1: “The exercise of this consent is subject to the Common Conditions listed in Schedule 1. In addition, this resource consent is applicable to the mining activities authorised by resource consents AUTH138954.01.01, AUTH138954.02.01, AUTH138954.03.01 and AUTH138954.04.01 (Eastern Block) and AUTH144534.01.01, AUTH144534.02.01, AUTH144534.03.01 and AUTH144534.04.01 (Te Mania Extension)”</p>

Schedule One – General Conditions

The exercise of resource consents AUTH144534.01.01, AUTH144534.02.01, AUTH144534.03.01 and AUTH144534.04.01 are subject to the following conditions, which shall apply to each individual consent. Where there may be differences or apparent conflict between the general conditions and conditions contained in either the individual consents contained within this suite, or any other consent referred to below, the conditions contained in the respective individual consents shall prevail.

General

1. Except as modified by the conditions below and subject to final detailed design, the activities authorised by this consent shall be undertaken in general accordance with the information provided by the applicant in the resource consent application, and supporting documents including:
 - a) The application for resource consent, titled *“Taharoa Mine: Te Mania Extension, Resource Consent Application and Assessment of Environmental Effects”*, prepared by Tonkin + Taylor, dated May 2022 (WRC document APP144534);
 - b) The document titled *“Comparison of Te Mania and Eastern Blocks in terms of Geology and Hydrology”* dated 7 July 2022 (WRC document # 25033102)
 - c) The letter report titled *“Taharoa Ironsands – s92 response”*, dated 26 July 2022, prepared by Pattle Delamore Partners Ltd (WRC document # 25030913).
2. The consent holder shall be responsible for the structural integrity and maintenance of all construction works authorised by this consent, and for the provision and maintenance of any erosion control works that become necessary to control erosion as a result of the exercise of this consent.
3. The consent holder shall be responsible for all contracted operations related to the exercise of this resource consent, and shall ensure contractors are made aware of the conditions of this resource consent and ensure compliance with those conditions.
4. A copy of this consent shall be kept onsite at all times that physical works authorised by this consent are being undertaken and shall be produced without unreasonable delay upon request from a servant or agent of the Waikato Regional Council.
5. Unless otherwise agreed in writing by the Waikato Regional Council the consent holder shall ensure that the active area of the site does not exceed 13.6 hectares at any time, excluding haul roads, tailings areas, sediment retention ponds and Dry mining equipment on site

Pre-Commencement

6. The consent holder shall appoint a representative(s) prior to the exercise of this resource consent who shall be the Waikato Regional Council's principal contact person(s) in regard to matters relating to this resource consent. The consent holder shall inform the Waikato Regional Council of the representative's name and how they can be contacted, prior to this resource consent being exercised. Should that person(s) change during the term of this resource consent, the consent holder shall immediately inform the Waikato Regional Council and shall also give written notice of the new representative's name and how they can be contacted.
7. The consent holder shall arrange and conduct a pre-construction site meeting and invite, with a minimum of 10 working days' notice, the Waikato Regional Council, the site representative(s) nominated under condition 5 of this consent, the contractor, and any other party representing the consent holder prior to any work authorised by this consent commencing on site.

Advice Note: *In the case that any of the invited parties, other than the site representative does not attend this meeting, the consent holder will have complied with this condition, provided the invitation requirement is met.*

Mining and Tailings Sequence Annual Plan

8. The consent holder shall submit a Mining and Tailings Sequence Plan to the Waikato Regional Council at least 20 working days prior to the exercise of this consent and then on an annual basis to reflect any proposed changes to the Mining and Tailings Sequence Plan.
9. The consent holder shall exercise this consent in general accordance with the approved Mining and Tailings Sequence Plan. In the event of any conflict or inconsistency between the conditions of this consent and the provisions of the Mining and Tailings Sequence Plan, then the conditions of this consent shall prevail.

Site Management Plan

10. The consent holder shall submit a Site Management Plan (SMP) to the Waikato Regional Council for approval - acting in a technical certification capacity – at least 20 working days prior to the exercise of this consent. The SMP shall detail the management, operation and monitoring procedures, methodologies and contingency plans necessary to comply with the conditions of this consent. The SMP shall also specify/include detail on the following:
 - a) Erosion and Sediment Control Plan;
 - b) Conceptual Site Closure Plan; and
 - c) Rehabilitation Plan.
11. The consent holder shall exercise this consent in accordance with the approved Site Management Plan. Any subsequent changes to the Site Management Plan must only be made with the written approval of the Waikato Regional Council. In the event of any conflict or inconsistency between the conditions of this consent and the provisions of the Site Management Plan, then the conditions of this consent shall prevail.
12. The consent holder must ensure that a copy of the approved Site Management Plan, including any approved amendments, is kept on-site at all times that activities authorised by this consent are being undertaken and the on-site copy of the Site Management Plan shall be updated within 5 working days of any amendments being approved.

Erosion and Sediment Control Plan

13. The consent holder shall provide an Erosion and Sediment Control Plan (E&SCP) to the Waikato Regional Council for review and approval - acting in a technical certification capacity - at least 20 working days prior to the exercise of this consent. The E&SCP shall as a minimum be based upon and incorporate all the relevant principles and practices for the activity authorised by this consent and contained within the Waikato Regional Council document titled “Erosion and Sediment Control – Guidelines for Soil Disturbing Activities” (Technical Report No. 2009/02 – dated January 2009), and shall include, but not be limited to, the following:
 - a) Details of all principles, procedures and practices that will be implemented to undertake erosion and sediment control to minimise the potential for sediment discharge from the site, including flocculation if required;
 - b) Construction, implementation, operational, monitoring, maintenance and contingency procedures to be followed to minimise erosion and seepage while conducting general mining activities including:
 - i. earthworks,
 - ii. stripping and storage of soils and subsoils
 - iii. tracking,
 - iv. haul road construction,
 - v. vegetation removal,
 - vi. tailings placement.
 - vii. vegetation stockpile sediment and erosion control measures; and
 - viii. diversions of stormwater and seepage (including that from rehabilitated areas).
 - c) The design criteria and dimensions of all key erosion and sediment control structures;
 - d) A site plan of a suitable scale to identify:
 - i. The locations of waterways;
 - ii. The extent of soil disturbance and vegetation removal;
 - iii. Any “no go” and/or buffer areas to be maintained undisturbed adjacent to watercourses;
 - iv. The locations of the activities listed in 12(b);

- v. Locations of topsoil stockpiles;
 - vi. key erosion and sediment control structures;
 - vii. The boundaries and area of catchments contributing to all stormwater impoundment structures;
 - viii. The locations of all specific points of discharge to the environment;
 - ix. Any other relevant site information.
- e) Construction timetable for the erosion and sediment control works and the bulk earthworks proposed;
 - f) Timetable and nature of progressive site rehabilitation and re-vegetation proposed;
 - g) Maintenance, monitoring and reporting procedures;
 - h) Rainfall response and contingency measures including procedures to minimise adverse effects in the event of extreme rainfall events and/or the failure of any key erosion and sediment control structures;
 - i) Procedures and timing for review and/or amendment to the erosion and sediment control measures listed in the E&SCP; and
 - j) Identification and contact details of personnel responsible for the operation and maintenance of all key erosion and sediment control structures.

Any changes proposed to the certified E&SCP shall be confirmed in writing by the consent holder and the Waikato Regional Council, acting in a technical certification capacity, prior to the implementation of any changes proposed.

- 14. The consent holder shall ensure that, as far as practicable, all clean water run-off from stabilised surfaces including catchment areas above the site shall be diverted away from the exposed areas via a stabilised system to prevent erosion. The consent holder shall also ensure the outfall(s) of these systems are protected against erosion.
- 15. The consent holder shall ensure that all erosion and sediment control structures are inspected on a weekly basis and within 24 hours of each rainstorm event that is likely to impair the function or performance of the controls. A record shall be maintained of the date and time of inspections undertaken, any maintenance requirements identified, and of maintenance undertaken to all erosion and sediment control structures. Records associated with the maintenance of all erosion and sediment control structures shall be made available to the Waikato Regional Council at all reasonable times.

Conceptual Site Closure Plan

- 16. The consent holder shall rehabilitate all disturbed land. To this end, the consent holder shall develop a Conceptual Site Closure Plan. The Conceptual Site Closure Plan shall be provided to the Waikato Regional Council for review and approval - acting in a technical certification capacity - at least 20 working days prior to the exercise of this consent. The consent holder shall review and update the plan within 6 months of any decision to cease mining at the site. The revised Conceptual Site Closure Plan shall be forwarded for review and approval by the Waikato Regional Council, acting in a technical certification capacity. As a minimum, the Conceptual Site Closure Plan shall address the following:
 - a) Future landforms following all mining activities at the site;
 - b) Future groundcover following all mining activities at the site;
 - c) Reporting procedures; and,
 - d) Review procedures.

Site Rehabilitation Plan

- 17. In addition to the Conceptual Site Closure Plan required pursuant to condition 16 of this consent, the consent holder shall develop a Site Rehabilitation Plan. The Site Rehabilitation Plan shall be provided to the Waikato Regional Council for review and approval - acting in a technical certification capacity - at least 20 working days prior to the exercise of this consent. The Site Rehabilitation Plan shall detail rehabilitation objectives, goals and success criteria to be followed in order to achieve the future landforms and groundcovers detailed within the Conceptual Site Closure Plan. The consent holder shall review and update this plan within 6 months of any decision to cease mining at the site. The revised plan shall be forwarded for review and approval by the Waikato Regional Council, acting in a technical certification capacity. As a minimum, the Site Rehabilitation Plan shall include the following:
 - a) Procedures and timeframes for progressive rehabilitation
 - b) Any specific measures to control erosion;
 - c) Procedures for pest control;

- d) Procedures for noxious weed control;
 - e) Land and vegetation maintenance procedures;
 - f) Post closure maintenance methods and after care plans;
 - g) Approximate timeframes for landscape and rehabilitation events;
 - h) Approximate costs associated with the implementation of this plan to the stage of conceptual site closure;
 - i) Monitoring procedures; and,
 - j) Reporting and review procedures.
18. The rehabilitation of the area of the Te Mania Extension affected by mining activity shall be undertaken such that:
- a) Where appropriate, and where subsoils and topsoils are available, these shall be used for rehabilitation and the land shall be managed to actively develop stable topsoil mantles generally consistent with topsoils on adjacent areas of land unaffected by mining.
 - b) Where practical the rehabilitated land cover is generally consistent with that on adjacent land unaffected by mining.
 - c) The quality of the water discharging from the rehabilitated land is consistent with that discharging from adjacent catchments unaffected by mining.
19. The discharge of untreated surface runoff from rehabilitated land and into surface waters shall only occur after written approval has been obtained from the Waikato Regional Council acting in a technical certification capacity. In this respect the main issues which will be considered by the Waikato Regional Council include:
- a) The quality of runoff from the rehabilitated land;
 - b) the quality of runoff from surrounding land under a similar land use;
 - c) the quality of the receiving water;
 - d) the potential effects of increased flow within the receiving water course;
 - e) intended on-going land management practices; and,
 - f) the provision of any ongoing monitoring programme.

Stability

20. The consent holder shall engage a suitably qualified and experienced Engineer to direct and supervise site investigations and undertake supervision and certification of all works to ensure that cut slopes and fill sites are individually and appropriately assessed for stability during and following excavation and filling operations, and to ensure that appropriate drainage is installed at each site. If requested in writing by the Waikato Regional Council, the consent holder shall provide to the Waikato Regional Council within 10 working days, an assessment report and certification for the current and completed excavation and rehabilitation activities. The report shall be prepared by the Engineer completing the assessment.

Biosecurity

21. The consent holder shall ensure that all machinery used in the exercising of this consent is cleaned prior to being transported to the site to ensure that all seed and/or plant matter has been removed and documented in accordance with the National Pest Control Agencies A series, best practice (Code A16) guidelines, available to download from <http://www.npca.org.nz/index.html>.

Complaints Register

22. The consent holder shall maintain and keep a complaints register for complaints regarding all aspects of operations at the site related to the exercise of this consent, received by the consent holder. The register shall record:
- (a) the date, time and duration of the event that has resulted in a complaint,
 - (b) the location of the complainant when the event/incident (if possible, specify nature of incident) was detected,
 - (c) the possible cause of the event/incident,
 - (d) the weather conditions and wind direction at the site when the event/incident allegedly occurred,
 - (e) any corrective action undertaken by the consent holder in response to the complaint/incident,
 - (f) where relevant, the steps to be taken in future to prevent recurrence of similar events,
 - (g) any other relevant information.

The register shall be available to the Waikato Regional Council at all reasonable times. Complaints received by the consent holder that may indicate non-compliance with the conditions of this resource consent shall be forwarded to the Waikato Regional Council in writing within 24 hours of the complaint being received.

Annual Report

23. The consent holder shall provide to the Waikato Regional Council an annual report by 1 August for the preceding 12-month period ending 30 June, for each year that any of the consents listed at the top of this Schedule are current. Unless otherwise agreed in writing by the Waikato Regional Council, as a minimum this report shall include the following:
- a) Mining, tailings placement, and land rehabilitation undertaken during the preceding 12 months and mining and rehabilitation activities proposed to be carried out during the following 12 months as reflected within the Mining and Tailings Sequence Plan required within Condition 7 above, including:
 - i. The commencement date and expected duration of the mining and fill operations;
 - ii. The location of the mining and fill operations;
 - iii. The proposed construction methodology, including staging of earthworks if applicable;
 - iv. The location of topsoil stockpiles;
 - b) a compliance audit of all consent conditions;
 - c) any reasons for non-compliance or difficulties in achieving compliance with all consent conditions;
 - d) recommendations on alterations to monitoring required by consent conditions;
 - e) details of any complaints received by the consent holder regarding the activities authorised by this consent; and,
 - f) any other issues considered important by the consent holder.
 - g) a summary of any changes proposed or made to the Site Management Plan, Erosion and Sediment Control Plan, Conceptual Site Closure Plan and Rehabilitation Plan.
 - h) The TSP monitoring results detailed in Condition 9 of AUTH144534.01.01.

Archaeological Sites and Waahi Tapu

24. In the event of any archaeological site or koiwi being uncovered during the exercise of this consent, activities in the vicinity of the discovery shall cease and the Waikato Regional Council and Heritage New Zealand shall be notified as soon as practicable and within 48 hours of a discovery. The consent holder shall consult with the relevant iwi/hapū and Heritage New Zealand and shall not recommence works in the area of the discovery until the relevant Heritage New Zealand approvals or other approvals to damage, destroy or modify such sites have been obtained where necessary. Works may recommence with the written approval of the Waikato Regional Council. Such approval shall only be given after the Council has considered:
- a) The document titled “Taharoa Mine Site Health & Safety - Environmental Procedure – Discovery of Human Remains and/or Items of Cultural Significance –TM-4500.010” (Appendix ‘K’ of the Resource Consent Application).
 - b) Tāngata Whenua interests and values;
 - c) Protocols agreed upon by Tāngata Whenua and the consent holder;
 - d) The consent holders interests;
 - e) Any Heritage New Zealand authorisations; and,
 - f) Any archaeological or scientific evidence.

Bond

25. Prior to the exercise of this consent the consent holder shall provide and maintain in favour of Waikato Regional Council and Waitomo District Council (the Councils) a rehabilitation bond to:
- a) secure compliance with the conditions of this consent and to enable any adverse effect on the environment resulting from the consent holder’s activities and not authorised by a resource consent to be avoided, remedied, or mitigated;
 - b) secure the completion of rehabilitation and closure in accordance with the requirements of the respective resource consents;
 - c) ensure the performance of any monitoring obligations of the consent holder under this consent;
 - d) enable the Councils to undertake monitoring and management of the Site until completion of closure of the Site;

26. The rehabilitation bond shall be in a form approved by the Councils and shall, subject to these conditions, be on the terms and conditions required by the Councils. All rehabilitation bond conditions on this consent can be complied with by, with the approval of the Councils, the existing rehabilitation bond held by the Councils for mining activities on the Eastern Block being varied or transferred to also apply to mining activity authorised on the Te Mania Extension.
27. The rehabilitation bond shall provide that the consent holder remains liable under the Resource Management Act 1991 for any breach of the conditions of consent which occurs before expiry of this consent and for any adverse effects on the environment which become apparent during or after the expiry of the consent.
28. Unless the rehabilitation bond is a cash bond, the performance of all of the conditions of the bond shall be guaranteed by a guarantor acceptable to the Councils. The guarantor shall bind itself to pay for the carrying out and completion of any condition in the event of any default of the consent holder, or any occurrence of any adverse environmental effect requiring remedy.
29. The amount of the rehabilitation bond shall be fixed prior to the exercise of the respective resource consents by the Councils who shall take into account any calculations and other matters submitted as required in the respective resource consents in relation to the rehabilitation of the site, or otherwise, by the consent holder which are relevant to the determination of the amount. The amount of the rehabilitation bond shall be advised in writing to the consent holder. The amount of the rehabilitation bond, to achieve the purposes set out in Condition 25 above, shall include:
- (i) the estimated costs (including any contingencies necessary) of rehabilitation and closure in accordance with the conditions of the consent, on completion of the mining operations proposed for the next year;
 - (ii) any further sum which the Councils consider necessary to allow for remedying any adverse effect on the environment that may arise from the exercise of the consent;
 - (iii) the estimated costs of monitoring, in accordance with the monitoring conditions of the consent, until the consent expires; and
 - (iv) any further sum which the Councils consider necessary for monitoring any adverse effect on the environment that may arise from the exercise of the consent including monitoring anything which is done to avoid, remedy, or mitigate an adverse effect.
30. Should the consent holder not agree with the amount of the rehabilitation bond fixed by the Councils then the matter shall be referred to arbitration in accordance with the provisions of the Arbitration Act 1996. Arbitration shall be commenced by written notice by the consent holder to each of the Councils advising that the amount of the rehabilitation bond is disputed, such notice to be given by the consent holder within two weeks of notification of the amount of the rehabilitation bond. If the parties cannot agree upon an arbitrator within a week of receiving the notice from the consent holder, then an arbitrator shall be appointed by the President of the Institute of Professional Engineers of New Zealand. Such arbitrator shall give an award in writing within 30 days after his or her appointment, unless the consent holder and the Councils agree that time shall be extended. The parties shall bear their own costs in connection with the arbitration. In all other respects, the provisions of the Arbitration Act 1996 shall apply. Pending the outcome of that arbitration the existing bond shall continue in force. That sum shall be adjusted in accordance with the arbitration determination.
31. If, for any reason other than default of the Councils, the decision of the arbitrator is not made available by the 30th day referred to above, then the amount of the bond shall be the sum fixed by the Councils, until such time as the arbitrator does make his/her decision. At that stage the new amount shall apply. The consent holder shall not exercise this consent if the variation of the existing bond or new bond is not provided in accordance with this condition.
32. The rehabilitation bond may be varied, cancelled, or renewed at any time by agreement between the consent holder and the Councils provided that cancellation will not be agreed to unless a further or new rehabilitation bond acceptable to the Councils is available to replace immediately that which is to be cancelled (subject however to the condition below as to release of the rehabilitation bond on the completion of closure of the site, as that phrase is elsewhere defined, to the Councils' satisfaction).

33. The Councils shall release the rehabilitation bond on the completion of closure of the Site.

34. All costs relating to the rehabilitation bond shall be paid by the consent holder.

Advice Note: *Completion of Closure means when resource consents for the site are no longer required. The Consent Holder shall pay all costs relating to the bond.*

Review

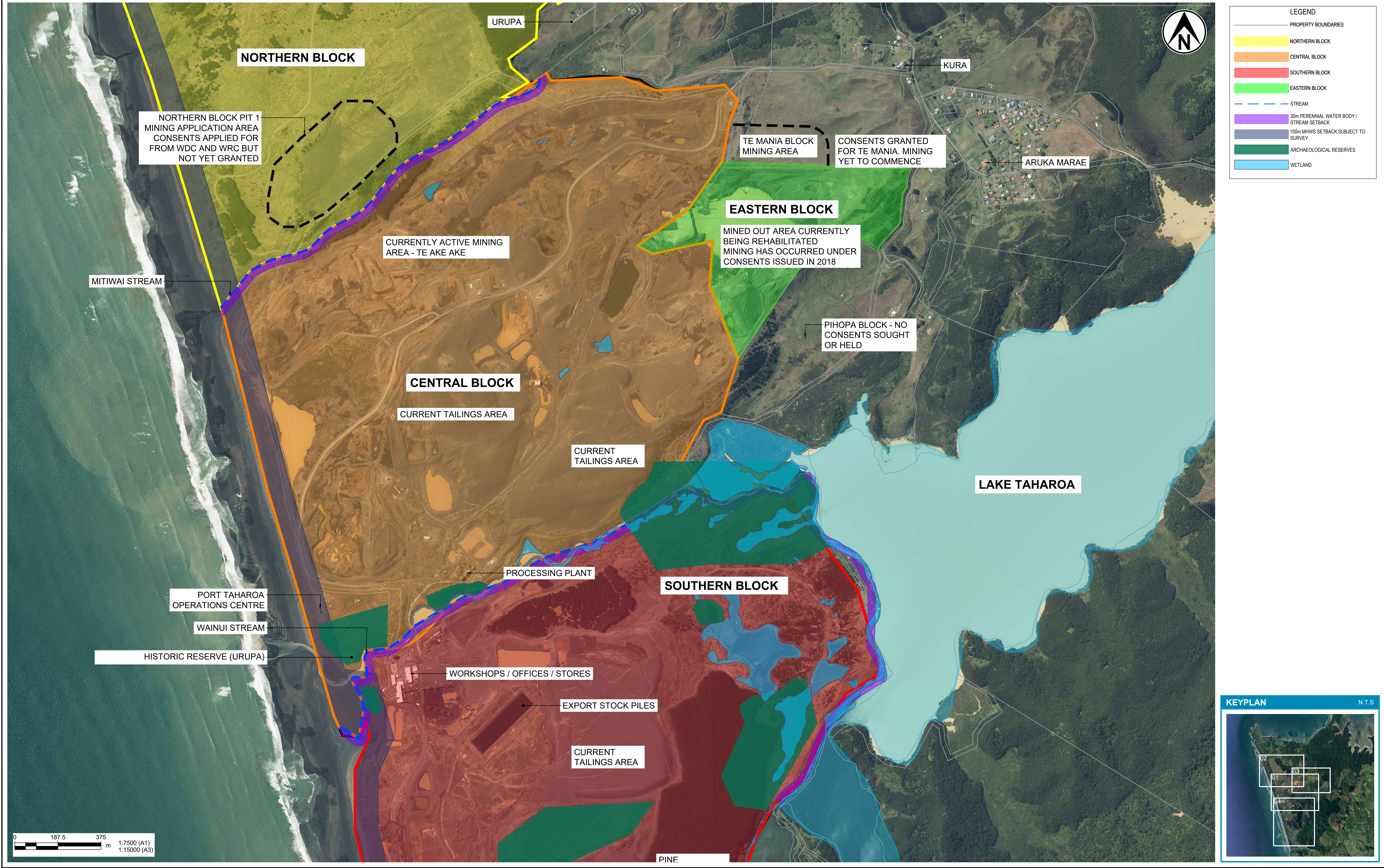
35. The Waikato Regional Council may during the period between 1 April to 30 June annually serve notice on the consent holder under section 128 (1) of the Resource Management Act 1991, of its intention to review the conditions of these resource consents for the following purposes:

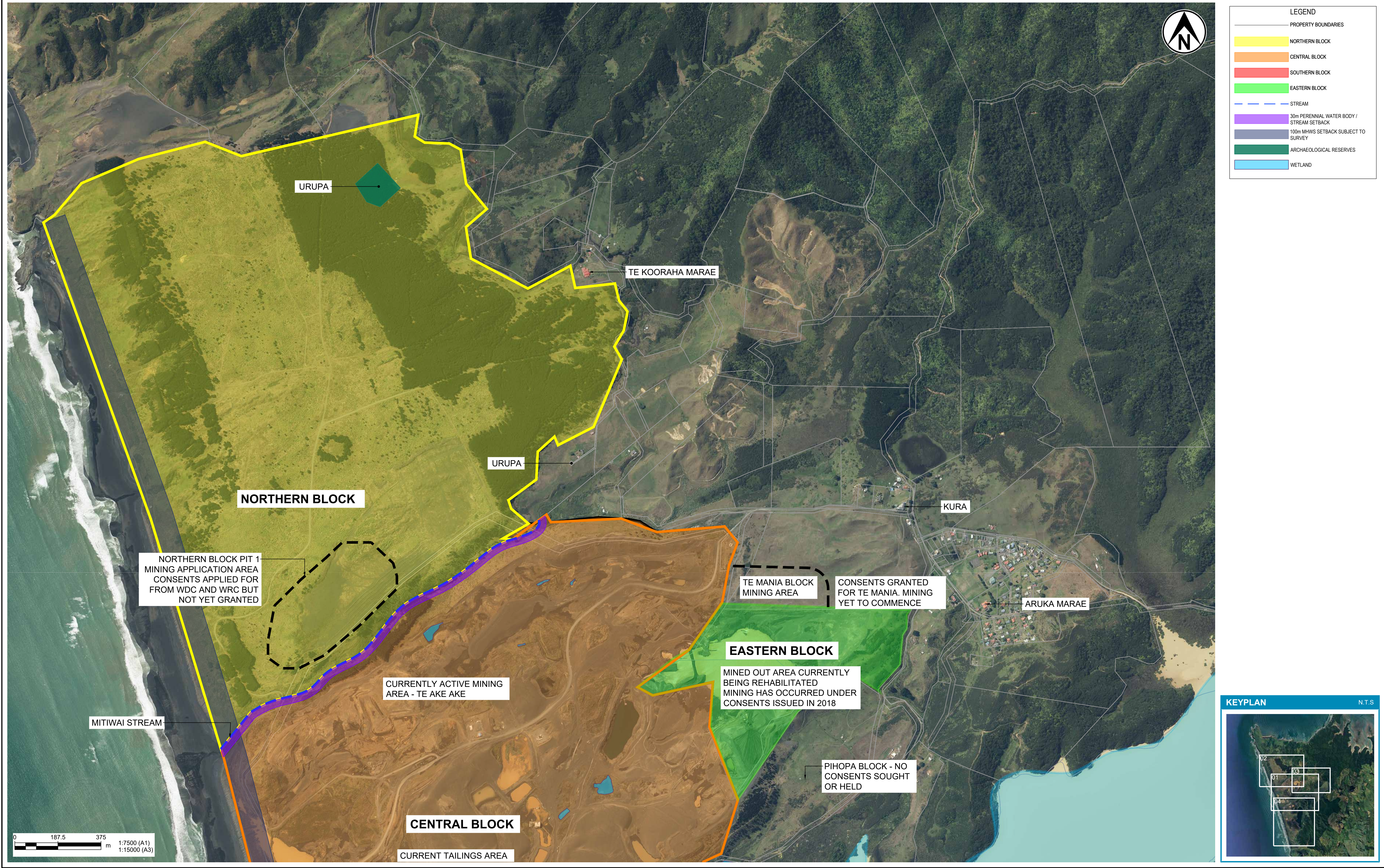
- a) To review the effectiveness of the conditions of the resource consent in avoiding or mitigating any adverse effects on the environment and if necessary to avoid, remedy or mitigate such effects by way of further or amended conditions; or
- b) If necessary and appropriate, to require the holder of the resource consent to adopt the best practicable option to remove or reduce adverse effects on the surrounding environment due to the authorised activities; or
- c) To review the adequacy of and the necessity for monitoring undertaken by the consent holder.

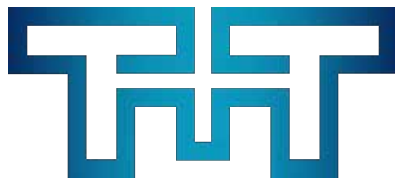
Advice Note: *Costs associated with any review of the conditions of this resource consent will be recovered from the consent holder in accordance with the provisions of section 36 of the Resource Management Act 1991.*

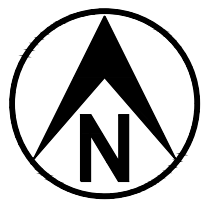
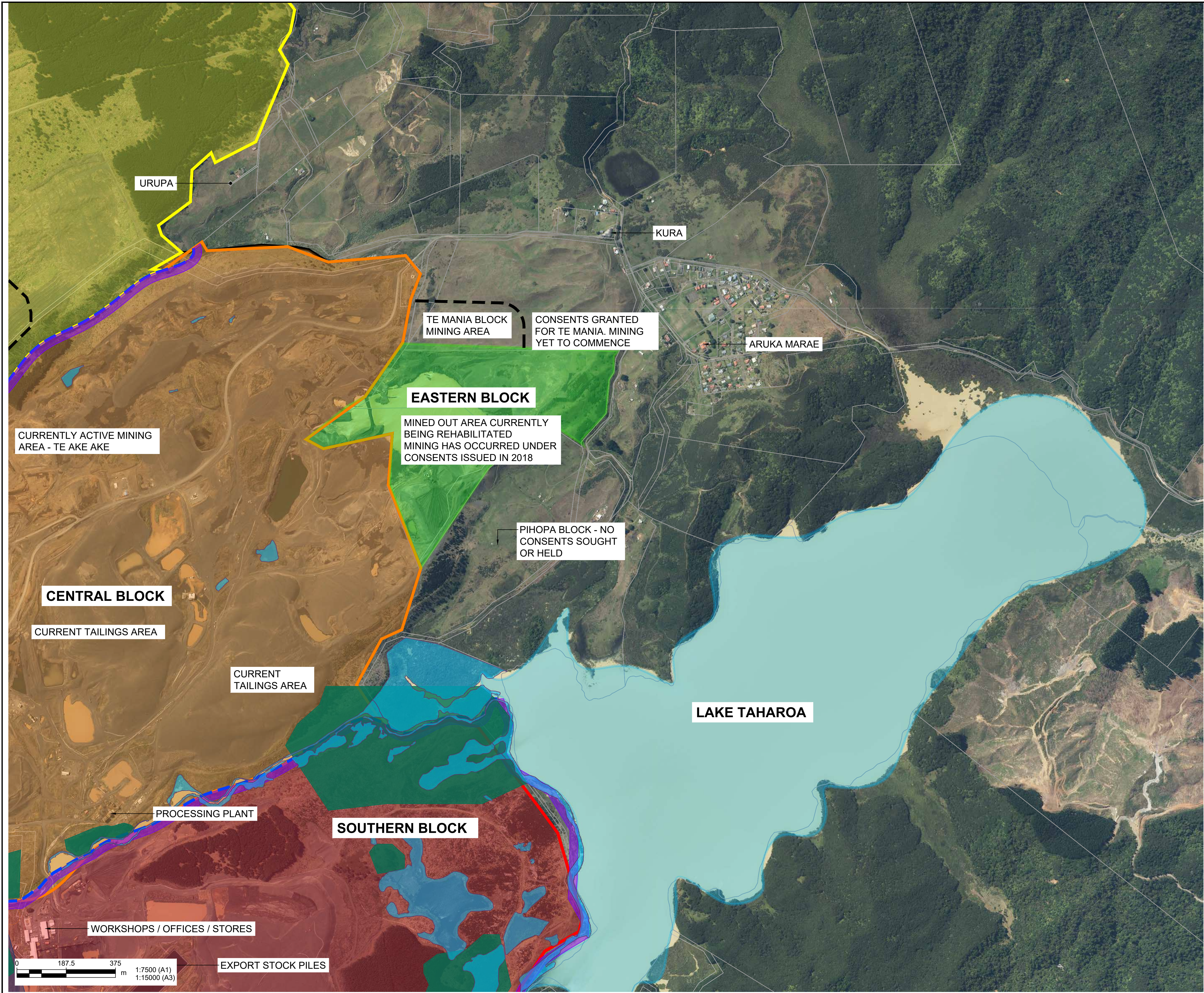
Administrative

36. The consent holder shall pay the Waikato Regional Council any administrative charge fixed in accordance with section 36 of the Resource Management Act (1991), or any charge prescribed in accordance with regulations made under section 360 of the Resource Management Act (1991).





<div>Tonkin+Taylor www.tonkintaylor.co.nz</div>			<div>DESIGNED - 28.03.24 DRAWN RUCO 28.03.24</div>	<div>FIGURE STATUS PRELIMINARY DRAFT</div>	CLIENT TAHAROA IRONSANDS LIMITED
			<div>DESIGN CHECKED FIGURE CHECKED</div>	PROJECT PHASE PROJECT PHASE	PROJECT TAHAROA IRONSANDS LIMITED
			NOT FOR CONSTRUCTION		TITLE GENERAL ARRANGEMENT NORTHERN BLOCK
			APPROVED DATE		SCALE (A1) AS SHOWN FIG No. FIG 02. NORTHERN BLOCKREV 0



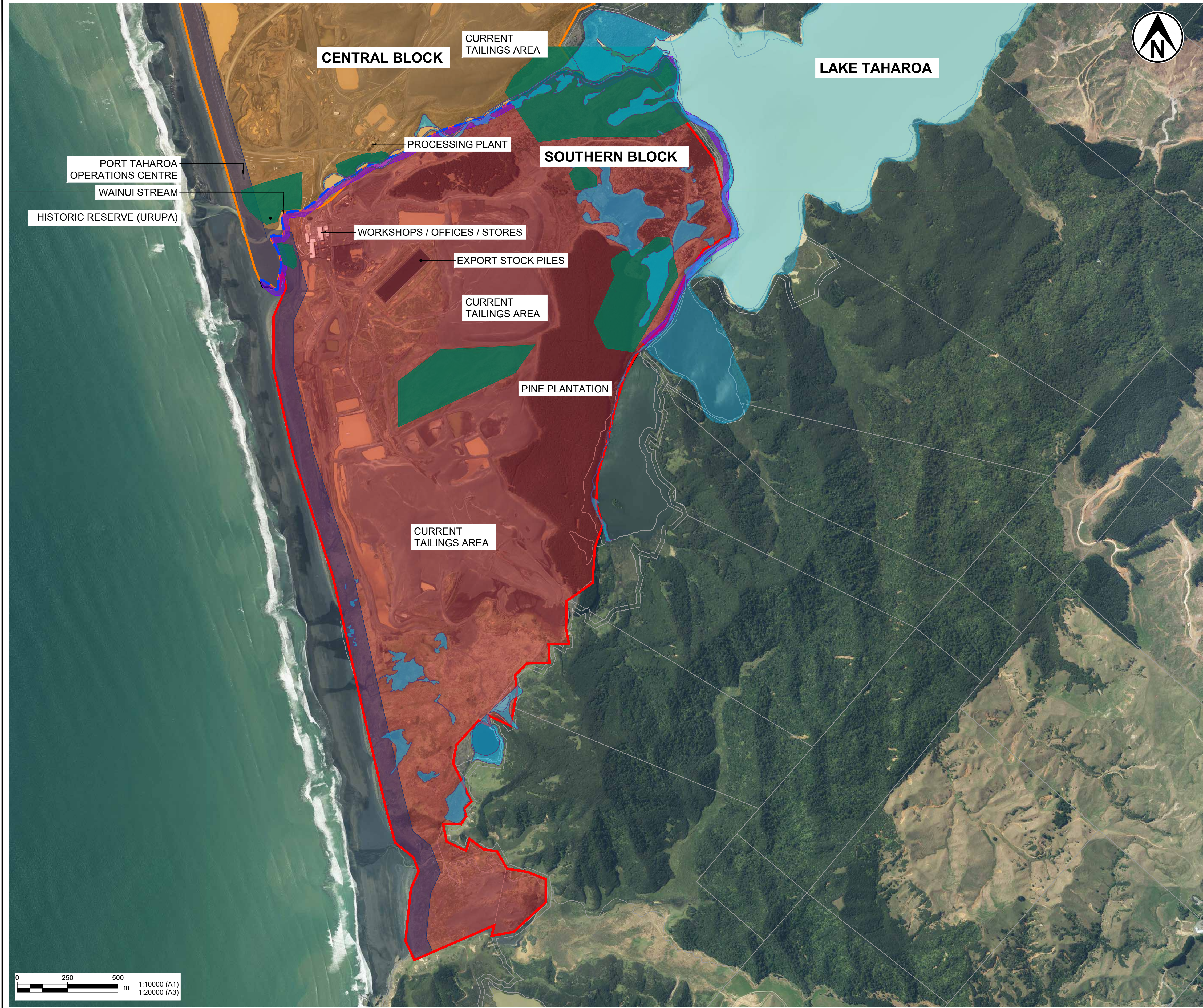
LEGEND	
	PROPERTY BOUNDARIES
	NORTHERN BLOCK
	CENTRAL BLOCK
	SOUTHERN BLOCK
	EASTERN BLOCK
	STREAM
	30m PERENNIAL WATER BODY / STREAM SETBACK
	100m MHWS SETBACK SUBJECT TO SURVEY
	ARCHAEOLOGICAL RESERVES
	WETLAND

KEYPLAN N.T.S



DESIGNED DRAWN DESIGN CHECKED FIGURE CHECKED	DES RUCO	DATE 28.03.24	FIGURE STATUS PRELIMINARY DRAFT PROJECT PHASE PROJECT PHASE
NOT FOR CONSTRUCTION			THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED
APPROVED		DATE	

CLIENT	TAHAROA IRONSANDS LIMITED		
PROJECT	TAHAROA IRONSANDS LIMITED		
TITLE	GENERAL ARRANGEMENT EASTERN BLOCK		
SCALE (A1)	AS SHOWN	FIG No.	FIG 03. EASTERN BLOCK
REV	0		



LEGEND

PROPERTY BOUNDARIES

NORTHERN BLOCK

CENTRAL BLOCK

SOUTHERN BLOCK

EASTERN BLOCK

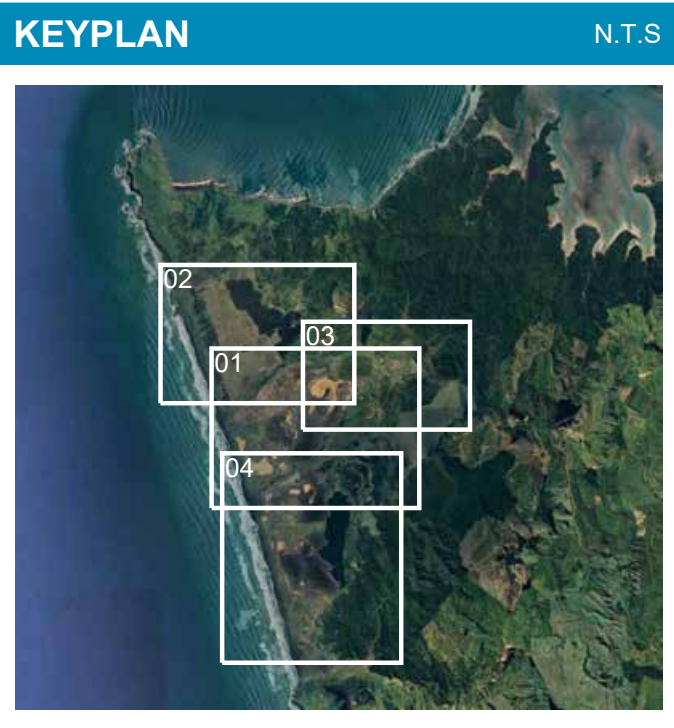
STREAM

30m PERENNIAL WATER BODY /
STREAM SETBACK

100m MHWS SETBACK SUBJECT TO
SURVEY

ARCHAEOLOGICAL RESERVES

WETLAND



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DESIGNED	-	28.03.24	FIGURE STATUS
DRAWN	RUCC	28.03.24	PRELIMINARY DRAFT
DESIGN CHECKED			PROJECT PHASE
FIGURE CHECKED			PROJECT PHASE
NOT FOR CONSTRUCTION		THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AS APPROVED	
APPROVED		DATE	

CLIENT	TAHAROA IRONSANDS LIMITED
PROJECT	TAHAROA IRONSANDS LIMITED
TITLE	GENERAL ARRANGEMENT SOUTHERN BLOCK
SCALE (A1)	AS SHOWN
FIG No.	FIG 04. SOUTHERN BLOCK
REV	0