

ENV-2025-AKL-

Under the	Resource Management Act 1991 (Act)
In the matter	of an appeal under Clause 14 of the Act
Between	ROY WETINI WHAANAU TRUST
	Appellant
And	WAITOMO DISTRICT COUNCIL
	Respondent

31 July 2025

To: The Registrar
Environment Court
Auckland

Copy to: Waitomo District Council

INTRODUCTION

1. The Roy Wetini Whānau Trust (the **Appellant**) appeals part of the decision made under delegated authority by Independent Hearing Commissioners on behalf of Waitomo District Council (**Council**) in respect of the Proposed Waitomo District Plan (**Proposed Plan**).
2. The Appellant lodged a further submission on the Proposed Plan dated 28 July 2023, reference FS28.
3. The Appellant received notice of the Council's decision on the Proposed Plan on 19 June 2025 (**Decision**).
4. The Appellant is not a trade competitor for the purposes of section 308D of the Act.

DESCRIPTION OF THE APPELLANT'S LAND

5. The Appellant is a Whānau Trust that holds the Wetini whānau land. The land encompasses approximately 90 hectares of Māori freehold land located in Tahaaroa in the Waitomo District.
6. The land includes nine parcels (Taharoa A1C7A, A1C7D, A1C16J2, A1C12, A7J11B2A, A7J11B2B, A1C15B1, Part Taharoa A1C7C and Taharoa A1C15A Blk XVI Albatross SD). These parcels are referred to in this Notice of Appeal as the **Appellant's Land** and are shown in Figure 1 below:

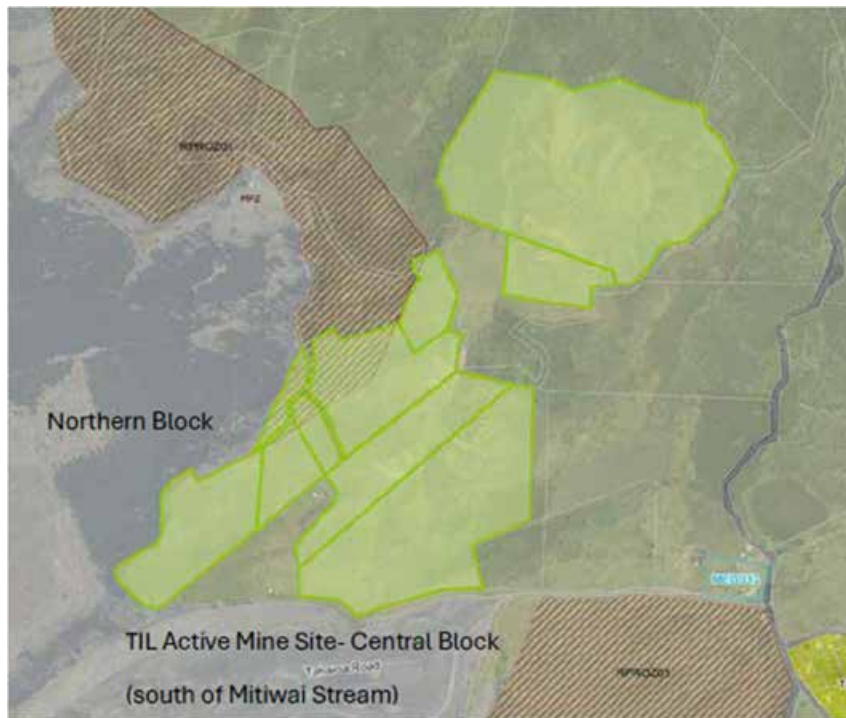


Figure 1: Wetini Whānau Trust land (highlighted green)

7. The Appellant's land was zoned Rural under the Operative Waitomo District Plan and is zoned General Rural Zone under the Proposed Plan, with the 'Indicative Rural Production Area Overlay' applying to four allotments.
8. The Appellant's Land is rural in character and is currently predominantly in pasture with some areas of native bush and a wetland. One dwelling is located within Taharoa A1C7A. An urupā identified as SSM067-A is located within a separate parcel of land located in the centre of Taharoa A1C7A.
9. The TIL mine site immediately adjoins this land to the south-west. Mineral extraction activities at this site impact the Wetini whānau land directly, and the wider environment. The 'Northern Block' of the mine is located to the west and north of Wetini whānau land. The Northern Block is leased by TIL, however consents have not been obtained to mine this area (with the exception of Northern Block- Pit 1). While Northern Block Mining is a listed project in Schedule 2 of the Fast-Track Approvals Act 2024, an application is yet to be lodged / consent sought.

Consultation and Notification of Proposed Plan

10. Despite the significant and potentially onerous effects that the Proposed Plan would impose on the Appellant's land, no consultation with the Appellant on the Proposed Plan was undertaken by the Council. The only notification the Council provided the Appellant was a generic letter from the Council that did not contain any details about the significant implications of the proposed rezoning, indicative area overlay, rules, and policies on how the Appellant may use their land. This letter was not received until after the submission period had closed. A copy of the generic letter that was finally received (after the Appellant asked the Council for it) is attached as **Attachment A**.
11. This lack of meaningful consultation and engagement is contrary to Clauses 3, 3B, 4A, 5(1A) of Schedule 1 of the RMA. It has significantly hindered the Appellant's ability to lodge targeted submissions on the Proposed Plan, and meant they were only able to engage at the further submission stage.

SCOPE OF APPEAL

12. The Appellant appeals the following parts of the Decision:
 - (a) The inclusion of the following parts of the Appellant's Land in the Indicative Rural Production Area overlay: Taharoa A1C7C Block, Taharoa A1C16J2 Blk XVI Albatross SD Blk II Marokopa SD, Taharoa A1C15A Blk XVI Albatross SD and A1C12 Blk XVI Albatross SD. These four parcels are highlighted in red in Figure 1 below:

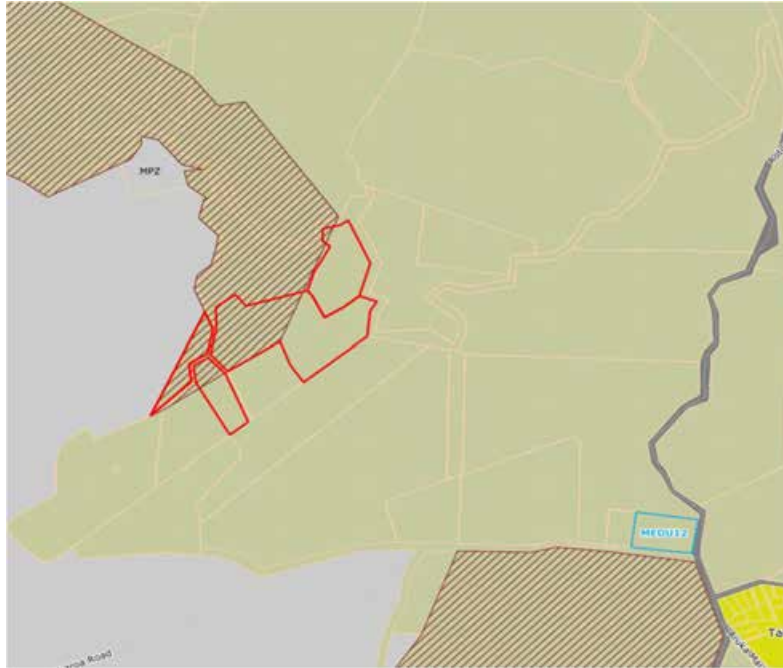


Figure 1: Appellant's land within the Indicative Rural Production Area overlay

- (b) The application of the Indicative Rural Production Area overlay on other land parcels where it has not been demonstrated that pre-conditions are met and where evidence of consultation has not been provided. The Indicative Rural Production Area overlay is shown in Figure 2 below:



Figure 2: Proposed Indicative Rural Production Area Notation

- (c) Policies RPROZ-P4 and RPROZ-P6, and Rule RPROZ-R25.
- (d) Rezoning Taharoa AJ3B Block and Taharoa A7J4B (known as the **Eastern Block of the TIL mine**) from Rural Zone to Rural Production Zone. This land is shown in Figure 3 below. Figure 4 shows this land in relation to the Appellant's Land:



Figure 3: The Eastern Block (highlighted in red)



Figure 4: Wetini Whānau land (highlighted in green) in relation to the Eastern Block

- (e) The application of Rule GRUZ-S6 (previously GRUZ-R42) to Maaori Land;
- (f) The Decision's findings on scope in relation to the Appellant's submissions.

GENERAL REASONS FOR THE APPEAL

13. The general reasons for this appeal and for the relief sought are that the Decision and the Proposed Plan provisions:

- (a) Fail to promote the sustainable management of natural and physical resources, and will not assist the Council to carry out its functions to achieve the purpose of the RMA;
- (b) Are inconsistent with Part 2 of the RMA, in particular by not recognising and providing for the ability of Māori to connect to their ancestral lands as required under section 6(e), by not having particular regard to kaitiakitanga as required under section 7(a), and by not taking into account the principles of Te Tiriti o Waitangi as required by section 8 of the RMA;
- (c) Will not manage or enable the efficient and integrated use, development and protection of natural and physical resources;
- (d) Will not give effect to higher order planning instruments in accordance with section 75 of the RMA;
- (e) Renders the Appellant's Land incapable of reasonable use;
- (f) Do not avoid, remedy, or mitigate actual and potential adverse effects on the environment; and
- (g) Are not the most appropriate way to achieve the objectives of the Proposed Plan in terms of section 32 of the RMA.

14. In addition, and without limiting the generality of the above, the Appellant raises the following additional reasons and grounds of appeal.

FURTHER AND SPECIFIC REASONS FOR THE APPEAL AND FOR RELIEF SOUGHT

15. The specific reasons for the Appeal are:

Application of Indicative Overlay on Appellant's Land and Other Land where pre-conditions have not been met

- (a) The Decision applies an Indicative Rural Production Overlay on parts of the Appellant's land. The effect of the overlay as established in the Rural Production Zone chapter of the Proposed Plan is that the land is identified as a resource and that new development and subdivision is appropriately considered in respect of this. While the overlay does not pre-empt any resource consent or plan change applications, future decisions must keep in mind that the land is deemed an appropriate area for expansion for mining activities;
- (b) The section 42A report for the Proposed Plan sets out pre-conditions for identified land to be included within the overlay. These include that:
 - (i) the ability to map an indicative area only applies to quarries of regional significance;
 - (ii) indicative zoning only applies to extensions of quarries that are currently being worked and you must demonstrate you own the land or have an agreed lease in place;
 - (iii) there must be plans to work the indicative area over the lifetime of the district plan (10-15 years);
 - (iv) mapping does not mean a consent or plan change application will be granted, but rather it indicates the general area of expansion to effectively address potential reverse sensitivity issues; and

- (v) it is the choice of the regionally significant site whether to map an indicative area, however if the site has a consent in place to work an area, that area should be live zoned;
- (c) The pre-conditions to include these four parcels of land in the Indicative Rural Production Area overlay have not been met. The four parcels are owned by the Appellant and there is no lease agreement in place to mine the land, nor are there any plans to work the four parcels over the lifetime of the Proposed Plan or in the future.
- (d) In addition, a number of other parcels of land have been included in the Indicative Overlay that do not meet these criteria. The extent of the overlay is shown in the appeal above.

Rule GRUZ-S6

- (e) Rule GRUZ-S6 establishes a minimum setback for a building housing a residential activity of 250 metres from the boundary of a Rural Production Zone or the boundary of an established site of intensive indoor primary production.
- (f) The 250 metre setback imposed on the Appellant's land by GRUZ-S6 places significant restrictions on the Appellant's Land which are unfair and contrary to the Appellant's ability to use its land in a fair and reasonable manner, and connect to their ancestral land. Setbacks designed to protect sensitive land uses from adverse effects of mining activity should apply on land owned by the mine, not on adjoining landowners. Eight parcels of the Appellant's land would be impacted by this setback, shown in Figure 6 below:



Figure 6: Wetini whānau land within 250 metre setback from the Rural Production Zone

- (g) As well as the Appellant's Land, there are numerous adjoining parcels of land that are also impacted by the 250 metre setback imposed by Rule GRUZ-S6. Many of these parcels are Māori freehold land, and are shown in Figure 7 below:

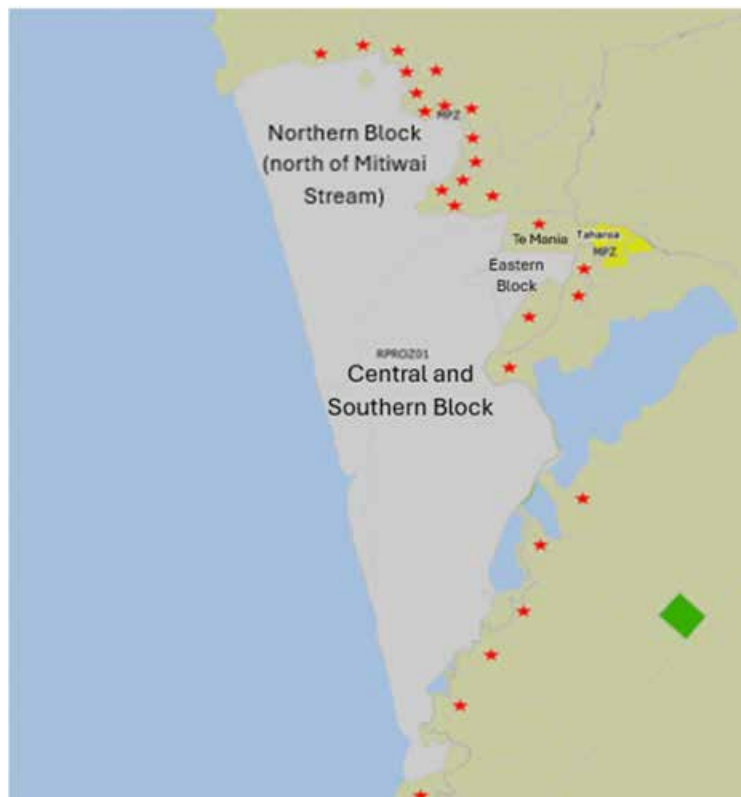


Figure 7: Parcels of Māori land within 250 metre setback from the Rural Production Zone

- (h) Rule GRUZ-S6 places significant restrictions on owners/mana whenua in relation to several parcels of land which are unfair and contrary to their ability to use their land in a fair and reasonable manner, and connect to their ancestral land. The restrictions are especially significant given some of these parcels are less than 250 metres in width, requiring owners/mana whenua to obtain a resource consent should they wish to place a dwelling on their own land, and consider matters of reverse sensitivity in relation to the mine. This rule gives no consideration to the ability for owners/mana whenua to continue to connect to their ancestral lands.

Policy RPROZ-P4

- (i) the Decision amends the policy as follows:
- (i) [...]
 - (ii) RPROZ-P4.3 Ensuring that effects associated with glare, odour and particulates are appropriately ~~managed-mitigated~~; and
 - (iii) RPROZ-P4.4 Avoiding ~~remedying or mitigating~~ adverse effects on water bodies; and
 - (iv) [...]
 - (v) RPROZ-P4.6 Requiring sites where quarrying activities occur to be rehabilitated ~~as far as practicable~~ and ensuring appropriate materials are used for this purpose.

Policy RPROZ-P6

- (j) the Decision amends the policy as follows:

...

RPROZ-P6.2 ~~As far as practicable~~, ensuring that sites are sufficiently landscaped and screened from roads, public spaces and adjoining neighbours; and

- (k) These amendments significantly weaken environmental protection of the surrounding environment and landowners from the adverse effects of mining activities by reducing the onus on those carrying out activities in the Rural Production Zone to internalise, avoid, remedy, or mitigate such effects. For example:
- (i) It is unclear what replacing “mitigate” with “manage” is intended to achieve and how “manage” will be applied. Manage is an unclear term with no reference to level of effects. A resource can be managed poorly, and still be managed;
 - (ii) The weakening of “avoiding” adverse effects on natural water bodies is inappropriate and inconsistent with the National Policy Statement on Freshwater; and
 - (iii) Requiring the mine to rehabilitate only “as far as practicable” is inappropriate and opens up considerable uncertainty for surrounding landowners as to what state the mining land will be left in once mining activity concludes.

Rule RPROZ-R25

- (l) the Decision amends this rule which relates to requirements for Outdoor storage screening by adding the following:¹

RPROZ-R25 Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1).

- (m) This amendment would remove the requirements for outdoor storage screening for the placement of overburden from quarry sites including RPROZ-1 (Taharoa Ironsands Limited). This amendment has the potential

¹ The status of this amendment is unclear. The Decision states that it accepts all recommendations in the s42A report on this rule, which would include this amendment, however we note that this does not appear in the Decisions version of the provisions.

to impact adversely on the amenity experienced by adjoining landowners including the Roy Wetini Whānau Trust.

Rezoning the TIL Mine's Eastern Block from Rural Zone to Rural Production Zone

- (n) The Decision extends the Rural Production Zone to the Eastern Block, which was previously zoned as Rural land. The effect of this rezoning is that mining extraction activities will be able to take place on this land as a permitted activity (subject to standards) and the land and surrounding parcels are subject to fewer environmental protections.
- (o) Directly to the east of the Eastern Block is SSM154-A, which is identified in the Proposed Plan as a site which symbolises life and the oral narratives of the local tribal guardians. This site will be adversely impacted by the more lenient rules applying to mining activities on the Eastern Block;
- (p) The rezoning also adversely impacts the Appellant's Land by bringing cumulative adverse impacts of mining activities (e.g. dust), with fewer restrictions and rules, closer to the Appellant's Land.
- (q) The rezoning was executed without adequate analysis of the effects of a long-term change in the use of the land, and without evidence of consultation with affected parties including mana whenua, particularly around the significant restrictions the rezoning would impose on adjoining rural land under Rule GRUZ-S6. The Appellant is concerned that this lack of analysis and consultation leaves the Appellant's land vulnerable to adverse long-term environmental and cultural impacts.

RELIEF SOUGHT

- 16.** The Appellant seeks the following relief:

- (a) Removal of all indicative rural production area notations from Taharoa A1C7C Block, Taharoa A1C16J2 Blk XVI Albatross SD Blk II Marokopa SD, Taharoa A1C15A Blk XVI Albatross SD and A1C12 Blk XVI Albatross SD;
- (b) Removal of all indicative rural production area notations from all other land parcels on Map 1 of the Plan where it is has not been demonstrated that pre-conditions are met and where evidence of consultation has not been provided;
- (c) Amendment of rule GRUZ-S6 to exclude its application from Māori land;
- (d) Amendment of policies RPROZ-P4 and RPROZ-P6, and rule RPROZ-R25 in the Decision to the notified version of the provisions; and
- (e) Amendment of the Rural Production Zone map and RPROZ-SCHED1 to remove the allotments of the TIL Mine's Eastern Block.

17. The following documents are attached to this notice of appeal:

- (a) A copy of the letter sent by the Council to the Appellant (**Annexure A**)
- (b) A copy of the Appellant's Further Submission on the Proposed Plan and Statement of Evidence (**Annexure B**);
- (c) A copy of the Decision (**Annexure C**);
- (d) A list of names and addresses of persons to be served with this notice of appeal (**Annexure D**).

18. The Appellant agrees to participate in mediation or other alternative dispute resolution of the proceedings.

DATED the 31st day of July 2025



Teina Malone (on behalf of the Roy Wetini Whaanau Trust)

Address for service:

Roy Wetini Whaanau Trust

C/- Teina Malone

272 Tukapa Street,

New Plymouth

Phone: 021 0233 6992

Email: twetini@yahoo.co.nz

wetinitrust50@gmail.com

Advice to recipients of copy of notice of appeal

How to become party to proceedings:

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

To become a party to the appeal, you must,—

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

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

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

How to obtain copies of documents relating to appeal

The copy of this notice served on you does not attach a copy of the part of the decision appealed.

These documents may be obtained, on request, from the appellant.

Advice

If you have any questions about this notice, contact the Environment Court Auckland Registry.

20 October 2022

Roy Rangiraumati Wetini,
11 Horne Street
New Plymouth 4310

Dear Roy Rangiraumati Wetini,

NOTIFICATION OF THE PROPOSED WAITOMO DISTRICT PLAN

We are writing to inform you that the Proposed Waitomo District Plan (the plan) is being publicly notified on 20 October 2022 and is now open for submissions. Included with this letter are two notices. The first formally notifies the plan and explains how you can have your say through the submission process. The second public notice lists the documents incorporated into the plan rules and explains how you can comment on these.

What is a district plan and what does it mean for you?

The district plan is a key document for Waitomo District. It controls the way land is used, developed, subdivided and protected. It also promotes the sustainable management of our natural and physical resources, by managing the effects on our environment.

Every council in New Zealand is required to have a district plan. These plans are important because they identify the range of activities anticipated in a district, where activities are expected to occur and under what limits or restrictions.

The Proposed Waitomo District Plan is a review of the current Operative Waitomo District Plan as required by section 79(1) of the Resource Management Act 1991.

This year between 19 April and 31 May, we shared a draft district plan for feedback. We considered the feedback we received and have made a number of changes to the plan. It is important that you check to see how the plan affects you. You can use the Proposed Waitomo District Plan Snapshot Tool (snapshot tool) on the website <https://www.waitomo.govt.nz/council/district-plan-review/pdp-snapshot/> to find out more about how the district plan applies to your property.

While the snapshot tool is a useful starting point, it doesn't show all of the plan's provisions. To identify all proposed changes, please see the full proposed plan which you can view along with the planning maps, on our website: <https://www.waitomo.govt.nz/council/district-plan-review/proposed-waitomo-district-plan/>. A hard copy of the plan is also available at the Te Kūiti Council office and library during office hours.

Have your say

You are encouraged to have your say by making a submission. Submissions are open from **Thursday, 20 October 2022** and close at **12pm, Friday 23 December 2022**.

Submission forms can be downloaded from Council's website or picked up from the Te Kūiti Council office or library. You can return submissions to us by:

- posting it to Waitomo District Council, PO Box 404, Queen Street, Te Kuiti, 3941; or
- emailing it to districtplan@waitomo.govt.nz.

If you would like to request a submission form is sent to you, please phone us on 0800 932 4357.

Additionally, we must include existing and new designations in the plan. A designation is land used for public utilities and services such as power lines, state highways, community halls and schools. If your property is affected by a new designation or a change to a designation, you will receive a separate letter regarding this.

If you have any questions, please email districtplan@waitomo.govt.nz and one of our district plan review team will respond to your query as soon as possible.

Yours sincerely,



Ben Smit
CHIEF EXECUTIVE

FURTHER SUBMISSION TO NOTIFIED PROPOSED WAITOMO DISTRICT PLAN

Clause 8 of Schedule 1, Resource Management Act 1991

FORM 6

Attn: Proposed District Plan

Waitomo District Council

15 Queen Street PO Box 404

Te Kūiti 3941

Further Submitter Details:

Name: Roy Wetini

Postal Address: c/-Teina Malone

272 Tukapa Street,

New Plymouth

Contact Person: Teina Malone

Telephone: 021 0233 6992

Email: twetini@yahoo.co.nz

Background

1. The Wetini whānau land encompasses approximately 90 ha of land located in Tahāroa in the Waitomo District (see figure 1). While this land is currently in Roy Wetini's name, this is Māori Freehold land which is in the process of being transferred into a Whānau Trust through the Māori Land Court.
2. This land encompasses eight parcels all of which are classified as Māori Freehold Land (Taharoa A1C7A, A1C7D, A1C16J2, A1C12, A7J11B2A, A7J11B2B, A1C15B1, Part Taharoa A1C7C,) and one additional parcel which is in the process of being converted from General land to Māori land through the Māori Land Court (Taharoa A1C15A Blk XVI Albatross SD).
3. We as landowners/kaitiaki and as tangata whenua have an interest in the Proposed Waitomo District Plan that is greater than the interest that the general public.
4. This land is rural in character and is currently predominantly in pasture with some areas of native bush present and a wetland. One dwelling is located within Taharoa A1C7A. An urupā identified as SSM067-A is located within a separate parcel of land located in the centre of Taharoa A1C7A.
5. The TIL mine site immediately adjoins this land to the south-west. Mineral extraction activities at this site have the potential to impact both directly on the Wetini whānau land as well as on the wider environment.

Proposed Waitomo District Plan

Direct effects on Wetini whānau land

6. Under the Operative District Plan the land is zoned Rural. Under the Proposed Waitomo District Plan this land is located within the General Rural Zone as indicated in figure 2 below (boundaries outlined in black).
7. Three land parcels are identified as containing SNAs including R16UP002 and R15UP002. These are identified as Lake Taharoa and Kawhia Harbour Margins both of which are recognised as being of national significance. (See Figure 1 below).
8. Four allotments are also within the Indicative Rural Production Area including Taharoa A1C7C Blk, A1C16J2, Taharoa A1C15A Blk XVI Albatross SD and A1C12 Blk XVI Albatross SD.
9. Those parts of land affected by this Indicative Area include stock yards, water tank and the only access to the westernmost part of the farm which is where the dwelling is located.
10. In addition, while located on a separate legal parcel, SSM067-A is located within Tahāroa A1C1B which is a small landlocked parcel located in the centre of Taharoa A1C7A. This contains an urupā. The only access to this urupā is through the main accessway to the dwelling over Wetini whānau land affected by this Indicative Rural Production Area.

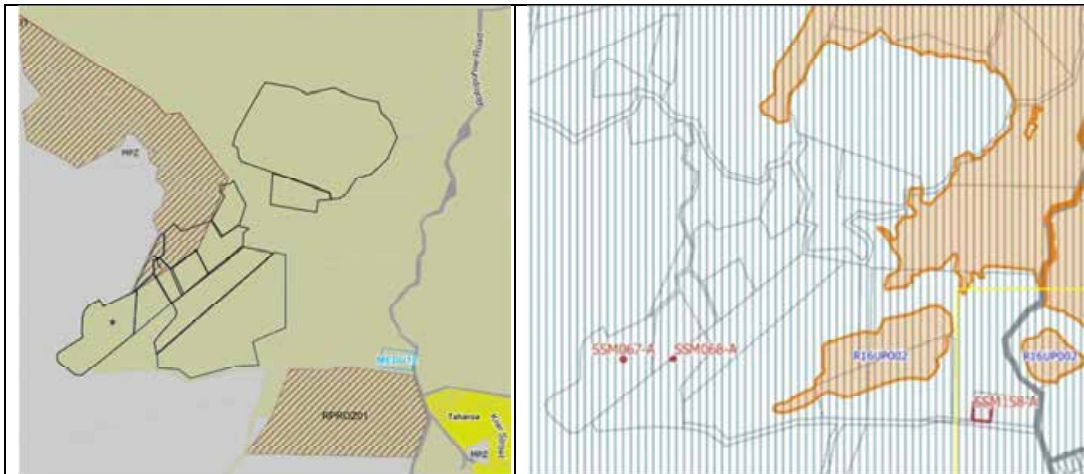


Figure 1: District Plan Maps 42

11. In addition to direct effects on this land as a result of a change in zoning to this site, due to the close proximity of the land to the TIL mine site, any changes to the District Plan which affect the mining activities also have the potential to impact on this land and on our ability to connect with this land. Equally as important, as tangata whenua and as kaitiaki for our ancestral lands we have an interest in the health of te taiao or the wider environment including the awa, moana and the whenua.

Provision for TIL Mining Activities under the Proposed Waitomo District Plan

12. Under the Operative Waitomo District Plan one land parcel known as Taharoa C Block is currently located within the Industrial Zone. This Industrial zoning provides for mineral extraction activities as a permitted activity subject to compliance with General Rules of the Waitomo District Plan.
13. Under the Proposed District Plan WDC have introduced the Rural Production Zone to replace the Industrial Zone under the Operative Plan. Under this zone, mineral extraction can be undertaken as a permitted activity subject to compliance with District-Wide rules and performance standards under RPROZ-Table 2.

14. The S32 report states that the purpose of the Rural Production Zone is to provide for 17 long established industrial, mineral extraction and power generation sites. These sites are included within Schedule RPROZ-SCHED1 of the Proposed District Plan. The TIL mine site has been included as a Regionally Significant mineral resource within RPROZ-SCHED1.

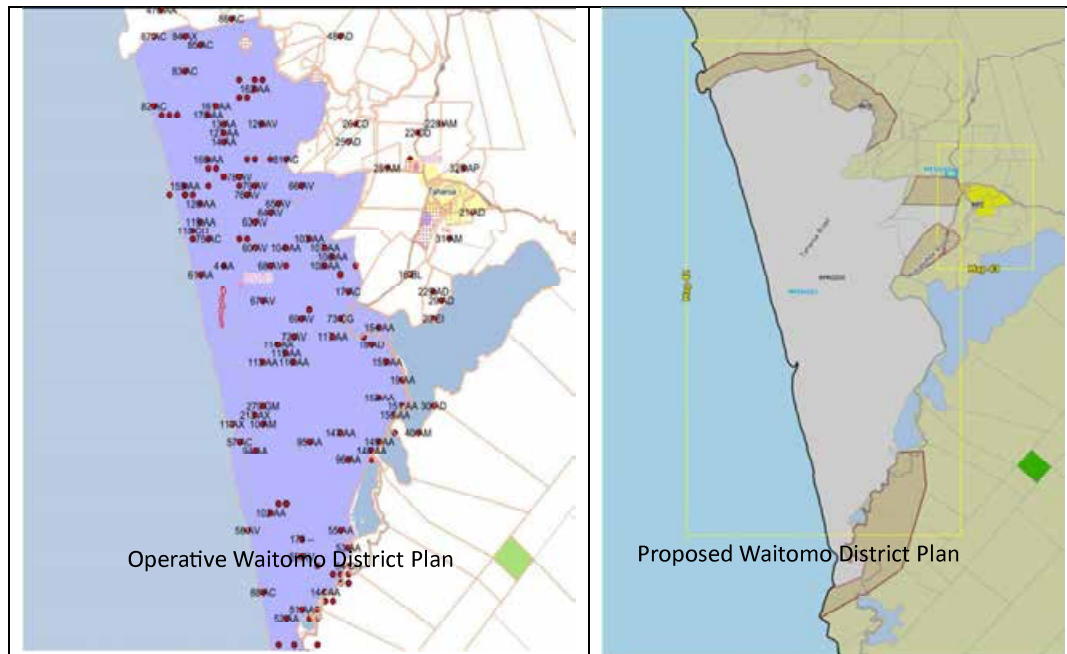


Fig 2: Operative and Proposed Waitomo District Plan Maps

15. Taharoa C Block has an area of approximately 1328 ha. The site is located on the west coast and is located immediately adjacent to Lake Tahāroa which is listed in Schedule 8 of the Waitomo District Plan as an Outstanding Natural Feature (ONF23) of Regional Importance (Lake Taharoa dune dammed lakes).
16. The Proposed Waitomo District Plan identifies a number of sites of significance to Māori within and on surrounding land as well as a number of SNAs.
17. Under the Proposed Plan, the extent of the Rural Production Zone has been extended by Waitomo District Council to include two additional parcels of land being Taharoa A7J3B and Taharoa A7J4B. These parcels are known as the Eastern Block and are subject to an existing resource consent from the Waitomo District Council (see figure 3).

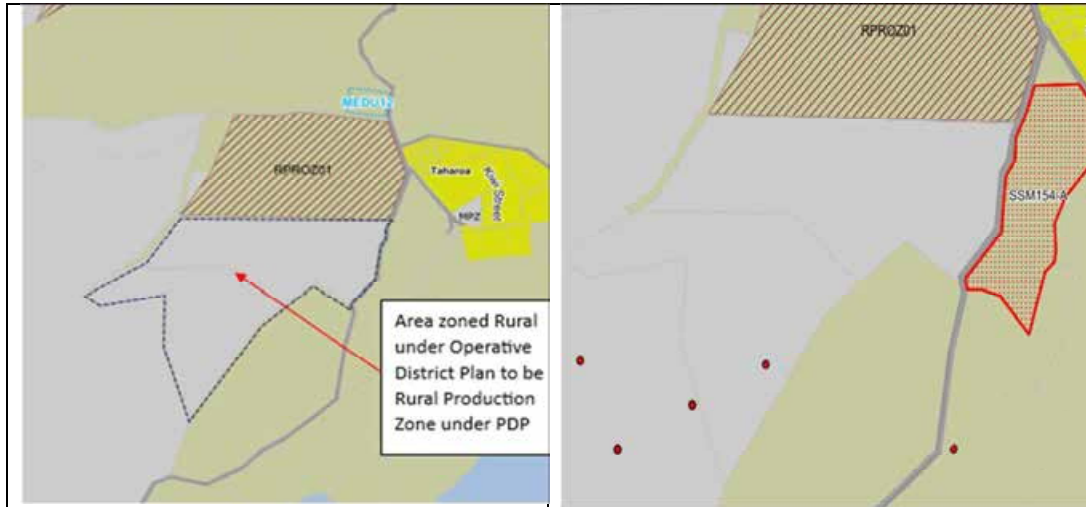


Fig 3: Area of land changing from Rural to Rural Productive under Proposed WDC

18. The existing consent contains a raft of conditions designed to mitigate effects on the site and surrounding area including remediation. Rezoning of these land parcels would enable mining extraction activities to take place at this site as a permitted activity subject to compliance with General Rules of the PDP (including but not limited to noise and light emission) and the performance standards under RPOZ Table 1. Those mitigation measures currently required by the consent would no longer apply. In addition to the above, the noise requirements would change as a result of this change in zoning resulting in a higher permitted level of noise to be generated from the site. SSM154-A is located directly to the east of this site. SSM154-A is identified in the Proposed WDP as a site which symbolises life and the oral narratives of the local tribal guardians (people). As a landmark this site is identified by WDC as being valued for its holistic association with the local tribal custodians as a collective, through the generations.

Indicative Rural Production Area

19. In addition to the above, as mentioned within Section 8 of this further submission, WDC have introduced an Indicative Rural Production Area. This affects an area of land surrounding the Rural Production Zone. One strip curves around the northern part of the site while a further strip is located to the south (see figure 2).
20. It should be noted that there is an inconsistency in the Waitomo District Plan maps as the version of downloadable maps shows that in addition to these two strips to the north and south, two parcels including Part Taharoa A7J2 and Taharoa A7JBC as being within the Indicative Rural Production Area. The online maps however show Taharoa A7JBC as being within the General Rural Zone with no overlay (see below).

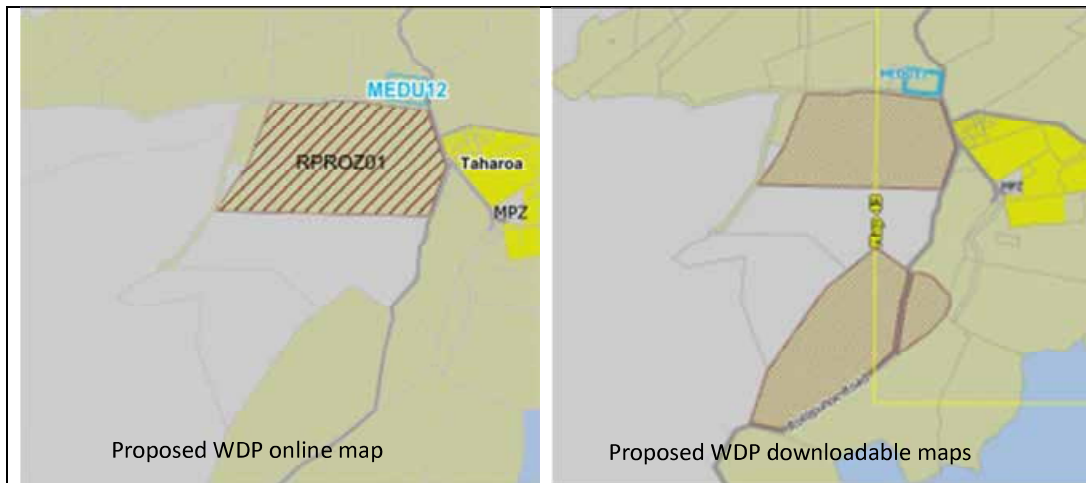


Fig 4: Proposed Waikato District Plan Maps (online vs downloadable maps as notified)

21. It seems appropriate to rely on the downloadable maps given these were the notified plans. However, this is an inconsistency that may have resulted in members of the public accessing incorrect information from Council information online and this needs to be corrected by WDC.
22. In terms of the wider area affected by the Indicative Rural Productive Area, when looking at the overlays map there are a number of significant features of local and national significance that are present within this wider Indicative Rural Production Area (see figure 5 below).

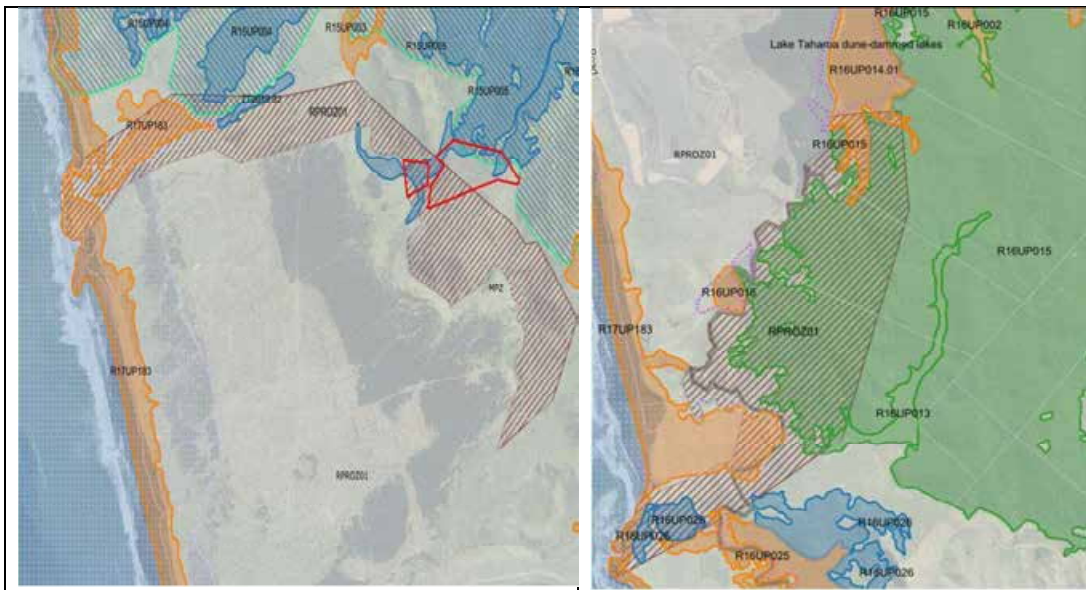


Fig 5: Operative and Proposed Waitomo District Plan Maps

23. The Indicative Rural Production Area is not discussed or mentioned within the S32 report prepared by WDC on Rural Production Zone. The Rural Production Zone chapter of the Proposed Plan states that *“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.”*
24. The relevant rule linked to this Indicative Area includes Rule SUB R9 which relates to subdivision within 250 metres of a rural production or indicative rural production area. The presence of this indicative area

changes the status of the activity to a Discretionary Activity. Objective SUB-010 and policy SUBP3(5) are designed to (among other matters) mitigate any adverse effects of subdivision on the operation, maintenance and access to established network utilities and regionally significant infrastructure.

Consultation

25. No consultation was undertaken with the Wetini whānau in regard to the inclusion of Lots Taharoa A1C7C, A1C16J2, Taharoa A1C15A Blk XVI Albatross SD or Taharoa A1C12 Blk XVI Albatross SD within the Indicative Rural Production Area. The notification letter sent by the Waikato District Council was generic and contained no details in regard to the proposed Indicative Rural Production Area or the potential impacts of this on Wetini whānau land now or in the future. Due to the generic nature of the letter, in no way could anyone reasonably ascertain the direct impact that the Proposed Plan would have on this whānau land. As outlined in paragraph 10 of this further submission, future mineral extraction activities at this location would impact significantly on our ability to access not only our whenua and dwelling but also the urupā which can only be accessed via Taharoa A1C7A. Had WDC consulted with us on this matter we would have confirmed that there is no potential for future mining extraction activities to take place on this land due to the significant impact this would have on the whenua that we are the kaitiaki for and our ability to connect to our ancestral land. In this way, the Waitomo District Council has failed to meet their obligations under clause 5(1A) of the RMA.

S32 of RMA and Consideration of Higher Order Documents

26. Section 32 of the RMA requires any changes to the District Plan to be evaluated for their appropriateness in achieving the purpose of the RMA, and for the policies and methods to be evaluated for their efficiency, effectiveness and risk.
27. When preparing a Proposed District Plan and S32 report there are a number of higher order documents that need to be considered. The Section 32 Report prepared by the Waitomo District Council on the Rural Production Zone outlines those documents considered including the National Policy Statements, National Environmental Standards, the Waikato Regional Policy Statements, Iwi Management Plan and those sections considered by WDC to be relevant under the Resource Management Act 1991.
28. The Section 32 Report prepared by WDC on the Rural Production Zone is deficient for the following reasons:
- *The S32 Report fails to include an assessment against Section 6 of the RMA (of particular relevance in this case Section 6(e);*
 - *The S32 report fails to address Section 8 of the RMA;*
 - *The S32 report does not address Objective 3.9 of the Waikato Regional Policy Statement (Relationship of tāngata whenua with the environment) and the associated policies;*
 - *The S32 report does not include an assessment to determine the appropriateness of rezoning parcels Taharoa A7J3B and Taharoa A7J4B from General Rural to Rural Productive;*
 - *The S32 report does not include sufficient details or reasoning behind the introduction of an Indicative Rural Production Area nor does this include an assessment as to the suitability of the land that this Indicative Rural Production Area is located on;*
 - *The S32 report does not include an assessment against the NZ Coastal Policy Statement 2010;*
 - *The S32 report does not include an assessment against the National Policy Statement for Freshwater Management 2020;*
 - *The S32 report does not include an assessment against the National Policy Statement for Highly Productive Land 2022.*
 - *The S32 report does not include an assessment against the National Policy Statement for Indigenous Biodiversity which was gazetted on 7 July and comes into force on 4 August 2023.*

32. At the time the mine site was established in the 1970's, this land was occupied by tangata whenua. The land surrounding the mine site continues to be occupied by tangata whenua. By failing to address Section 6 in the S32 Report and in particular 6(e) the Council has failed in their duty to recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga.

Section 8 RMA 1991

33. The Section 32 report states that *"Section 8 is not especially relevant to the management of rural industrial land, except where these areas are near to culturally significant sites or resources (e.g. streams)."*
34. As above, the TIL mine site is Māori Freehold land as are the majority of parcels adjoining the site many of which are occupied by tangata whenua. In addition, as above, the TIL mine site itself and some of the adjoining allotments contain a number of listed Sites of Significance to Māori within the Waitomo District Plan.
35. Section 8 of the RMA requires that all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi. The S32 report demonstrates that the Waitomo District Council have not taken into account the principles of the Treaty of Waitangi when preparing the Rural Production Zone chapter. This is evident when reading this chapter of the Proposed Plan.

NZ Coastal Policy Statement

36. The TIL mine site is located immediately adjacent to the coast. Planning Map 42 of the Proposed Waitomo District Plan identifies Taharoa C Block and the Eastern Block as being within the Coastal Environment. Despite this, the S32 report for the Rural Productive Zone does not include an assessment against the NZ Coastal Policy Statement.

National Policy Statement for Highly Productive Land

37. The S32 report does not include an assessment against the National Policy Statement for Highly Productive Land. An area of land Class 3 land is located within the vicinity of that area of land within the Indicative Rural Productive Area including over a portion of Wetini whānau land. Despite being located within a rural environment and WDC's proposal to rezone two additional parcels of land from General Rural to Rural Productive no consideration has been given to the National Policy Statement for Highly Productive Land.

National Policy Statement for Freshwater Management 2020

38. Among other relevant matters, The National Policy Statement for Freshwater Management 2020 requires Councils to manage freshwater in a way that 'gives effect' to Te Mana o te Wai:
- through involving tangata whenua;
 - working with tangata whenua and communities to set out long term visions in the regional policy statement;
 - prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.
39. The National Policy Statement also requires Councils to avoid any further loss or degradation of wetlands and streams, map existing wetlands and encourage their restoration.
40. There are a number of waterbodies within the vicinity of the TIL mine site including the Wainui Stream and Matauwai Stream which traverse the site and Tahāroa Lake.
41. Tahāroa Lake is the largest dune-dammed lake on Waikato west coast which is identified within the Proposed Waitomo District Plan as an Outstanding Natural Feature (ONF23) of Regional Importance within Schedule 8 of the Proposed Waitomo District Plan. In addition, wetlands are located within the vicinity of the site.

42. Despite its relevance to the TIL mine site and Rural Productive Zone, the S32 report fails to consider the National Policy Statement for Freshwater Management 2020.

National Policy Statement for Indigenous Biodiversity.

43. The NPS for Indigenous Biodiversity provides direction to councils to protect, maintain and restore indigenous biodiversity. This is relevant to the Rural Productive Zone as there are a number of SNAs identified within the TIL site and land adjoining the mine site.
44. Under the NPS for Indigenous Biodiversity SNAs on specified Māori land (this includes but is not limited to Māori customary land and Māori freehold land) must be managed in accordance with clause 3.18. Clause 3.18 requires Local Authorities to work in partnership with tangata whenua and owners of specified Māori land to develop, and include in policy statements and plans, objectives, policies, and methods that, to the extent practicable:

(a) maintain and restore indigenous biodiversity on specified Māori land; and

(b) protect SNAs and identified taonga on specified Māori land.

Clause 3.18 requires that objectives, policies, and methods developed under this clause must:

(c) enable new occupation, use, and development of specified Māori land to support the social, cultural, and economic wellbeing of tangata whenua; and

(d) enable the provision of new papakāinga, marae and ancillary community facilities, dwellings, and associated infrastructure; and

(e) enable alternative approaches to, or locations for, new occupation, use, and development that avoid, minimise, or remedy adverse effects on SNAs and identified taonga on specified Māori land, and enable options for offsetting and compensation; and

(f) recognise and be responsive to the fact that there may be no or limited alternative locations for tangata whenua to occupy, use, and develop their lands; and

(g) recognise that there are circumstances where development will prevail over indigenous biodiversity; and

(h) recognise and be responsive to any recognised historical barriers tangata whenua have faced in occupying, using, and developing their ancestral lands.

45. The Rural Production Zone contains a number of SNAs and the site is Māori Land. There is a requirement for WDC to manage this land in accordance with clause 3.18. The WDC has failed to consider this NPS and therefore, to meet its obligations under clause 3.18 of this National Policy Statement in regard to the Rural Production Zone Chapter of the Proposed District Plan.

Waikato Regional Policy Statement- Objective 3.9

46. Objective 3.9 of the Waikato Regional Policy Statement addresses the Relationship of tāngata whenua with the environment and requires:

The relationship of tāngata whenua with the environment is recognised and provided for, including:

a) the use and enjoyment of natural and physical resources in accordance with tikanga Māori, including mātauranga Māori; and

b) the role of tāngata whenua as kaitiaki.

47. A failure to address the above matters within the S32 report is obvious within the Rural Productive Zone Chapter of the PDP which lacks any consideration for tāngata whenua. While a separate Mana Whenua chapter is provided matters pertaining to tangata whenua should be integrated throughout the Plan including (but not limited to) the Rural Production Zone Chapter rather than confined to a single chapter.

Iwi Management Plans

48. The S32 report acknowledges the need for WDC to take into account planning documents recognised by an iwi authority and lodged with a territorial authority in particular the Waikato Tainui Environmental Management Plan 2018.
49. However, despite this statement, this does not flow through to the Rural Production Zone Chapter of the Waitomo District Plan. There are no objectives, policies or rules within the Rural Production Zone that address any of the matters within the Waikato Tainui Environmental Management Plan or any other documents recognised by an iwi authority. In addition, matters over which discretion is restricted for quarrying activities that do not meet performance standards do not address effects on tangata whenua including on cultural values, sites of significance or their relationship with their whenua.

Rural Production Zone

50. The deficiencies in the S32 Report flow through to the Rural Production Section of the Proposed Waitomo District Plan within which it is clear that these higher order documents have not been considered. At a higher level the Rural Production Section of the Proposed Waitomo District Plan does not recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga as is required under S6(e) of the Resource Management Act 1991. In addition, this chapter does not take into account the principles of the Treaty of Waitangi as required under Section 8 of the RMA 1991.
51. The Rural Production Zone chapter of the WDP is deficient in that it does not contain any objectives, policies or rules which recognise and provide for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, or other taonga as is required under Section 6(e).
52. In failing to address Section 6(e) and 8 of the RMA it is also clear that the Proposed District Plan and in particular the Rural Production Zone in its current state does not meet other higher order documents including but not limited to the National Policy Statement for Freshwater Management 2020 as this will not give effect to Te Mana o te Wai. This also fails to meet those objectives and policies of Iwi Management Plans as discussed in paragraphs 48 and 49 of this further submission.
53. As outlined in figures 5 and 7 of this further submission there are a number of other significant natural features and significant sites to Māori that are located within or in close proximity to the TIL mine site. The presence of these sites and significance of the site and surrounding area to tangata whenua means there are a number of issues that needs to be provided for within this zone. Ensuring the Proposed Plan is prepared in accordance with these higher order documents would have ensured these issues were addressed.
54. The Rural Production Zone chapter of the PDP contains objectives, policies and rules which are designed to address Objective 3.2 of the Waikato Regional Policy Statement, to provide for regionally significant industry. While these are relevant to the site, there are other significant objectives contained within the Waikato Regional Policy Statement that WDC and TIL have neglected to consider as listed in paragraph 27 of this further submission. These include (but are not limited to); Objective 3.9 (relationship of tāngata whenua with the environment), Objective 3.13 (Mauri and health of marine waters), Objective 3.14 (Mauri and health of fresh water bodies), Objective 3.16 (Riparian areas and wetlands), Objective 3.18 (Historic and Cultural Heritage), Objective 3.19 (Ecological Integrity and Indigenous Biodiversity), Objective 3.20 (Outstanding Natural Features and Landscapes), Objective 3.21 (Amenity) and those associated policies. This has led to a chapter which is deficient and contrary to Sections 6(e) and 8 of the RMA.

TIL's Submission (Submission 49)

55. TIL's submission supports the introduction of the Rural Production Zone to provide for existing and future mineral extraction activities but seeks to further extend this zone. This includes Part Taharoa A7J2 Block and Taharoa A7JB C (see figure 8). The plan included by TIL (see figure 8) also points to allotment Taharoa

A7J7C Blk located to the west of Part Taharoa A7J2Blk. It is unclear from the submission whether TIL is seeking to rezone this parcel of land also or if this is an error on the map as this legal description is not included in the amended RPROZ-SCHED 1 which outlines the relief sought by TIL.

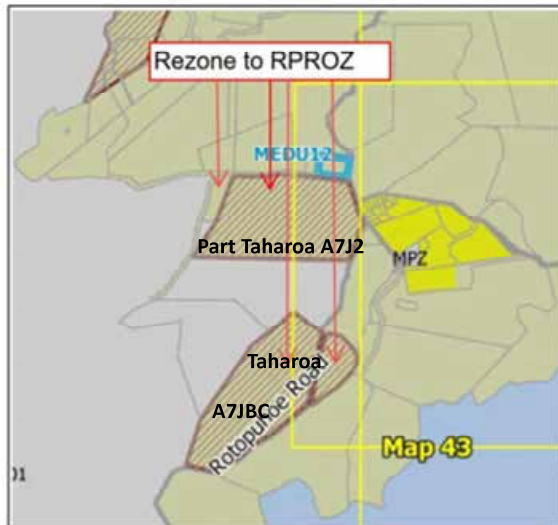


Figure 8: Plan submitted with TIL's submission (with property descriptions added)

56. TIL's submission includes the following justification for changing the zoning of these two parcels of land from Rural to Rural Productive:

"Consent applications for the Pihopa Block will likely be sought at some point in the future given the sand resource on that block has the same suitability for production as that mined on the other blocks. As a result it is appropriate to now also apply the Rural Production Zone to the Te Manaia Block and the Pihopa Block, and to consequently amend RPROZ- Schedule 1 to also include the legal description for the Te Manaia Block and the Pihopa Block."

57. Only a portion of Part Taharoa A7J2 along with a section of the adjoining allotment to the west (of Taharoa A7J7C Blk) is subject to an existing resource consent known as Te Manaia Extension (see below plan). This is the consent TIL is referring to in their submission. The existing consent enables TIL to undertake mining activities within these sites. The extent of Te Manaia Extension is shown in the plan below.



Figure 9. Te Manaia Extension Resource Consent extent

58. Te Manaia extension resource consent is subject to a number of conditions which include mitigation measures to reduce the effects of the works on the environment including surrounding land. This includes

(but is not limited to) earthworks and construction, site rehabilitation, erosion and sediment control, geotechnical stability, accidental discovery protocols and a requirement for a conceptual site closure plan. The conceptual site closure plan would address; future landforms following mining activities on site, future groundcover following mining activities, reporting and review procedures.

59. The reason for decision provided by WDC on the Te Manaia Extension states that:

“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.

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 this activity.”

60. TIL's submission on the PWDP seeks to rezone not only Te Manaia Block which is subject to an existing resource consent but the entire parcel of Part Taharoa A7J2 located to the west of Rotopuhoe Road (this parcel is held in the same title as parcels located to the east of Rotopuhoe Road). This would extend as far east as Rotopuhoe Road and as far north as Taharoa Road.
61. If this site were to be rezoned as requested in TIL's submission, subject to compliance with general rules of the PDP (including but not limited to noise and light emission) and the performance standards under RPOZ Table 1, mining could take place within Part Taharoa A7J2 as a permitted activity. Those mitigation measures currently required by the consent would no longer apply including the need to rehabilitate this land to pastoral land following works. The site is located directly across the road from a Settlement Zone being the community of Tahāroa.
62. In addition to the above, the noise requirements would change as a result of this change in zoning resulting in a higher permitted level of noise to be generated from the site.
63. This change in zoning would have the potential to alter the anticipated character of this land and nature of long- term land uses at this site from Rural to Rural Production at least for the life of the Proposed WDP and likely for the foreseeable future.
64. Under S32 of the RMA an evaluation report is required which contains a level of detail that corresponds to the scale and significance of the environmental, economic, cultural and cultural effects that are anticipated from the implementation of the proposal. No evaluation has been provided in regard to this proposed zone change. No consideration has been given to any of the higher order documents listed in paragraphs 28- 49 of this further submission. TIL has not demonstrated that any consultation has been undertaken with affected parties in regard to these changes including tangata whenua.
65. The Pihopa Block (Taharoa A7J8 C Block) is currently located within the Rural Zone and is rural in character. The Pihopa Block immediately adjoins SNA R16UP002. This is identified in the Waitomo District Plan as Lake Taharoa which is identified within the Proposed Waitomo District Plan as being of National Significance. This is also right next to the Lake Taharoa dune dammed Lakes which is also listed in Schedule 8 of the Waitomo District Plan as being an Outstanding Natural Feature (ONF23) of Regional Importance. To the north is SSM154-A as described in paragraph 14 of this further submission and shown in figure 5 of this further submission.
66. As is the case for Part Taharoa A7J2 no evidence has been provided by TIL to support the suitability of land parcel for rezoning from Rural General to Rural Production Zone. This level of detail should correspond to the scale and significance of the environmental, economic, cultural and cultural effects that are anticipated from the implementation of the proposal. This should include but not be limited to consideration of effects on the adjoining SNA, Lake Tahāroa, sites of significance to Māori, the surrounding environment, cultural

values including the relationship of tangata whenua and their ancestral land. Consultation should be undertaken in regard to this proposed zone change.

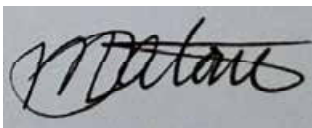
67. While a change in zoning for the Pihopa Block would directly affect Wetini whānau land to a lesser degree than the Manaia extension block, as tangata whenua we have an interest that extends wider than the physical boundaries of the whenua which we are landowners/ kaitiaki for. Based on TIL's submission, the effects of this rezoning on the environment are unknown. TIL needs to provide sufficient evidence of the appropriateness of this rezoning and consultation should be undertaken with affected parties. In addition, any proposal to change the zoning of this site would need to be consistent with those higher order documents listed in paragraph 28 of this further submission.
68. In addition to the above, TIL is seeking specific amendments to objectives, policies and rules within the Rural Production Zone of the Proposed Waitomo District Plan. The specific relief sought and reasons for relief sought in regard to these further submission points is detailed in the attached table.

Summary and Overview of Relief Sought

69. The Rural Production Zone is a broad zone with general rules designed to cater for 17 regionally significant industries. The objectives, policies and rules in the PDP as notified do not sufficiently address the complex issues within and around the TIL mine site. A Special Purpose Zone would have perhaps been a more suitable option for the Taharoa mine site which would enable bespoke provisions to provide for this regionally significant mine site while providing for the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga. In addition, there is a need to mitigate effects on the numerous sites of significance to Māori, SNAs, waterbodies, wetlands, the coast and Lake Taharoa which is identified as a regionally significant Outstanding Natural Feature.
70. The S32 report prepared by WDC includes an assessment against some higher order documents including the Waikato Policy Statement. WDC addressees the need to meet Objective 3.2 Policy 4.4 and Policy 6.8 of the Waikato Regional Policy Statement. These objectives and policies relate to mineral extraction, rural primary production and regionally significant industry. While these are relevant to the Rural Production Zone, as outlined previously, WDC have neglected to address other equally significant objectives and policies of the Waikato Regional Policy Statement. These are listed in paragraph 54 of this further submission.
71. In addition, the NZ Coastal Policy Statement 2010, National Policy Statement for Freshwater Management, National Policy Statement for Highly Productive Land 2022, National Policy Statement for Indigenous Biodiversity (gazetted on 7 July 2023 coming into force on 4 August 2023) should have been considered within the S32 report.
72. While the Waikato Tainui Environment Management Plan 2018 and Maniapoto Environmental Management Plan are acknowledged in the S32 report, the objectives, policies and rules of the Rural Production Zone fail to address any of the issues, objectives or policies addressed in either Iwi Management Plan.
73. In the absence of a Special Purpose Zone, there is at a minimum a need for WDC to include additional objectives, policies and rules that address the above higher order documents and the Resource Management Act 1991 in particular Sections 6(e) and 8.
74. WDC proposes to expand the Industrial/ now Rural Production Zone to include the Eastern Block. We oppose this zone change which was undertaken without WDC completing the necessary evaluation under Section 32 of the RMA. While mining activities currently take place on this site, the Eastern Block is subject to an existing resource consent which contains numerous mitigation measures to reduce the effects of the activity on the surrounding environment. These conditions would no longer be required should the site be rezoned and the effects of this change in zoning on the surrounding environment need to be addressed.

75. TIL's submission seeks to further expand the Rural Production Zone to include Part Taharoa A7J2 Block and Taharoa A7J8. We oppose the expansion of the Rural Production Zone on the basis that no assessment has been undertaken to consider the effects of rezoning these sites. While mining currently take place within a portion of this site (Te Manaia Extension), these activities are subject to an existing consent which requires numerous mitigation measures including a requirement that the site be rehabilitated back to a state that facilitates pastoral farming of the site, and that the activity can be carried out in a manner that avoids or minimises effects on sensitive nearby receivers. In addition, TIL have not demonstrated that this zone change would be in line with higher order documents or the RMA including but not limited to Section 6(e) and 8.
76. TIL is seeking to strengthen objectives and policies for the Indicative Rural Production Zone. We oppose the Indicative Rural Production Zone in its entirety given no assessment as to the suitability of this land for future mineral extraction activities has been undertaken by WDC. Furthermore, no consultation has been undertaken with tangata whenua who are the kaitiaki of this whenua.
77. The Mana Whenua section of the Proposed Waitomo District Plan reads *"The relationship with te taiao suffers when mana whenua cannot fulfil their obligations as kaitiaki to ensure mauri is preserved and natural resources are not depleted beyond their ability to replenish. This Plan seeks to ensure that mana whenua have the ability to appropriately influence decision-making in order to effectively carry out their kaitiaki duties."* The Waitomo District Plan in its current state is failing to achieve this by prioritising regionally significant industry above mana whenua.
78. The specific relief sought is attached in the following table. This further submission does however need to be read and considered in its entirety. The measures outlined in the table seek to provide mana whenua with the ability to effectively carry out their kaitiaki duties and to ensure that the mining operations do not impact adversely on te taiao, cultural values, sites of significance to Māori, natural features, or the ability of tangata whenua to connect to their ancestral land.
79. We wish to be heard in support of this further submission, and would consider presenting a joint case with others presenting similar submissions.


Kind Regards,

A handwritten signature in black ink, appearing to read 'Teina Malone', is shown on a light-colored background.

Teina Malone (on behalf of Roy Wetini and whānau)

The specific submission(s) on the Proposed Waitomo District Plan that this further submission relates to:																
Name of submitter	Original Submission Point No	Support / Oppose	Reason for support/ opposition to the original submission:	Relief Sought												
Taharoa Ironsands Limited	49.01	Oppose	<p>(i) Under submission point 49.01 TIL is seeking to retain the zoning of the overall Taharoa mine site (Taharoa C Block, Taharoa A7J3B and Taharoa A7J4B Block) as Rural Production Block.</p> <p>We oppose the retention of the extent of the Indicative Rural Production Zone as notified by WDC and RPOZ-SCHED1 which includes two additional allotments (Taharoa A7J3B and Taharoa A7J4B) not included within the Industrial Zone under the Operative Plan (East Block). Details of this rezoning of land are included in paragraphs 17-18 of this submission.</p> <p>As outlined in paragraph 28 of this submission, WDC have not completed a sufficient S32 assessment to demonstrate that the rezoning of Taharoa A7J3B Block and Taharoa A7J4B Block from Rural to Rural Productive will not impact adversely on the surrounding environment or tangata whenua including effects on cultural values, sites or significance and/ or the relationship of tangata whenua with their ancestral land or the wider environment.</p> <p>While mining currently takes place on the Eastern Block, as detailed within Paragraph 17 the resource consent includes conditions to mitigate effects on the surrounding environment.</p> <p>Rezoning of this site would mean there was no longer a need to meet these consent conditions. Subject to compliance with general rules of the PDP (including but not limited to noise and light emission) and performance standards set out in RPOZ Table 2, mining could take place as a permitted activity. The noise requirements would also change as a result of this change in zoning resulting in a higher permitted level of noise to be generated from the site.</p> <p>In regard to the rezoning of the Eastern Block, an assessment has not been undertaken by WDC against the higher order documents in the Section 32 Report including (but not limited to) the Waikato Regional Policy Statement, relevant National Policy Statements, Iwi Management Plans, and the Resource Management Act 1991 including but not limited to Sections 6(e) and 8 of the RMA. This is expanded on in paragraphs 28-49 of this further submission.</p>	<p>(i) Disallow retention of the extent of the Indicative Rural Production Zone notations shown on Planning Map 1 as notified by WDC. Amend the Rural Production Zone map and RPOZ-SCHED1- to remove all allotments with the exception of Taharoa C Block as follows:</p> <table><tr><th>Unique Identifier</th><th>Map Ref</th><th>Site Name</th><th>Location</th><th>Legal Description</th><th>Site Type</th></tr><tr><td>Quarrying Activities RPROZ-1</td><td></td><td>Taharoa Ironsands Limited</td><td>Taharoa Road</td><td>Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C-Block</td><td>Significant Mineral Resource</td></tr></table> <p>(ii) Disallow the relief sought in the original submission by TIL to rezone the Te Manaia Block and Pihopa Block from General Rural Zone to Rural Production Zone on Planning Map 1.</p> <p>(iii) Disallow the relief sought by TIL to amend RPROZ-SCHED1- to include Part Taharoa A7J2 Block and Taharoa A7J8 C Block.</p> <p>(iv) Remove all Indicative Rural Production Zone notations shown on Planning Map 1 of the Proposed Waitomo District Plan.</p>	Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type	Quarrying Activities RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C-Block	Significant Mineral Resource
Unique Identifier	Map Ref	Site Name	Location	Legal Description	Site Type											
Quarrying Activities RPROZ-1		Taharoa Ironsands Limited	Taharoa Road	Taharoa A7J3B Block, Taharoa A7J4B Block, Taharoa C Block, Part Taharoa A7J2 Block, Taharoa A7J8 C-Block	Significant Mineral Resource											

			<p>(ii) We oppose the relief sought by TIL to rezone the Te Manaia Block (Part Taharoa A7J2) and the Pihopa Block (Taharoa A7J8 C Block) from General Rural Zone to Rural Production Zone on Planning Map 1.</p> <p>A portion of Part Taharoa A7J2 along with a portion of the adjoining allotment to the west (of Taharoa A7J7C Blk) is subject to an existing resource consent known as Te Manaia Extension (see plan in figure 9 of this submission). As discussed within sections 56-64 of this further submission, this enables TIL to undertake mining activities within two sites subject to a raft of conditions of consent including a requirement to rehabilitate the land back to a state that facilitates pastoral farming of the site. In addition, this consent requires activities to can be carried out in a manner that avoids or minimises effects on sensitive nearby receivers.</p> <p>Rezoning of Part Taharoa A7J2 would mean that subject to compliance with general rules of the PDP (including but not limited to noise and light emission) and performance standards set out in RPOZ Table 2, mining could take place as a permitted activity. This would remove the need for these mitigation measures and significantly expand the area that could be mined. This is discussed in further detail in paragraphs 56-64 of this submission. In addition to the above, the noise requirements would change as a result of this change in zoning resulting in a higher permitted level of noise to be generated from the site.</p> <p>The Pihopa Block (Taharoa A7J8 C Block) is currently located within the Rural Zone and is rural in character. The Pihopa Block immediately adjoins SNA R16UP002. This is identified in the Waitomo District Plan as Lake Taharoa which is identified within the Proposed Waitomo District Plan as being of National Significance. This is also right next to the Lake Taharoa dune dammed Lakes which is also listed in Schedule 8 of the Waitomo District Plan as being an Outstanding Natural Feature (ONF23) of Regional Importance. To the north is SSM154-A as described in paragraph 14 of this submission and shown in figure 5 of this submission. No assessment has been provided by TIL in regard to the effects that this zone change would have on the surrounding environment. Further details on the Pihopa Block are contained within paragraphs 65-67 of this submission.</p> <p>No supporting evidence has been provided by TIL to demonstrate that the rezoning of Part Taharoa A7J2 and Taharoa A7J8 C Block (Pihopa Block) would not result in adverse effects on the surrounding environment or tangata whenua including effects on cultural values, sites or significance and/ or the relationship of tangata whenua with their ancestral land. TIL has not demonstrated that this rezoning would be consistent with any higher order documents, policies or plans including the Waikato Regional Policy Statement, relevant National Policy Statements, Iwi Management Plans, and the Resource Management Act 1991 including but not limited to Sections 6(e) and 8 of the RMA. This is expanded on in paragraphs 55-67 of this submission. No assessment has been undertaken in regard to effects on SNAs, ONF23 or SSM154-A.</p>
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		<p>In addition to those parcels included in RPROZ-Schedule 1, the map provided by TIL points to an additional land parcel which appears to be allotment Taharoa A7J7C Blk located to the west of Part Taharoa A7J2Blk. This parcel is not included in the amended RPOZ-SCHED1 however, TIL needs to clarify whether this is an error on the map or RPOZ-SCHED1.</p> <p>iv) In addition to the above, TIL is seeking to retain the extent of the Indicative Rural Production Area and provide policy support for those Indicative Notations to at a minimum recognise the appropriateness of the land within the Indicative Rural Production Zone for future mining activities.</p> <p>As detailed in paragraphs 8 and 9, of this further submission, four parcels of Wetini whānau land are included within the Indicative Rural Production Zone notation (see plan below).</p>  <p>Three out of four parcels are Māori land while the fourth parcel is in the process of being converted from General to Freehold Māori land. As discussed within paragraphs 9 and 10 of this further submission, mineral extraction activities at this location would have a direct impact on our ability to access our land inclusive of the dwelling. This would also impact on stockyards, fencing and a creek which flows along the boundary. Most significantly, this would impact on the only access to the urupā located within the centre of Taharoa A1C7A. Due to the significant impact this would have on the whenua that we are the kaitiaki for and our ability to connect to our ancestral land we can confirm that there is no potential now or in the future for mining to take place on this land.</p> <p>As outlined in paragraph 25 of the submission no consultation was undertaken with us in regard to the inclusion of this whenua within the Indicative Rural Production Area. The notification letter sent by the Waitomo District Council in regard to the District Plan</p>	
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			<p>review was generic and contained no details in regard to the proposed Indicative Rural Production Area. Due to the generic nature of the letter, in no way could anyone reasonably ascertain the direct impact that the Proposed Plan would have on our whānau land. Had WDC consulted with us we would have confirmed that there is no potential for future mining extraction activities to take place on this land now or in the future.</p> <p>We are opposed to the inclusion of the Indicative Rural Productive Zone on that land surrounding the Tahāroa C mine site including the Pihopa and Te Manaia Extension site. This is due to the absence of an assessment by WDC as to the suitability of this land for future mining extraction activities, potential effects on the environment including but not limited to Wetini whānau land and the lack of consultation with landowners/tangata whenua kaitiaki. It is significant to note that the majority of this land is Māori Freehold Land.</p> <p>The identification of land as a potential future mine site has the potential to affect the relationship of tangata whenua with their ancestral land. Until such time as WDC undertakes consultation with landowners of those parcels of land this land should not be identified as potentially suitable for extraction of minerals. The process itself and lack of consultation is contrary to Section 6(e) and 8 of the RMA 1991.</p> <p>As indicated in figure 5 and paragraph 22 of the attached submission, the Indicative Rural Production Area is located over and in close proximity to a number of SNA's and Sites of Significance to Māori as identified on the Waitomo District Plan. In addition, this is located adjacent to Lake Taharoa Dune dammed lakes which are listed in Schedule 8 as an Outstanding Natural Feature (ONF23) of Regional Importance. No consideration has been given to any of these features on and near the Indicative Rural Production Area.</p> <p>The submission by TIL requests that WDC provide policy support to recognise the appropriateness of the land within the IRPZ for future mining activities. As above, no assessment has been provided by WDC or TIL to support the suitability of the Indicative Rural Production Area for mining extractive activities and we oppose this relief sought by TIL and instead request that the Indicative Rural Productive Area is removed in its entirety from Map 1 of the Waitomo District Plan.</p>
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Taharoa Ironsands Limited	49.04	<p>(i) While we agree with retaining Objectives RPROZ-01, RPROZ-03, RPROZ-4 and RPROZ-06 as notified by WDC;</p> <p>While we agree with retaining the above objectives, in addition to the above, we are seeking to add further objectives and policies within the Rural Production Zone that will recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, or other taonga.</p> <p>(ii) Disallow change relief sought by TIL to amend policy RPROZ-P1 and retain as notified by WDC.</p> <p>(iii) Disallow relief sought by TIL which seeks to add in the words “as far as practicable to” clause 6 of Policy RPROZ-P4 and retain as notified by WDC.</p> <p>(iv) Disallow relief sought by TIL and retain Policy RPROZ-P6 as notified.</p>	<p>(i) Retain Objectives RPROZ-01, RPROZ-03, RPROZ-4 and RPROZ-06 as notified by WDC;</p> <p>While we agree with retaining the above objectives, in addition to the above, we are seeking to add further objectives and policies within the Rural Production Zone that will recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, or other taonga.</p> <p>(ii) Disallow change relief sought by TIL to amend policy RPROZ-P1 and retain as notified by WDC.</p> <p>(iii) Disallow relief sought by TIL which seeks to add in the words “as far as practicable to” clause 6 of Policy RPROZ-P4 and retain as notified by WDC.</p> <p>(iv) Disallow relief sought by TIL and retain Policy RPROZ-P6 as notified.</p>
Taharoa Ironsands Ltd	49.05	<p>(i) While we agree with retaining Objectives RPROZ-01, RPROZ-03, RPROZ-4 and RPROZ-06 as notified by WDC, the TIL mine site is located within the Rural Production Zone and adjoins Rural land. The majority of this land is Māori Freehold Land which has been passed down through the whakapapa. There is a need to enable this adjoining land to continue to be occupied and utilised by tangata whenua. New objectives and policies need to be incorporated into the Rural Production Zone Chapter that will recognise and provide for the relationship of tangata whenua and their culture and traditions with their ancestral lands, water, sites, or other taonga as is required under Section 6(e).</p> <p>(ii) TIL is seeking to amend Policy RPROZ to replace the word limiting with avoiding. The Taharoa mine site is surrounded by Māori land and it would be contrary to Section 6(e) of the RMA to require the establishment or growth of noise sensitive activities to be avoided on these surrounding sites. Mining extractive activities should not be prioritised above tangata whenua’s ability to connect to their ancestral land.</p> <p>(iii) As detailed in the S32 report for the Rural Production Zone, extractive industry may affect the amenity of rural areas through the discharge of stormwater, dust, emissions and noise and visual effects and may have adverse effects on habitat values. Given this, it is appropriate that TIL be required to undertake rehabilitation of these sites. We oppose the request to weaken policy RPRPZ-P4 by adding “as far as practicable.”</p> <p>(iv) We oppose the relief sought by TIL to add the words “With the exception of the Taharoa Ironsands mine” to the start of clause 2, Policy RPROZ-P6. There is no reason that TIL should be exempt from this requirement. There is a need to mitigate effects of mining on the surrounding environment and adjoining land.</p>	<p>49.07(iii) We oppose the relief sought by TIL to remove or amend RPROZ-R20 to RPROZ R27 and request that these performance standards are retained as notified in the Proposed Waitomo District Plan.</p>

Taharoa Ironsands Ltd	49.07		<p>We oppose removal of all SNA on or immediately adjacent to the Taharoa C Block. It would be more appropriate for WDC to consider further information provided by TIL and amend the boundaries of SNAs where deemed appropriate by WDC. Any proposal needs to ensure effects on the surrounding environment are considered and to be consistent with higher order documents listed in paragraph 28 of this submission including but not limited to the National Policy Statement for Indigenous Biodiversity.</p> <p>TIL needs to provide appropriate evidence to demonstrate the SNAs on the mine site should be removed to ensure the removal of these does not result in adverse effects on the environment.</p>	<p>(i) Disallow relief sought by TIL and retain SNAs as notified. These should remain on the Proposed Plan until such time as TIL provides sufficient evidence to WDC which may require changes and/ or more specific descriptions or location of these sites.</p> <p>(ii) Disallow for the above reasons.</p>
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10th July 2024

Statement on behalf of the Roy Wetini Whaanau Trust

Introduction

1. My full name is Teina Melissa Malone. My maiden name is Wetini and I am the daughter of Roy Wetini and one of the trustees for the Roy Wetini Whaanau Trust. I prepared the submission lodged on behalf of our whaanau.
2. I have a Bachelor of Social Sciences with honours in Resources and Environmental Planning and Postgraduate Diploma in Resources and Environmental Planning. I have approximately 17 years postgraduate experience which includes experience at territorial authorities within New Zealand as both a contractor and employee, Borough Councils in the United Kingdom and working as a planning consultant within the private sector in New Zealand.
3. While I have the qualifications and experience to present expert planning evidence, I am not appearing in the capacity of an expert witness at this hearing panel due to my personal connection as a trustee of the Roy Wetini Whaanau Trust and the real or perceived conflict of interest that I understand this may create.
4. My role at this hearing today is to provide a statement on behalf of the Roy Wetini Whaanau Trust.
5. I do not intend to repeat our full submission and instead intend to include:
 - a brief description of land administered by the Roy Wetini Whaanau Trust.
 - Comment on those parts of the S42A report that are relevant to our submission.
 - Comment on the submission and evidence presented by Taharoa Ironsands Limited as this is relevant to our further submission.
 - Our request to the commissioners.

Roy Wetini Whaanau Land

6. Wetini whaanau land is comprised of approximately 90 ha of land made up of 9 separate parcels all of which are classified as Maaori Land. At the time our submission was lodged in July 2023, Wetini whaanau land was in the name of Roy Wetini being my father who is here today. Since this time, the Roy Wetini Whaanau Trust was established. The Trust is now the administering body for this land.
7. All land parcels are located within the General Rural Zone under the Proposed Waitomo District Plan (**see figure 1**).

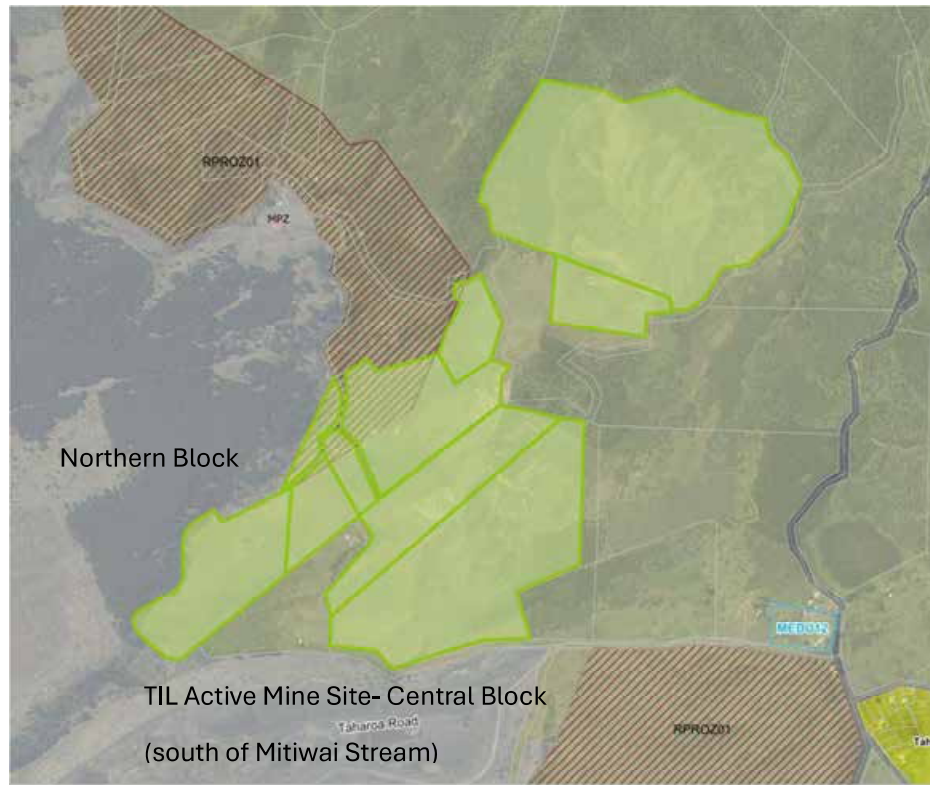


Figure 1: Wetini whaanau land (highlighted green)

8. Four of these land parcels are located within the Indicative Rural Production Overlay of the Proposed Waitomo District Plan as identified in our submission (Taharoa A1C7C Blk, A1C16J2, Taharoa A1C15A Blk XVI Albatross SD and A1C12 Blk XVI Albatross SD- see figure 1).
9. The land is currently utilised for dry stock farming and contains wetland areas and native bush. The Mitiwai Stream runs to the north of and in some parts within the boundaries and down towards the southern part of Taharoa A1C7C before heading to the west towards the coast.
10. Our house is located within land legally described as Taharoa A1C7A which is sited in close proximity to the urupaa contained within a separate legal parcel (see **figure 2**). A dwelling occupied by our whaanau members was located at this site prior to the establishment of the mining operations in Tahaaroa.



Figure 2: Location of existing dwelling and urupaa

11. Land administered by the Roy Wetini Whanau Trust adjoins Taharoa C Block to the south, west and north. This land is leased by Taharoa Ironsands Limited for the purpose of mineral extraction operations. Land to the south adjoins the Central Block which is subject to an existing (expired) consent which is currently going through the resource consent process and that to the west and north is known as the Northern Block which TIL does not hold existing consents for although as noted in Mr Eccles evidence TIL has lodged a consent to mine Pit-1 and intends to apply for consents to mine the wider block also.
12. Taharoa C Block is located in the Rural Productive Zone within the Proposed Waitomo District Plan.

Indicative Rural Production Area Notation

11. Paragraph 38 of the S42A report prepared by Ms O'Callaghan sets out the pre-conditions for identifying land to be included within the Indicative Rural Production Area.
12. These pre-conditions include:
 - *Indicative zoning only applies to extensions of quarries that are currently being worked and you must demonstrate you own the land or have an agreed lease in place.*
 - *There must be plans to work the indicative area over the lifetime of the district plan (10-15 years).*
12. We can confirm that the area of Wetini whaanau land identified as being within the indicative rural production area (see **figure 1**) does not meet these pre-conditions.

13. This land is in the name of the Roy Wetini Whaanau Trust and is not owned or leased by Taharoa Ironsands Limited. We can confirm that there are no plans to work this area within the next 10-15 years.
14. As expressed in our submission, we were never consulted in regard to the inclusion of this land within the indicative rural production area and we are opposed to the inclusion of this land within the notation.
15. We request that the indicative rural production area is removed from these four parcels of land.
16. In addition, given the recommendations within the 42A report, we consider it would be appropriate that the indicative rural production area notation is removed from all other land parcels where it has not demonstrated that the pre-conditions will be met and where evidence of consultation with affected parties has not been provided.

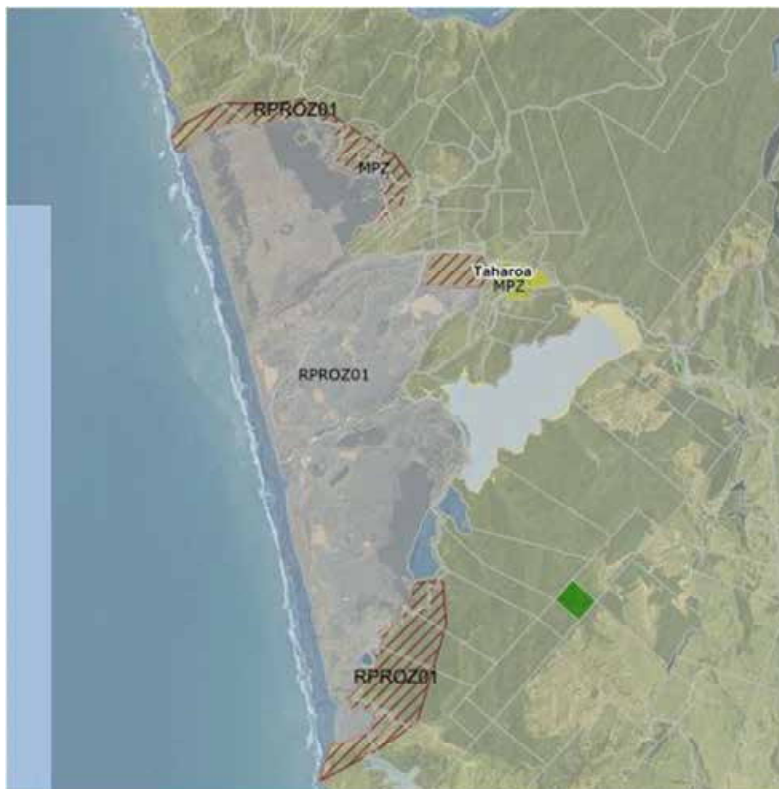


Figure 3: Proposed Indicative Rural Production Area Notation

17. Mr Eccles has requested in his further evidence that objective RPROZ-02 is amended to have regard to the intent of the indicative rural production area notation when considering resource consent applications on land affected by that location.
18. As already expressed, we are opposed to the inclusion of the indicative rural productive overlay except where consultation has been undertaken with affected parties inclusive of mana whenua and evidence has been provided by TIL to confirm the pre-conditions listed in the S42 report will be met. We understand from reading the 42A report that the notation does not pre-empt any decision on a resource consent application or Plan change. This seems appropriate given no assessment of effects has been undertaken in regard to a change of land use within these areas. As

we have noted in our submission, we are opposed to provide greater weight to the indicative rural production area notation particularly where consultation has not been undertaken with affected parties and evidence of meeting pre-conditions has not been provided.

Rezoning of Te Mania Block

19. Part Taharoa A7J2 was included within the Rural Zone and Indicative Rural Productive Overlay in the Proposed Plan as notified.
20. TIL have requested to rezone this parcel of land from General Rural to Rural Productive (see extent of Te Mania Block in figure 5 below).

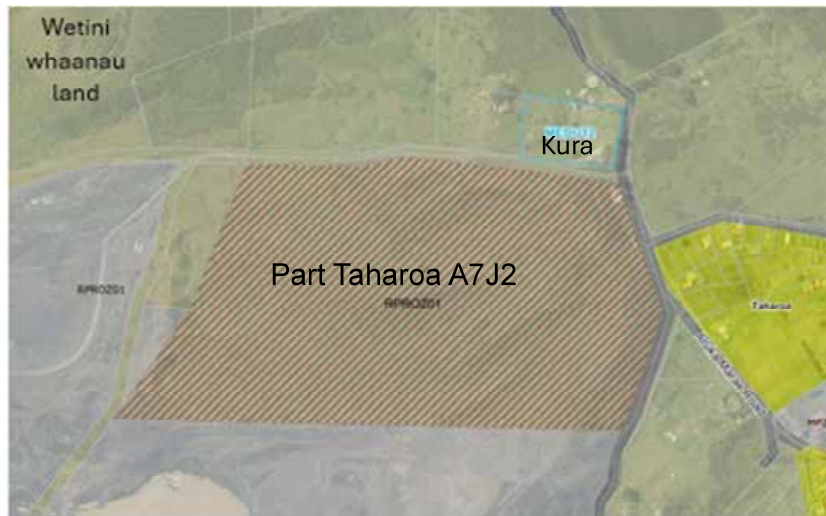


Figure 4: Extent of Te Mania Block which TIL is seeking to rezone from General Rural to Rural Productive

21. While the site is subject to an existing resource consent, as outlined in our submission and confirmed in the evidence of Mr Eccles, this covers only a portion of the site located within the south-west corner (see **figure 5**).



Figure 5: Extent of Existing Resource Consent

22. The consent is subject to a number of conditions designed to mitigate the range of effects from mineral extraction works including that the site is to be rehabilitated back to a state that facilitates pastoral farming of the site. The long-term land use anticipated within the site is currently rural.
23. Te Mania Block is located in close proximity to a number of sensitive activities including Tahaaroa village to the east and the kura to the north. By limiting the activity to within the south-western corner of the site this creates a setback of approximately 250m from activities to the north and 370m to the east (see **figure 5**).
24. A change to the zone of the wider site from Rural to Rural Productive would be a change to the long-term anticipated use of the wider site the majority of which is not subject to an existing consent to provide for mineral extraction activities.
25. The assessment of effects prepared to support the consent for Te Mania extension addressed only those effects anticipated from mining within that area indicated in **figure 5** above. Supporting assessments i.e. acoustic report, air quality report assessed the effects of works within this defined area only.
26. The consent did not address the effects of a long-term change in the use of land from rural to rural productive within the defined area or the wider site.
27. While it is acknowledged that resource consent would still be required from the Waikato Regional Council to undertake land disturbance activities within Te Mania Block (or a change to conditions to extend the area), matters considered would be limited to those relevant for consideration by a regional council and would not encompass those effects considered by a territorial authority including noise, lighting and visual amenity.
28. In addition to increased effects on sensitive activities surrounding Te Mania Block, rezoning from Rural to Rural Productive would impose significant restrictions on the use and development of adjoining land within the Rural Zone as Rule GRUZ-42 would become applicable and a 250-metre setback would be required for all new dwellings from the boundary of the Rural Productive boundary.
29. This would affect land parcels to the north, east and west of the site. Wetini whaanau land would be impacted on albeit to a lesser degree than those immediately adjoining and across the road from Te Mania Block (Taharoa A1C7A). The majority of this land is classified as Maaori land (see **figure 5**).
30. No evidence of consultation inclusive with affected parties/ mana whenua has been provided by TIL to support the rezoning of Te Mania Block. While within 250 metres of Te Mania Block, we can confirm that we were not consulted in regard to the proposed rezoning of this land.
31. Overall, we remain opposed to the rezoning of Te Mania from Rural to Rural Productive and we consider there is significant risk in acting to apply the RPROZ zoning to Te Mania Block. The evidence provided by TIL does not contain a sufficient level of detail that corresponds to the scale and significance of the environmental or social effects that are anticipated from the rezoning. The evidence provided by TIL does not address cultural effects in any level of detail. No evidence of consultation with affected parties or mana whenua has been provided to support the rezoning of Te Mania Block.

32. We request that instead the indicative rural production area notation is applied to that part of Te Mania Block where evidence has been provided that the pre-conditions as outlined in the 42A report can be met.

Rezoning of Pihopa Block

33. We are supportive of the conclusions and recommendations made within the 42A report in regard to the Pihopa Block.
34. Based on the evidence of Mr Eccles we understand that TIL no longer wishes to pursue its submission point in terms of rezoning of the Pihopa Block from Rural to RPROZ so we will provide no further comment in regard to the Pihopa Block.

Rezoning of Eastern Block

35. As noted in our submission, the Waitomo District Council proposes to rezone the Eastern Block from Rural to Rural Productive. We remain opposed to the rezoning of these two land parcels.
36. As is the case for all rezoning we agree with the stance that Ms O'Callaghan has taken in the 42A report that it would be contrary to the principles of natural justice to rezone significant areas of land without detailed information about the site and recourse of the views of neighbouring landowners regarding that information. This should apply whether it is the Waitomo District Council or another party proposing to rezone land.
37. We have requested confirmation from the Waitomo District Council as to whether a S32 analysis was undertaken in regard to the rezoning of the Eastern Block. We have not received a response, and this is not addressed within the S42A report prepared by Ms O'Callaghan. Based on paragraph 40 of Mr Eccle's statement it seems that as mining on the Eastern Block was underway when the PWDP was notified, the Waitomo District Council included the Eastern Block within the Rural Production Zone.
38. As mentioned, a change of zoning from Rural to Rural Productive impacts directly on the ability of landowners/ kaitiaki of adjoining parcels of land as Rule GRUZ-R42 becomes applicable and dwellings within these parcels would be required to comply with a minimum setback of 250m from the Eastern Block. As some of the adjoining land parcels have a width of less than 250 metres, it would not be possible to build a dwelling on these parcels without resource consent. Matters of discretion under this rule are limited to reverse sensitivity issues which consider only the impacts of granting the consent on the mining operations.
39. As can be seen in **figure 5**, the Eastern Block adjoins Maaori land to the east and south. The Waitomo District Council has not provided any evidence of consultation with affected parties inclusive of mana whenua in regard to the rezoning of these two parcels of land.
40. In addition to introducing onerous restrictions on the use and development of adjoining rural parcels, a change of zoning indicates the long term anticipated land use for the site. It would only be necessary to rezone should it be anticipated that mining operations are to continue within these land parcels throughout the life of the Proposed Waitomo District Plan.

41. As indicated within the map contained within Mr Eccles evidence, the mining phase of work within the Eastern Block has been completed and the land is currently being rehabilitated (see **figure 6** below). Given this, we fail to see the justification behind rezoning the Eastern Block from Rural to Rural Productive particularly given the onerous restrictions the rezoning would place on those adjoining the site.

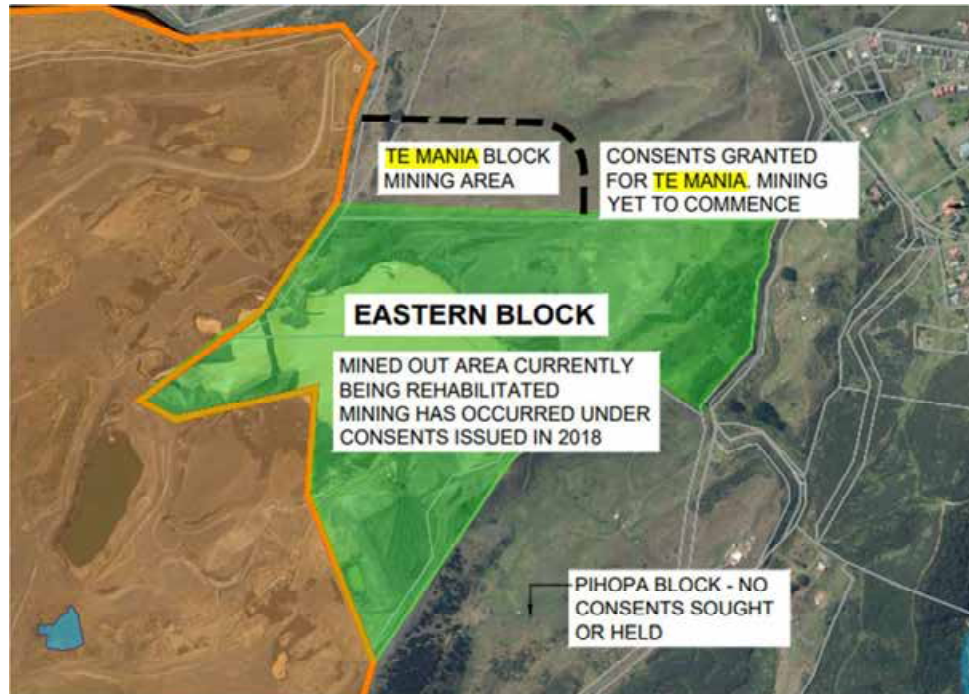


Figure 6: Eastern Block- area within which mining is complete

Impact of the Proposed District Plan (objectives, policies and rules) on our ability to connect to our ancestral lands

42. We have expressed our concern in our submission in regard to the Waitomo District Plan prioritising Regionally Significant Industry above the needs of mana whenua.
43. The Plan identifies areas of land within the Maaori Purpose Zone to provide for the social, cultural, environmental and economic needs of mana whenua and seeks to enable reconnection with sites of ancestral importance to mana whenua. Within Tahaaroa the MPZ includes Te Kooraha (approx. 1.9ha) and Aaruka Marae (approx. 1h).
44. The Plan fails to recognise that there are significant areas of Maaori land within other zones of the Plan including the Rural Zone (see **figure 7**).



Figure 8: Wetini whaanau land within 250m setback from Rural Production Zone

51. As indicated in **figure 1**, the existing dwelling is located within Taharoa A1C7A in close proximity to the urupaa which we are the caretakers/ kaitiaki for. Were any future dwellings to be erected this would be for the purpose of bringing whaanau back to their turangawaewae and any dwelling would be located within close proximity to the existing dwelling.
52. This rule would impact on this entire parcel of land meaning under the Proposed Plan we could no longer build a dwelling within this area.
53. Despite the onerous restrictions that Rule GRUZ-R42 will impose on us, as confirmed within our submission, the only notification letter sent to us (but not received) was generic and contained no details in regard to the significant impact the introduction of this rule would have on us.
54. In terms of the wider impacts on mana whenua adjoining the mine site, due to the large area of land within the Rural Production Zone which encompasses the whole of Tahaaroa C Block and the Eastern Block, numerous land parcels are affected by this rule (see **figure 9 below**) the majority of which is Maaori freehold (see **figure 7**).
55. Whether alternatives are proposed to preserve the amenity, character and values of the surrounding environment; and.
- a.** requirements for Outdoor storage screening by adding the following:

This amendment would remove the requirements for outdoor storage screening for the placement of overburden from quarry sites including RPROZ-1 (Taharoa Ironsands Limited). This amendment has the potential to impact adversely on the amenity experienced by adjoining landowners including the Roy Wetini Whānau Trust.

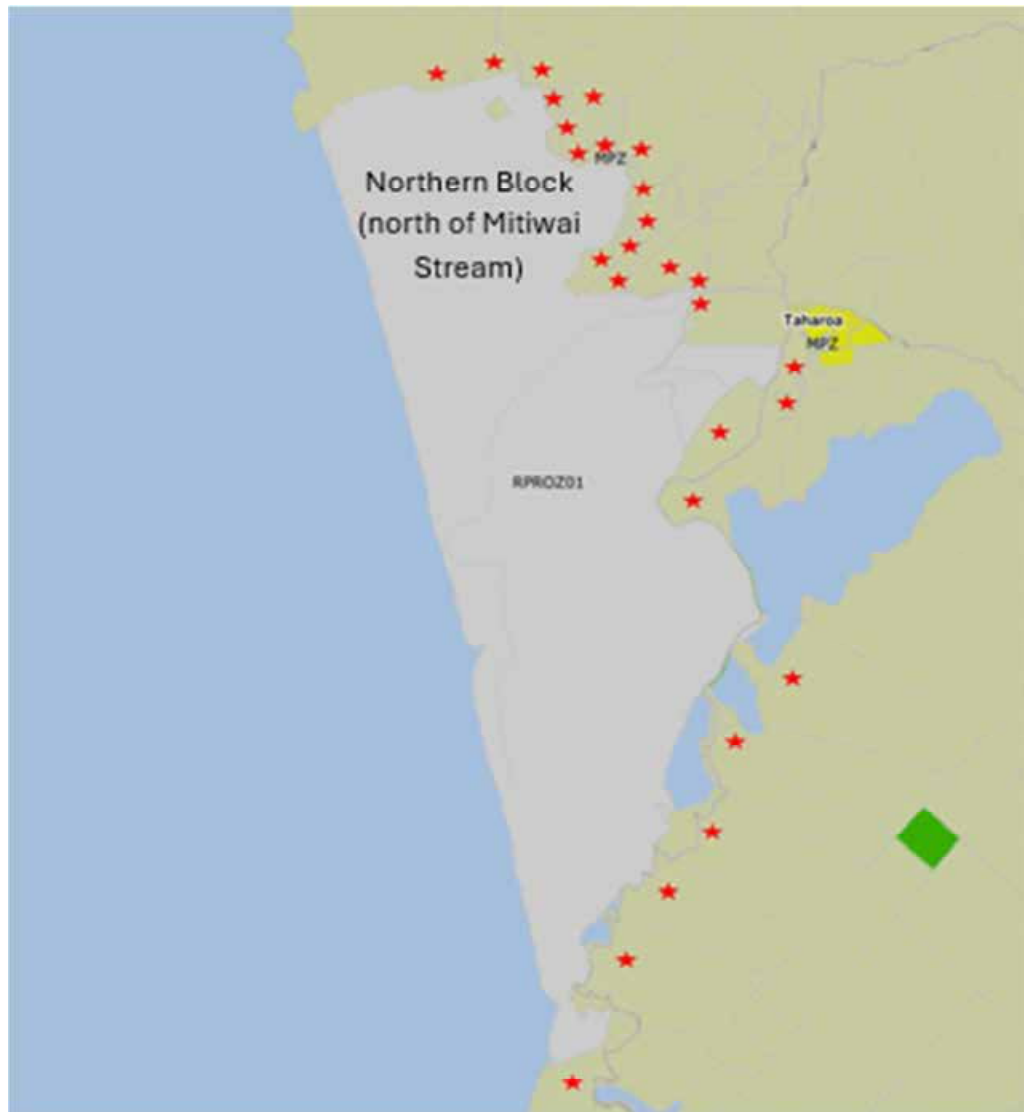


Figure 9: Land parcels within 250m setback of Rural Production Zone

56. Some of these adjoining land parcels are less than 250m in width and therefore mana whenua will no longer be able to place a dwelling on these land parcels without first obtaining resource consent. As mentioned, should they choose to apply for resource consent, matters of discretion are limited to reverse sensitivity issues and no consideration is given to the ability for mana whenua to continue to connect to their ancestral lands.
57. Given the significant restrictions this rule will place on those adjoining the mine site and numerous parcels of land affected by this rule, the Waitomo District Council should have consulted with all affected parties.
58. This rule has been included within the Proposed Plan to protect existing lawfully established activities from reverse sensitivity effects. As outlined in the evidence of Mr Eccles, Taharoa Ironsands Limited does not hold resource consent to mine the Northern Block. Given this activity is not lawfully established on this land and no consents are currently held for the mining of this land, those onerous limitations

under Rule GRUZ-R42 should not be applicable for adjoining land. There is currently no lawfully established mining operation within the Northern Block to protect.

59. Members of our whaanau occupied this site prior to the mining being established in Tahaaroa in the 1970s. If it is anticipated that a setback of 250 metres is required between sensitive activities and the mining operations, it should be a setback that is placed on Taharoa C Block land rather than the adjoining ancestral lands of mana whenua. The inclusion of this rule is an example of how the Plan as Proposed has prioritised regionally significant infrastructure above the needs of mana whenua.
60. While we did not lodge a submission in relation to Rule GRUZ-R42, we can confirm that this is not due to lack of concern but because we were not consulted and as such we were unaware of the implications the Proposed Plan would have on us.
61. We are opposed to Rule GRUZ-R42 being imposed on Maaori land due to the unfair and unnecessary restrictions this rule would place on us and our ability to connect to our ancestral lands. Furthermore, given the significant impact this rule will have on the ability for mana whenua to use and develop our ancestral land, affected parties inclusive of mana whenua should have been consulted. A sufficient level of detail should have been included so that affected parties would understand the direct impact this rule would have on our ability to develop land within 250 metres of the Rural Production Zone being the extent of the mine lease area.

Conclusion

62. While we have not touched on all aspects of our original submission today, we stand by those views put forward in this submission and requested changes to the Plan as contained within the attached table and any additional changes to address those concerns.
63. While we recognise the need for the Waitomo District Council to provide for Regionally Significant Infrastructure, the Council also has a responsibility under Sections 6(e), 7 and 8 of the RMA to recognise and provide for the ability of mana whenua to connect to our ancestral lands including a need to fulfil their obligations under te Tiriti o Waitangi.
64. In its current form the Proposed Plan is unbalanced, heavily weighted in favour of regionally significant industry and does not recognise or provide for the needs of mana whenua adjoining the mine site. With the exception of that small area of land contained within the Maaori Purpose Zone, the Proposed Waitomo District Plan does not include adequate objectives, policies or rules to fulfil these obligations to mana whenua.
65. The Plan places unreasonable and unacceptable restrictions on the use and development of Maaori land within the Rural Zone adjoining the Rural Productive Zone and introduces an Indicative Rural Productive Overlay over Maaori land without having consulted with affected parties.
66. We remain opposed to the rezoning of the Eastern Block as proposed by the Waitomo District Council due to an absence of a S32 analysis to address the effects of a long-term change in the use of the site, absence of evidence of consultation with affected parties inclusive of mana whenua and due to the significant restrictions that this rezoning would place in regard to the development of adjoining rural land.

Furthermore, we question the need for rezoning of this parcel of land given mining operations at the site are complete and it is only rehabilitation works that remain.

67. In regard to the further submission and evidence from TIL, we remain opposed to the rezoning of Te Mania Block due to the absence of sufficient evidence to address the effects on sensitive activities within the vicinity, wider effects on te taiao, absence of evidence of consultation with affected parties inclusive of mana whenua and due to the significant restrictions that this rezoning would place in regard to the development of adjoining rural land.
68. We oppose the inclusion of the Rural Productive Overlay where evidence has not been provided that pre-conditions will be met and where consultation has not been undertaken with affected parties. We request that this overlay is removed from the four parcels of Wetini whaanau land affected and any other land parcels where such evidence has not been provided.
69. We seek those changes to the Proposed Plan as sought within our original submission and any further changes required to address our concerns raised today.

Waitomo District Council

Hearing on submissions on the Proposed Waitomo District Plan

Report and Decisions of the Independent Hearing Commissioners

Decision Report:

Chapter 43. Rural Production Zone

19 June 2025

Commissioners

Greg Hill (Chair)

Wikitōria Tāne

Allan Goddard

Phil Brodie

TABLE OF CONTENTS

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

1. Introduction

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

2. Hearing arrangements

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

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

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

3. Section 42A Report and Addendum Report

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

4. Panel decision

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

RPROZ-SCHED1 – Scheduled rural production sites

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

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

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

Overview

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

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

It is critically important that industrially zoned land

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

[The matters over which discretion is restricted:](#)

[Potable water supply](#)

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

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

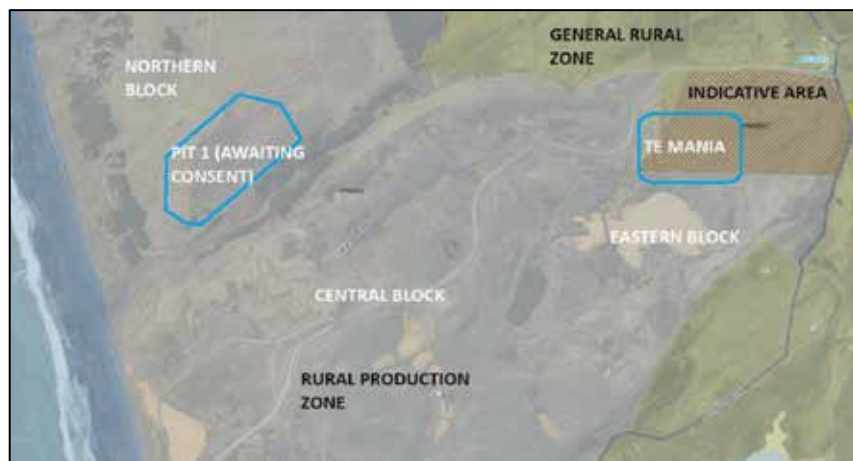


Figure 1: Map showing the notified zoning, Pit 1 and the extent of the Te Mania consented area

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

- Block, Taharoa A7J3B Block, Taharoa A7J4B Block) as rural production zone; and
- rezone the whole Te Mania Block and the Pihopa Block from general rural zone/indicative rural production zone to rural production zone to recognise mining as a consented activity on that site.

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

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

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



Figure 2: Map showing the named blocks

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

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

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

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

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

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

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

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

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

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

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

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

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

5. Conclusion

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

For the Hearing Panel



Greg Hill, Chair

Dated: 19 June 2025

6. Appendix 1 – Submission Table

Rural Production Zone – Submission Points

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

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

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

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

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

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

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

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

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

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

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

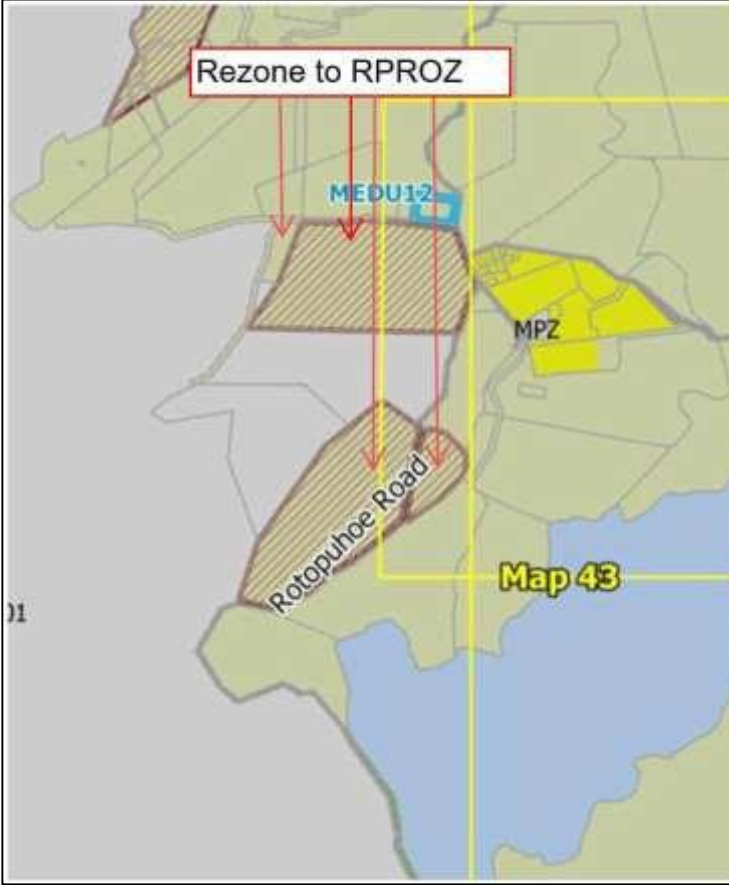
Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				support	
16.46	FENZ	Oppose	RPROZ-R20	Add as follows: <u>12. Provided emergency service facilities are exempt from this rule.</u>	Accept
07.10	Omya	Support	RPROZ-R21	Omya seeks that the specified rule is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

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

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

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

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

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

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

Submission No	Submitter	Support / In Part / Oppose	Plan Provision	Relief Sought	Recommendation
				<p>regionally significant industries; or</p> <ul style="list-style-type: none"> the recognition of primary production as a regionally significant industry in the definition of primary production; or the recognition of primary production as a regionally significant industry elsewhere in the plan <p>And</p> <p>any consequential amendments required as a result of the relief sought.</p>	
FS19.159	PF Olsen	Support		Allow submission point	Reject
02.07	New Zealand Helicopter Association	Support	Regionally significant infrastructure	Retain as notified.	Accept
FS13.07	New Zealand Agricultural Aviation Association	Support		Add the definition as sought	Accept
09.01	Chorus New Zealand Limited, Connexa Limited, Spark New Zealand Trading Limited, and Vodafone New Zealand Limited	Support	Regionally significant infrastructure	Retain as notified.	Accept
17.12	Waka Kotahi	Support in part	Regionally significant infrastructure	<p>Amend definition:</p> <p>Means:</p> <p>...</p> <p>(g) significant transport corridors as defined in Map 6-1-25 and 6-1A-26 of the Operative Waikato Regional Policy Statement;</p>	Accept
51.09	KiwiRail Holdings Ltd	Seek amendment	Regionally significant infrastructure	Amend to update current reference to RPS maps showing regionally significant infrastructure.	Accept

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

7. Appendix 2 – Decisions Version of the Chapter

Rural Production Zone | Te Rohe Ahuwhenua ki Taiwhenua

Overview

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

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

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

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

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

Objectives

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

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

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

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

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

Policies

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Rules

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

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

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

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

RPROZ - Table 1 – Activities Rules

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

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

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

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

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

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

Activity status where compliance is not achieved: N/A

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

Activity status where compliance is not achieved: N/A

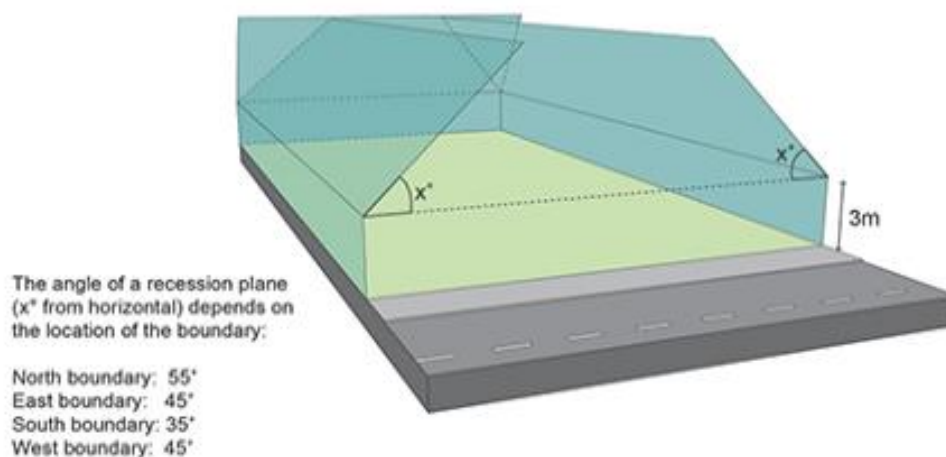
RPROZ – Table 2 – Performance Standards

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

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

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

Figure – RPROZ 1 – Height in relation to boundary



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

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

RPROZ-S6.	Outdoor storage screening
<p>1. No outdoor storage area shall be visible from an adjoining property, public space or a road. 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> <p>(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</p> <p>(ii) Fencing with a solid, close-boarded enclosed fence 2m high as measured from ground level.</p> <p>2. Provided this rule does not apply to overburden located on sites RPROZ-1 to RPROZ-9 (as listed in RPROZ-SCHED1).</p>	<p>Matters over which discretion is restricted:</p> <p>(a) The extent to which the proposed landscaping is able to soften the visual impact of the outdoor storage; 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 to which the siting and external appearance of the outdoor storage, sits within the receiving environment; and</p> <p>(d) The extent to which the non-compliance adversely affects the character and amenity values of any adjacent zone; and</p> <p>(e) The extent to which the reduction in the landscaping is due to the shape or natural and physical features of the site.</p>
RPROZ-S7.	Servicing
<p>1. All developments must have an independent potable water supply for activities on the site; and</p> <p>2. All developments must have an independent water supply for fire fighting that is compliant with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice; and</p> <p>3. All developments must be on a site of sufficient size to contain the treatment and disposal of wastewater resulting from any development within the site boundaries; and</p> <p>4. All developments must be on a site of sufficient size to enable on site detention and disposal of stormwater (as measured in a 10% AEP).</p> <p><i>Note: Further advice and information about managing fire risk and storage of water for firefighting purposes can be obtained from Fire and Emergency New Zealand and SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice (refer Table 1 and 2).</i></p> <p><i>Note: Stormwater and wastewater disposal, and ground and surface water takes may require a resource consent from the Waikato Regional Council or the Manawatū Whanganui Regional Council.</i></p>	<p>Matters over which discretion is restricted:</p> <p>Potable water supply</p> <p>(a) Infrastructure provision; and</p> <p>(b) Any alternative measures or mitigation measures proposed; and</p> <p>(c) Consideration of alternative locations; and</p> <p>Stormwater management</p> <p>(d) Effects on existing overland flow paths, surface drainage patterns, flood storage capacity and runoff volumes; and</p> <p>(e) Effects on adjoining properties and infrastructure, including cumulative effects and the potential for the activity to create, transfer or intensify hazard risks on adjoining sites; and</p> <p>(f) Use of green infrastructure methods for stormwater management; and</p> <p>Fire fighting water supply</p> <p>(g) Whether fire risk can be managed through appropriate building materials and building design, site layout, setbacks, structural or engineering solutions; and</p> <p>(h) Any mitigation measures to reduce the risk to people's safety, well-being and property; and</p>

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

RPROZ-SCHED1 – Scheduled rural production sites

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

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

Primary Purpose – Mineral Processing

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

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

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

Advice notes

Accidental discovery protocol

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

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

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

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

Contaminated land

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

Regional Council consents

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

Works in close proximity to any electricity line

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

Landscaping

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


8. Appendix 3 – Section 32AA Evaluation

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

Amendment of the application of wider plan provisions

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

Rules

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

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

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

Provisions not requiring an evaluation

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

Policy

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

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

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

Other reasonably practicable options

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

Effectiveness and efficiency

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

Costs and benefits

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

Risk of acting or not acting

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

Decision about the most appropriate option

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

Rule

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

Effectiveness and Efficiency

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

Costs and Benefit Assessment

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

Risk of Acting or Not Acting

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

Decision about the most appropriate option

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

#	Name	Address for service
1.	Ministry of Justice	Justice Centre 19 Aitken Street DX SX10088 Wellington contactus@justice.govt.nz
2.	NZ Helicopter Association (NZHA)	bill.macgregor@aviationnz.co.nz eonzhauavnz@aviationnz.co.nz
3.	Heritage New Zealand Pouhere Taonga (HNZPT)	cmcalley@heritage.org.nz
4.	New Zealand Agricultural Aviation Association	eonzaaa@aviationnz.co.nz
5.	Rotor Work Ltd	trent@rotorwork.co.nz
6.	Tim Stokes	hill-top@farmside.co.nz
7.	Omya New Zealand Limited	epatterson@bbo.co.nz
8.	Manulife Forest Management New Zealand Ltd (MFM NZ)	sluoni@manulife.com sstrang@manulife.com
9.	Chorus New Zealand Limited Connexa Limited Spark New Zealand Trading Limited Vodafone New Zealand Limited FortySouth	Attention: Chris Horne chris@incite.co.nz
10.	Waikato Regional Council	ashleigh.ngow@waikatoregion.govt.nz joapaulo.silva@waikatoregion.govt.nz
11.	Queen Elizabeth the Second National Trust (QEII Trust)	klindsay@geii.org.nz
12.	Heli A1 Limited	davin@helia1.co.nz
13.	Sheryl Paekau	sawpaekau@gmail.com
14.	New Zealand Pork Industry Board (NZPork)	Hannah Ritchie Senior Environmental Advisor NZ Pork PO Box 20176 Christchurch 8543
15.	Jeff Littin	jeffreylittin@gmail.com
16.	Fire and Emergency New Zealand	alec.duncan@beca.com
17.	Waka Kotahi NZ Transport Agency	Attention: Emily Hunt emily.hunt@nzta.govt.nz
18.	Auckland/Waikato Fish and Game Council	bwilson@fishandgame.org.nz
19.	P F Olsen	heather.arnold@pfolsen.com monique.bedim@pfolsen.com
20.	Ara Poutama Aotearoa the Department of Corrections	Attention: Andrea Millar andrea.millar@corrections.govt.nz
21.	New Zealand Defence Force	rebecca.davies@nzdf.mil.nz tghanim@tonkintaylor.co.nz
22.	Z Energy Limited (Z Energy)	Attention: Sarah Westoby sarahw@4sight.co.nz
23.	Ballance Agri-Nutrients	dominic.adams@ballance.co.nz
24.	Ministry of Education	Attention: Sophie Andrews sophie.andrews@beca.com

25.	The Lines Company Limited (TLC)	Attention: Tim Lester tim.lester@edison.co.nz
26.	Waitomo District Council	alex.bell@waitomo.govt.nz
27.	Horticulture New Zealand	sarah.cameron@hortnz.com
28.	Recreational Backcountry Pilots Association; Aircraft Owners and Pilots Association, Cessna	nigel@patchettagair.com bill@chisholm.co.nz
29.	Aggregate and Quarry Association	wayne@aqa.org.nz
30.	NZ Forest Managers	Attention: Jackie Egan jackie@nzfm.co.nz
31.	Transpower New Zealand Limited	environment.policy@transpower.co.nz
32.	Horizons Regional Council	josh.kendrew@horizons.govt.nz
33.	King Country Energy Limited	Attention: James Ryan james.ryan@manawaenergy.co.nz Attention: Nicola Foran nicola.foran@manawaenergy.co.nz
34.	Ayush Mudaliar	ayush.m34@gmail.com
35.	Te Ruunanga o Ngaati Mahuta ki te Hauaaauru	tmtbidois@gmail.com nevadahuaiki@yahoo.co.nz
36.	Kainga Ora – Homes and Communities	Attention: Development Planning Team developmentplanning@kaingaora.govt.nz
37.	Joy Hurley	joyhurley1964@gmail.com
38.	Wayne Jensen	teoiroa@hotmail.com
39.	First Gas Limited	natalie.webb@beca.com
40.	Jackson Hurley	jacksonhurley.9@gmail.com
41.	Gary & Joy Jeffries	jeffriesmahoenui@xtra.co.nz
42.	Ventus Energy	glenn@ventusenergy.co.nz craig@craigshearer.co.nz
43.	Graymont (NZ) Limited	Attention: Mr Benjamin Murray bmurray@graymont.com
44.	House Movers Section of the New Zealand Heavy Haulage Association Inc	jonathan@hha.co.nz stuart@stuartryan.co.nz
45.	Mārama Henare-Waho	marama2@outlook.com
46.	Federated Farmers of New Zealand Inc	jcookmunro@fedfarm.org.nz thouse@fedfarm.org.nz
47.	Royal Forest and Bird protection Society of New Zealand Inc (Forest & Bird)	b.hammonds@forestandbird.org.nz
48.	Sudesh Machra	sudeshmini@gmail.com charlotte.muggeridge@harkness.co.nz
49.	Taharoa Ironsands Limited (TIL)	Attention: G Eccles geccles@tonkintaylor.co.nz
50.	Samuel Mikaere / Te Nehenehenui Trust	sam@tnn.co.nz
51.	KiwiRail Holdings Limited (KiwiRail)	Attention: Pam Butler pam.butler@kiwirail.co.nz
52.	Grant Lennox	grant@airsread.nz
53.	Penny Nelson, Director-General of Conservation / Department of Conservation	Attention: Jesse Gooding jgooding@doc.govt.nz
54.	Apiculture New Zealand	ceo@apinz.org.nz

55.	Kura Stafford	No address provided
56.	BP Oil New Zealand Limited Z Energy Limited	Attention: Thomas Trevilla thomas.trevilla@4sight.co.nz
57.	Tom Anderson	tomdianderson1@gmail.com
58.	James Findlay	findlay@farmconsulting.co.nz
59.	Farmers Air Limited (FAL)	andrew.h@farmersair.co.nz
60.	New Zealand Speleological Society (NZSS)	Attention: David Ellacott nzss-secretary@caves.org.nz