

Appendix 3

Council's Notification Report

Date:	13 August 2020	App Number:	LU/0108/20
Reporting Planner:	Hayley Thomas	Site Visit on:	18 May 2020

Applicant:	Shaw's Property Holdings Limited
Property Address:	928 Kaipaki Road, Cambridge
Legal Description:	Lot 2 DP 444992 (RT 558891) & Lot 3 DP 424105 (RT 493900)
Site Area:	40.73ha & 9.25ha
Activity Status:	Discretionary
Zoning:	Rural
Policy Area(s):	Significant Natural Area WP344 and Archaeological Site S15/285
Designation(s):	Nil
Proposal:	<p>a) Land Use Consent for a Discretionary Activity for the establishment and operation of a mineral extraction activity (sand quarry) under the Waipā District Plan; and</p> <p>b) Land Use Consent for disturbance of soil under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.</p>

1 INTRODUCTION

Mitchell Daysh, on behalf of their applicant Shaw's Property Holdings Limited ('the Applicant'), have applied for resource consent for the establishment and operation of a mineral extraction activity (sand quarry) at 928 Kaipaki Road, Leamington, Cambridge.

Under the Waipā District Plan ('the Plan') this type of activity is a Discretionary Activity. The site is also identified as a HAIL site therefore requires assessment under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

1.1 Description of site

The subject site is located on the southern side of Kaipaki Road, approximately 4.5km west of Leamington. The site contains 40.73ha of farmland which is used for grazing purposes and includes

a dwelling. Access to the site is via Kaipaki Road. The western and southern boundary of the site abuts the Mangawhero Stream.

Surrounding the subject site is a number of properties which vary in size from 4,000m² to 60ha. These properties contain dwellings and are used for a variety of farming activities including grazing, dairy farming and a kiwifruit orchard.

The property is sited within the Rural Zone and contains an area of Significant Natural Area WP344 along the Mangawhero Stream. Borrow Pits are identified as an Archaeological Site (reference S15/285) in the Policy overlay areas of the Waipā District Plan.

Council's Special Features Maps identify the western portion of the site being subject to unstable land. The site is also identified as an orchard and a potential HAIL Site.

Refer to Figures 1 to 6.



Figure 1: Aerial photograph of site (site shown in red)

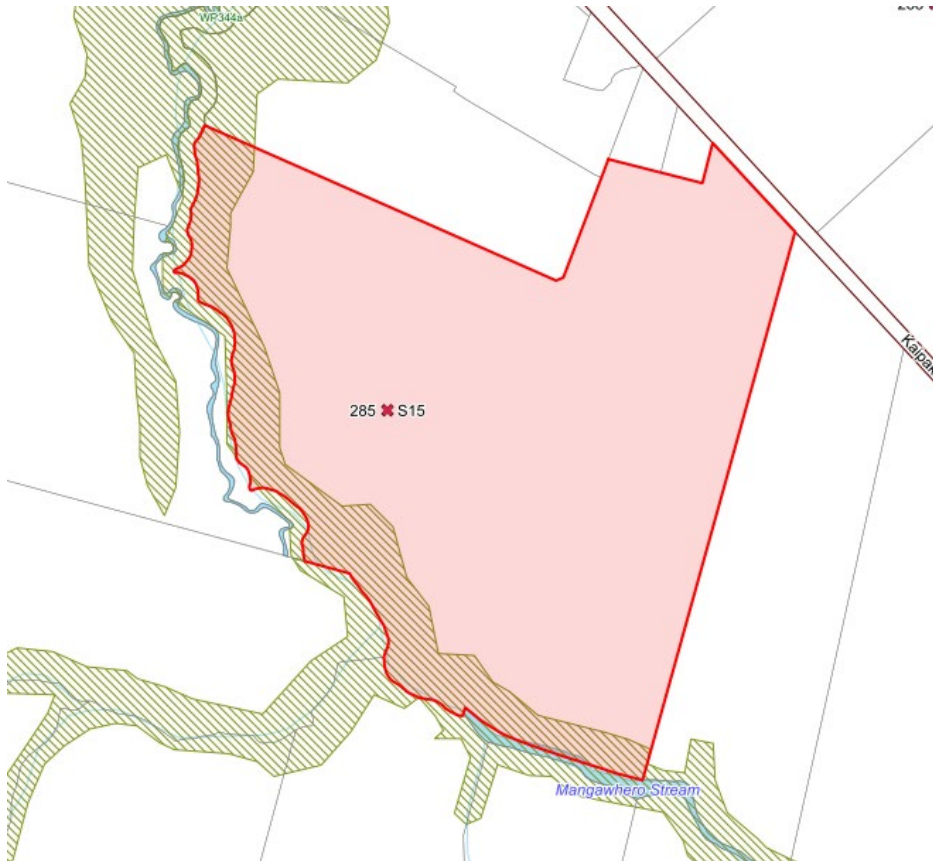


Figure 2: District Plan Zone & Policy Overlays Map

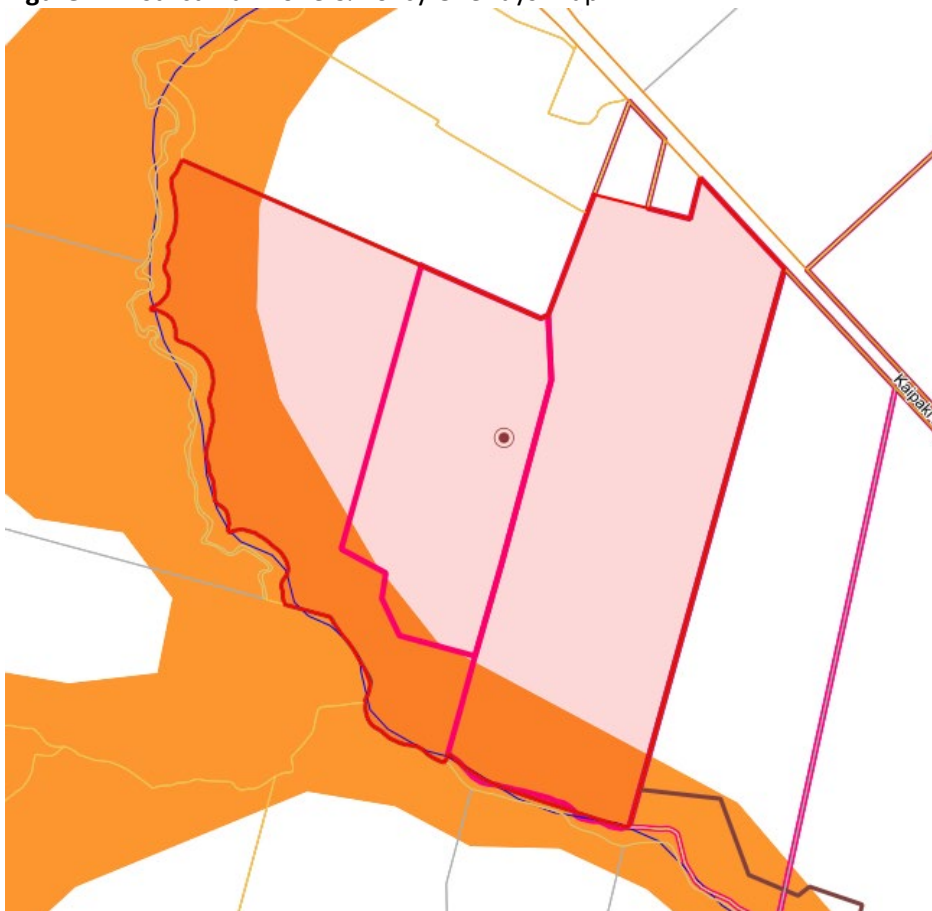


Figure 3: Council's Special Features Map (Orange identifies Unstable Land, Pink outline identifies orchard, and brown dot/outline identifies HAIL site)



Figure 4: Site visit photo showing existing entrance with proposed entrance to the left of the picture



Figure 5: Site visit photo looking east from entrance



Figure 6: Site visit photo looking west passed entrance



Figure 7: Site visit photo showing existing dwelling on site



Figure 8: Site visit photo southern boundary (top of bank)



Figure 9: Site visit photo looking northwest at centre of site



Figure 10: Site visit photo looking west top of bank



Figure 11: Site visit photo looking at bank of Mangawhero Stream

1.2 Legal interests in the property

Table 1 below summarises the relevant interests on the existing titles.

Title Reference	Legal Description	Size	Date Issued	Relevant Interests
493900	Lot 3 DP 424105	9.2547 hectares more or less	24 February 2010	<ul style="list-style-type: none"> Appurtenant hereto is a right of way and a right to convey electricity, telecommunications and computer media created by Easement Instrument 6814910.6 The easements created by Easement Instrument 6814910.6 are subject to Section 243 (a) Resource Management Act 1991 Subject to a right (in gross) to transmit electricity over part marked H on DP 424105 in favour of Waipa Networks Limited created by Easement Instrument 8411152.4 The easements created by Easement Instrument 8411152.4 are subject to Section 243 (a) Resource Management Act 1991 Appurtenant hereto is a right of way and right to convey water, electricity, telecommunications and computer media created by Easement Instrument 8411152.5 The easements created by Easement Instrument 8411152.5 are subject to Section 243 (a) Resource Management Act 1991
558891	Lot 2 DP 444992	40.7327 hectares more or less	20 September 2011	<ul style="list-style-type: none"> 8386295.1 Consent Notice pursuant to Section 221 Resource Management Act 1991

Table 1: Existing titles and interests

The above listed interests do not restrict the proposal from proceeding.

1.3 Proposal

Pursuant to Section 88 of the Resource Management Act 1991 ('the Act'), Shaw's Property Holdings Limited have applied for a landuse consent for the establishment and operation of a mineral extraction activity (sand quarry). By establishing the quarry, it is anticipated to withdraw over 900,000 cubic metres of sand over the next 7-10 years at an anticipated maximum extraction limit of 200,000m³ per year. The anticipated maximum excavation depth will be approximately 7 metres and will not intercept the local water table.

Section 3 of the application outlines the extent of works for the quarrying activity will include:

- *"Upgraded and re-designed entranceway;*
- *Sealed site access road running alongside the site's eastern boundary;*

- *Wheel wash;*
- *Sand excavation and clean fill “working areas”;*
- *Stockpile areas;*
- *Pre-fabricated site office;*
- *Staff parking area;*
- *Groundwater well; and*
- *Machinery service area / Maintenance shed.”*

The extent of the works area is shown below in Figure 12. It is proposed to excavate the sand in stages to ensure a maximum area of three hectares is open at any one time. This area equates to approximately 900,000m³ of sand. In order to open an area of three hectares, approximately 15,000m³ of topsoil will be stockpiled on site.

Work will commence in the south eastern corner of the site and move in a northerly direction away from the Mangawhero Stream. Imported clean fill will be brought into the site for rehabilitation and recontouring purposes.

The quarry will be operated by four full time staff from 7.00am to 5.30pm Monday through to Friday, and 7.00am to 12.00pm on Saturdays. The quarry will be closed on Sundays and Public Holidays.

Throughout the course of works the existing gully vegetation and trees along the property boundaries are to be retained. The extent of works area is also setback at least 20m from the northern property boundaries and the existing kiwifruit orchard to the south east, 10m from the eastern boundary, and between 60 to 180m from the Mangawhero Stream. The nearest dwelling is approximately 160m from the excavation area.

Based on the information included with the application it is estimated that approximately 2-4 ha of land will be disturbed annually.

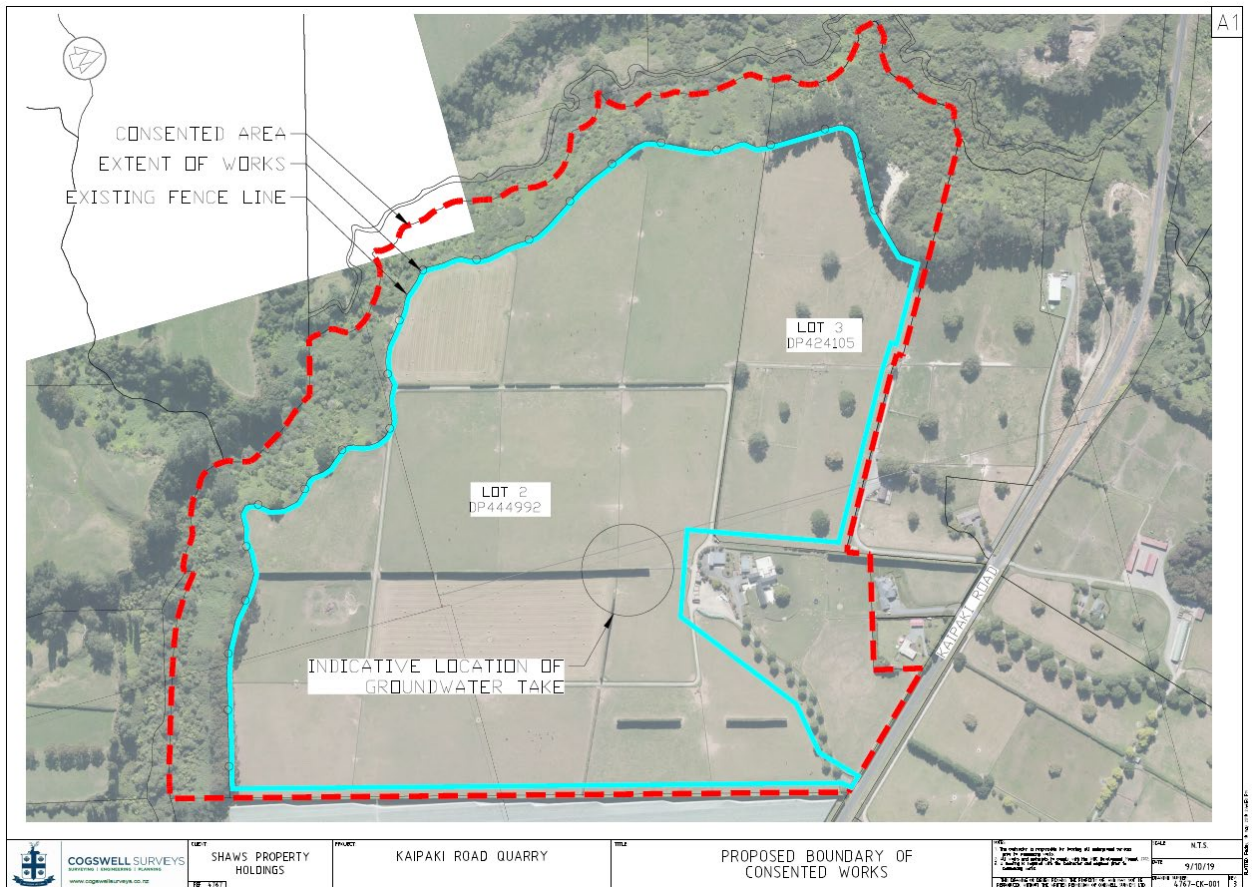


Figure 12: Proposed site plan

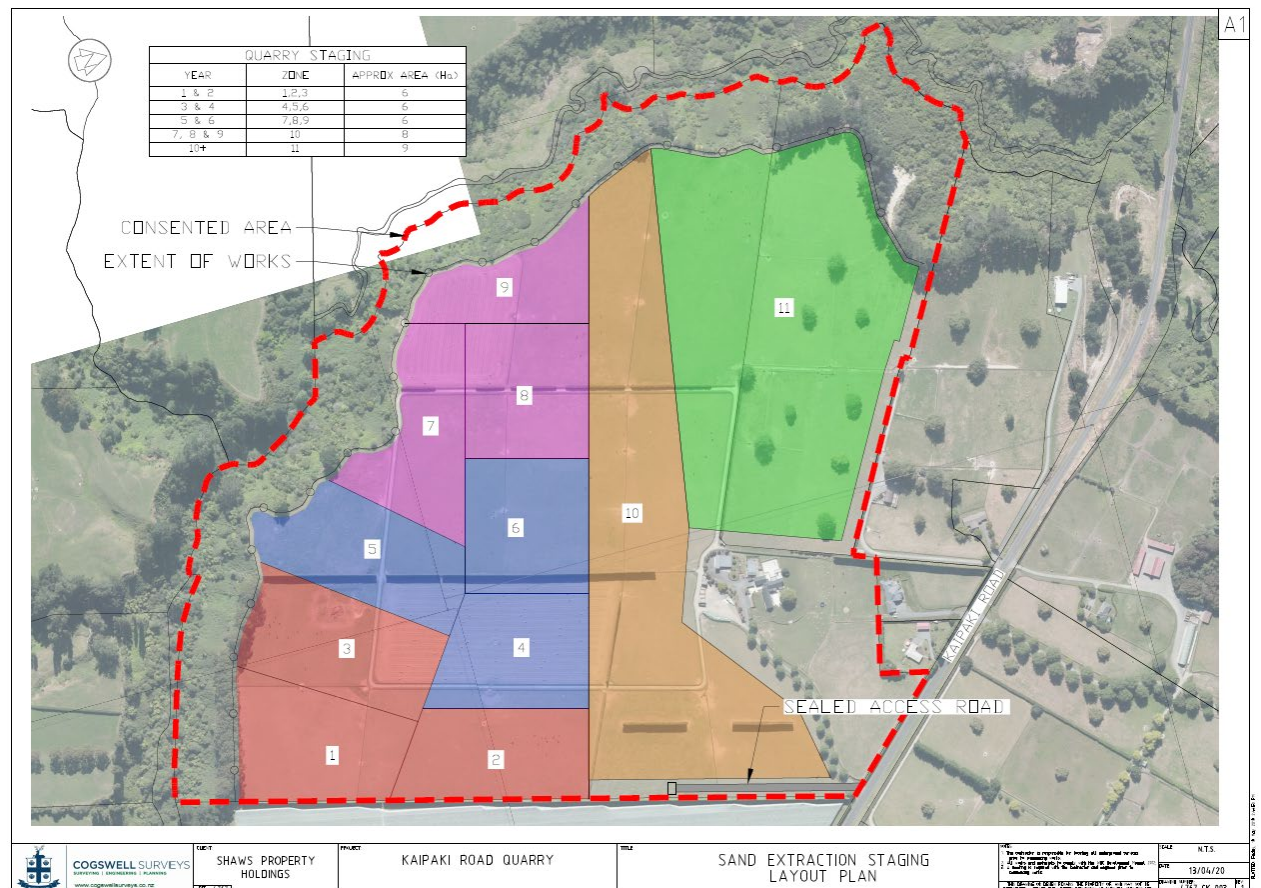


Figure 13: Proposed staging plan

1.4 Process Matters

The consent application was lodged on 28 April 2020 during the nationwide COVID-19 Lockdown. Following an initial review of the application by Council staff, the applicant agreed to extend the timeframes pursuant to Section 37 of the Resource Management Act 1991 in order for the cultural assessment of the application to be completed and site visits to be arranged (subject to COVID-19 requirements).

Following the uplift of the Level 3 Lockdown, Council staff were able to visit the site on 18 May 2020.

On 6 August 2020, Mitchell Daysh made contact with Council advising a Draft Tangata Whenua Statement had been prepared and was almost complete. The applicant also requested Council continue with the processing of the application in order to make a notification decision.

2 REASON FOR THE APPLICATION

A land use consent as described under Section 87A of the Act is required for the reasons set out below.

2.1 Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES)

These regulations came into force on 1 January 2012 and apply when a person wants to do an activity described in Regulation 5(2) to 5(6) on a piece of land described in Regulation 5(7) or 5(8). Following a review of the information contained within Council's records, the application site is identified on the Waipa District Council online maps as a potential HAIL site, being an unverified A10 orchard activity. The piece of land is therefore covered by Regulation 5(7)(c), being a piece of land on which *'it is more likely than not that an activity or industry described in the HAIL has been undertaken'*.

The applicant proposes to disturb the soil and extract the sand from the site. In order to disturb the soil as a controlled activity a detailed site investigation ('DSI') is required to be undertaken in accordance with Regulation 9(1). In order to disturb the soil as a restricted discretionary activity a detailed site investigation ('DSI') is required to be undertaken in accordance with Regulation 10(2). The applicant has not yet engaged a suitable expert to undertake a DSI. Without a DSI for a "piece of land", the proposal falls to be considered as a Discretionary Activity under Regulation 11.

2.2 Waipa District Plan Rule Assessment

An assessment of the proposal's compliance with the relevant rules of the District Plan has been completed. The proposal is deemed a **Discretionary Activity** as mineral extraction activities are listed in Rule 4.4.1.4(h) of the Discretionary Activity Status Table.

3 STAFF COMMENTS

3.1 Environmental Health

Council's Manager - Compliance, Mr Karl Tutty, reviewed the application and notes the following:

- As of 1 January 2012 Council must have regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health ("The NES") and the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 ("The Regulations").
- For the NES to apply following criteria must be met:
 - 1) the piece of land is, has or more than likely has been subject to a HAIL activity;
 - 2) the activity must be one as listed in Regulation 5:
 - 3) the activity cannot comply with permitted activity conditions (Reg 8)
- The site is listed on the Selected Land Use register as "unverified HAIL" due to potential orchard activities.
- The NES assessment of the application concludes that the NES does not apply as the land is production land and will not cease being production land. This interpretation isn't supported, as the piece of land, or portions of it will clearly move from production land to quarry, though eventually it will move back. However, it is agreed that quarrying is not a more sensitive use so is not a change of use triggering the NES.
- The proposed activity will however require earthworks in terms of both the establishment of the quarry, and during its operation. Earthworks are a trigger of the NES and don't appear to have been assessed against the NES.
- There is a concern that nothing is known about the contamination of the soil to aid decisions around the removal and disposal of soil during this work, but also of the reinstatement. The application refers to ensuring that imported clean fill is acceptable, but its unknown if the home soil is.
- The acoustic report concludes that the proposal can comply with the Waipā District Plan (though the report is misquoted in section 5.5 of the AEE where it appears a number of comments have been amalgamated resulting in reference to "4570dB")
- However, the report discusses the need for bunds where work approaches within 180m of neighbouring dwellings.
- The recommended conditions are acceptable, but the need for bunds or "other option agreed by the affected parties" also needs to be recorded as a condition.
- As is often standard in these cases it would also be recommended that a condition require the monitoring of the operation within six months to ensure compliance, or at any other time Council receives a justified complaint.

- In terms of dust management etc, while it has been agreed that responsibility for this generally sits with the Regional Council, there should be a condition that the Quarry Management Plan be generally complied with, and the dust management actions listed in the AEE.

I agree with Mr Tutty's assessment and should the consent be granted, will impose advisory notes/conditions to ensure the relevant Environmental Health standards are followed.

3.2 Development Engineering

Council's Senior Development Engineer, Mr Tony Coutts, has reviewed the application and notes the following points:

- **Earthworks:** Reviewing the appropriate measures within the Quarry Management Plan provided by Cogswell dated 25/07/2019 (Council reference: 10386184, Appendix D, Pages 184 – 214 of 360), and the overall scale of the site activities, should consent be granted, I believe the earthworks conditions recommended within the application, provide an appropriate means to mitigate potential adverse effects. Conditions recommended in regards to earthworks mitigations, should be utilised as outlined in Appendix I of the application (Council reference: 10386184, Appendix I, Pages 344 – 353 of 360), up to Condition 17.
- **Roading/access:** The activity equates to an additional 76 Veh/day with 68 of these vehicles being HVC on Kaipaki Road over the duration. An ITA has been prepared by Gray Matter Limited (Council reference: 10386184, Appendix E, Pages 216 – 261 of 360) outlining the roading impacts associated with the activity. The following points are collective comments from both Council's Development Engineering and Transportation Teams:
 - The applicant is proposing to form (with chip seal) the first 100m of the quarry access road. The driveway can be chip seal but the entrance will need to be asphalt to resist heavy vehicle turning stresses. This was agreed in principle with the applicant following the site visit (18/05/2020) and helps for one of the components of the entrance items/advice notes in the haul road design condition.
 - Kaipaki Road has traffic volumes between 2,500 and 3,200 vehicles per day in this location so a busy road with high speed traffic, 75-100 vehicles per day will not be a major impact on the road network, however the location and design of the vehicle entrance will be critical for safety.
 - A vehicle entrance designed to 'Diagram E' (NZTA standards) is expected to be sufficient to accommodate the additional traffic with no reason to expect safety issues. I note this provides a more conservative design than Council's current design requirements. The entrance should be designed without a skew so that trucks can make the turns on the road widening. Traffic islands not generally used for private entrances. Diagram E just provides 6m of seal on each side of the centre line so it makes for a very tight passage of cars or trucks past a stationary truck that is waiting to turn right. This is not ideal in a straight road environment where traffic is pretty fast. All widening and area of turning

stress should be asphalted (probably SMA). These amendments from the application was agreed in principle with the applicant following the site visit (18/05/2020).

- Sufficient space is available on site to accommodate expected parking and manoeuvring. No offsite effects are expected. It was discussed at the site visit with the applicant that quarrying activities often have trucks arriving prior to hours of operation, a reasonable area before the site gate should be provided to minimise any parking on Kaipaki Road.
- Should consent be granted and with appropriate conditions, the potential adverse effects of the proposal should be mitigated to be no more than minor. The ITA has provided recommended conditions which have been reviewed, and subject to some minor amendments, will ensure appropriate mitigations put in place to result in a safe entrance, minimal construction effects and appropriate monitoring.
- **Water supply:** Dust suppressions and water requirements will be managed on site via bore water. An application for water take has been undertaken with Waikato Regional Council to ensure supply is sufficient and compliant for the site activities. Waikato Regional Council have confirmed the source can accommodate the sites requirement (50m³ per day).
- **Wastewater:** Wastewater will be manage onsite within a designated area appropriate for disposal.
- **Stormwater:** The application is a joint Waikato Regional Council/Waipā District Council application. For this reason, no recommendations have been made with regard to stormwater conditions or soil erosion/sediment control conditions as these will be covered by the Waikato Regional Council and in conjunction with the Quarry Management Plan.

4 ASSESSMENT FOR THE PURPOSE OF PUBLIC NOTIFICATION

4.1 Adequacy of information

It is my opinion that the information contained within the application is substantially suitable and reliable for the purpose of making a recommendation of and decision on notification. The information within the application is sufficient to understand the characteristics of the proposed activity as it relates to provisions of the District Plan, for identifying the scope and extent of any adverse effects on the environment, and to identify persons who may be affected by the activity's adverse effects.

4.2 Mandatory Public Notification - Section 95A(2) & (3) – Step 1

Council must publicly notify the resource consent where:

- a) it has been requested by the Applicant; or
- b) a further information request has not been complied with or the Applicant refuses to provide the information pursuant to Section 95C; or

- c) the application has been made jointly with an application to exchange recreation reserve land under Section 15AA of the Reserves Act 1977.

In this instance, none of the above situations apply, therefore public notification is not required under Section 95A(2) and 95A(3).

4.3 Public notification precluded – Section 95A(5) – Step 2

The consent is for a resource consent for one or more activities and there are no rules in a National Environmental Standard or the District Plan relevant to this proposal that preclude public notification.

The application is not for a resource consent for one or more of the following:

- a) Controlled activity;
- b) A restricted discretionary activity or discretionary activity, but only if the activity is a subdivision of land or a residential activity;
- c) A restricted discretionary, discretionary, on non-complying activity, but only if the activity is a boundary activity;
- d) A prescribed activity (see Section 360H(1)(a)(i)).

The application is for land use consent for the establishment and operation of a mineral extraction activity on the subject site which is within the Rural Zone. This type of activity under the Waipa District Plan is a Discretionary Activity as outlined above in Section 2.2 and public notification is not precluded pursuant to Section 95A(5)(b).

4.4 Public notification required in certain circumstances – Section 95A(8) – Step 3

Council must publicly notify the resource consent where:

- a) The application is for a resource consent for one or more activities, and any of those activities is subject to a rule or national environmental standard that requires public notification; or
- b) The consent authority decides, pursuant to Section 95D, that the activity will have or is likely to have adverse effects on the environment that are more than minor.

In this instance, public notification is not required by a rule or a national environmental standard. Refer to Section 4.5 and 4.6 of this report for Council's assessment of the effects.

4.5 Effects that may or must be disregarded – Section 95D(a), (b), (d) and (e)

Pursuant to Section 95D, if a rule or national environmental standard permits an activity with that effect the adverse effect of that activity may be disregarded.

4.5.1 Permitted Baseline

Pursuant to Section 95D, a Council may disregard an adverse effect of the activity on the environment if the plan or a national environmental standard permits an activity with that effect (i.e. the Council may consider the 'permitted baseline'). The permitted baseline is a concept designed to disregard effects on the environment that are permitted by a plan or have been consented to with regard to who is affected and the scale of the effects.

The District Plan provides for farm quarries and earthworks up to 1,000m³ as a permitted activity in the Rural Zone. In this instance, as the quarrying activity exceeds this amount and is for commercial purposes there are considered to be no permitted baseline effects which can be disregarded.

4.5.2 Land excluded from the assessment

For the purpose of assessing an application to establish whether public notification is required, effects on owners and occupiers of the subject site and adjacent sites, and persons whom have given written approval **must** be disregarded. The adjacent properties, and those who have provided written approval, to be excluded from the public notification assessment are listed in Table 3 and shown in Figure 14 below.

ID#	Street Address	Legal Description	Owner	Written Approval included
1	899 Kaipaki Road	Pt Allot 5 & Allot 6 Pukekura PSH Blk XII Hamilton SD	KB & AJ Walker	x
2	951 Kaipaki Road	Alot 7 Pukekura PSH	R Manning	✓
3	982 Kaipaki Road	Lot 2 DPS 32828, Lot 3 DPS 32828 & Lot 2 DP 492140	Whitehall Fruitpackers Holdings Limited	x
4	372 Parallel Road	Lot 5 DP 34478, Lot 3 DP 34478, Lot 4 DP 34478 & Pt Lot 1 DP 34478	CA & JW Searle	x
5	82 Speake Road	Alot 47A Pukekura PSH PT Alot 46 Pukekura PSH Aot 48 Pukekura PSH Alot 47 Pukekura PSH and 4 more	LH & MR Brighouse, Accounted4 Trustees (2017) Limited	x
6	898 Kaipaki Road	Lot 2 DP 424105	RW & JR Taylor	x
7	906 Kaipaki Road	Lot 1 DP 444992	MJ & HM Moran	✓
8	914 Kaipaki Road	Lot 1 DPS 68688	RM & DA Comes	x
9	1/898 Kaipaki Road	Lot 1 DP 424105	CA & SI Taylor	✓

Table 3: Properties excluded for purposes of public notification assessment



Figure 14: Adjacent properties map (Subject site highlighted in red)

4.6 Assessment of Adverse Environmental Effects – Section 95D

Part 2 of the Act explains the purpose is to “*promote the sustainable management of natural and physical resources*”. In addition, it is noted the meaning of ‘effect’ is defined under the Act as:

*In this Act, unless the context otherwise requires, the term **effect** includes—*

- (a) any positive or adverse effect; and*
- (b) any temporary or permanent effect; and*
- (c) any past, present, or future effect; and*
- (d) any cumulative effect which arises over time or in combination with other effects — regardless of the scale, intensity, duration, or frequency of the effect, and also includes—*
- (e) any potential effect of high probability; and*
- (f) any potential effect of low probability which has a high potential impact.*

With the definition of 'effect' in mind, it is considered appropriate to further examine the effects of the proposed activity relating to rural character and amenity, noise, vibration, effects on the roading network, loss of productive soils, cultural and reserve sensitivity effects. It is acknowledged some of these effects are temporary and directly related to the construction of the development.

A comprehensive assessment of effects is included in Section 5 of the application. In accordance with Section 42A(1A) and (1B) of the Act I wish to generally adopt the Applicant's assessment and provide the additional commentary below.

4.6.1 Effects on Rural Character and Amenity

The Act defines amenity values as *"those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes"*. As set out in the District Plan: *"Rural character is a broad concept, defined by the various elements that make up the rural environment. These elements help to distinguish the differences between those areas that are urban or large lot residential, from those which are rural. The elements that define the District's rural character are: (f) Infrequent rural based industry (see definition) sites such as cool stores and wineries, as well as infrequent mineral and aggregate extraction sites, intensive farming operations and rural service providers such as agricultural contractors"*.

In terms of rural character, the application acknowledges the existing environment as an established rural area. The character of the properties surrounding the site, and in the wider area, includes rural lifestyle blocks, an orchard and dairy farms. I note while the wider area provides for a rural lifestyle, where residents anticipated a particular aesthetic value and type of activity, mineral extraction is regarded as a rural based industry and generally accepted as a part of the rural character.

With regard to the effects on the landscape, it is noted the site is barely visible from beyond the boundaries of the site, and the existing mature shelter belt and planting, assist with blending the site with the surrounding environment. The proposal to extract the sand resource in stages, with rehabilitation occurring concurrently with extraction, and to have an appropriate setback distance between the water body and the excavation area. With the proposed mitigation measures in mind and the temporary nature of the activity, it is my opinion the adverse effects of the proposal on the landscape will be no more than minor.

Overall, and for the reasons outlined above, it is my opinion the adverse effects of the proposal on the rural character and amenity of the wider environment will be no more than minor and public notification is not required.

4.6.2 Noise Effects

The effects of noise on the surrounding environment is a key factor when considering the amenity and character of an area. The permitted activity requirement of the District Plan Rural Zone is for

all activities to not exceed 50dBA (Leq) during day time hours (i.e. between 7.00am and 10.00pm). This level provides for anticipated noise from rural activities.

The proposal will result in noise effects from the extraction activities, processing activities and vehicle movements to and from the site. An acoustic assessment prepared by Marshall Day Acoustics (Appendix G of the Application) has determined the predicted noise levels from the sand extraction activities and notes:

“The proposed sand extraction operation is predicted to comply with the OWDP limit of 50 dB LAeq at all dwellings, throughout the expected lifetime of the project. The highest predicted level, during operations and topsoil removal, is between 40-50 dB LReq within Noise Zone 1. R1 can comply if an earth bund is established, as specified in Appendix C, before sand extraction operations can occur within 180m of the residential dwelling.

Short-term measurements show that background level is between 38 and 40 dB LA90, with Kaipaki Road controlling the ambient level (between 53 to 63dB LAeq) in the region.

Noise from the proposed activity received at near-by dwellings would be audible, particularly during lulls in traffic movements on Kaipaki Road. However, given the activity is predicted to comply with the 50dB LAeq rural zone limit and would generate noise lower than road traffic noise (refer to Table 1), the potential effects are considered to be acceptable.”

In addition, the acoustic assessment has provided recommended consent conditions, should consent be granted as follows:

- “(i) Noise generating activity shall be conducted designed and used to ensure that it does not exceed the following limits within the notional boundary of any dwelling (excluding dwellings on the same property as the consented activity or those where completed written approval of potentially affected parties has been obtained):*
 - a. Day time - 7:00 am to 10:00 pm 50 dB LAeq*
 - b. Night-time - 10:00 pm to 7:00 am 40 dB LAeq*
and single noise event 70 dB LAFmax
- (ii) The noise levels shall be measured following the requirements of NZS 6801:2008 – Acoustics – Environmental Sound and assessed following NZS 6802:2008– Acoustics – Environmental Noise.*
- (iii) Construction noise generated from the construction of any permanent haul roads, turning areas, site offices, buildings or any other "construction activities" shall meet the relevant limits recommended in and be measured and assessed following NZS 6803:1999 Acoustics – Construction Noise.”*

With regard to the noise effects on the wider environment, it is my opinion with the implementation of the mitigation measures proposed in the application, and the above-mentioned consent conditions, the noise effects of the proposal will be less than minor. For this reason, public notification is not required.

4.6.3 Vibration Effects

The effects of vibration, being a nuisance, is also a key factor when considering the amenity and character of an area. The permitted activity requirement of the District Plan Rural Zone is compliance with New Zealand Standard NZS 4403:1996 Code of Practice for Storage, Handling which outlines the requirements for blasting as an extraction method. The applicants assessment outlines that blasting is not proposed to be used for the sand extraction, therefore this standard is not relevant to the application.

Accordingly, the adverse vibration effects of the proposal are considered to be consistent with the District Plan requirements, will be less than minor and public notification is therefore not required.

4.6.4 Effects on the roading network

Traffic and the effects on the roading network are an instrumental part of the District Plans direction to ensure an integrated approach to land use and transport. At a local scale the integration of new activities need to ensure that the roading network can continue to function in a safe and efficient manner.

The proposal will result in traffic movements to and from the site. An Integrated Traffic Assessment (ITA) prepared by Gray Matter (Appendix E of the Application) has determined the predicted trip generation of 76 Veh/day with 68 of these vehicles being HVC, based on 276 operating days per year.

The ITA has assessed the proposed quarry access, and the RITs design requirements. The new entrance design is shown in Figure 14, Section 3.2.5 of the ITA as follows:

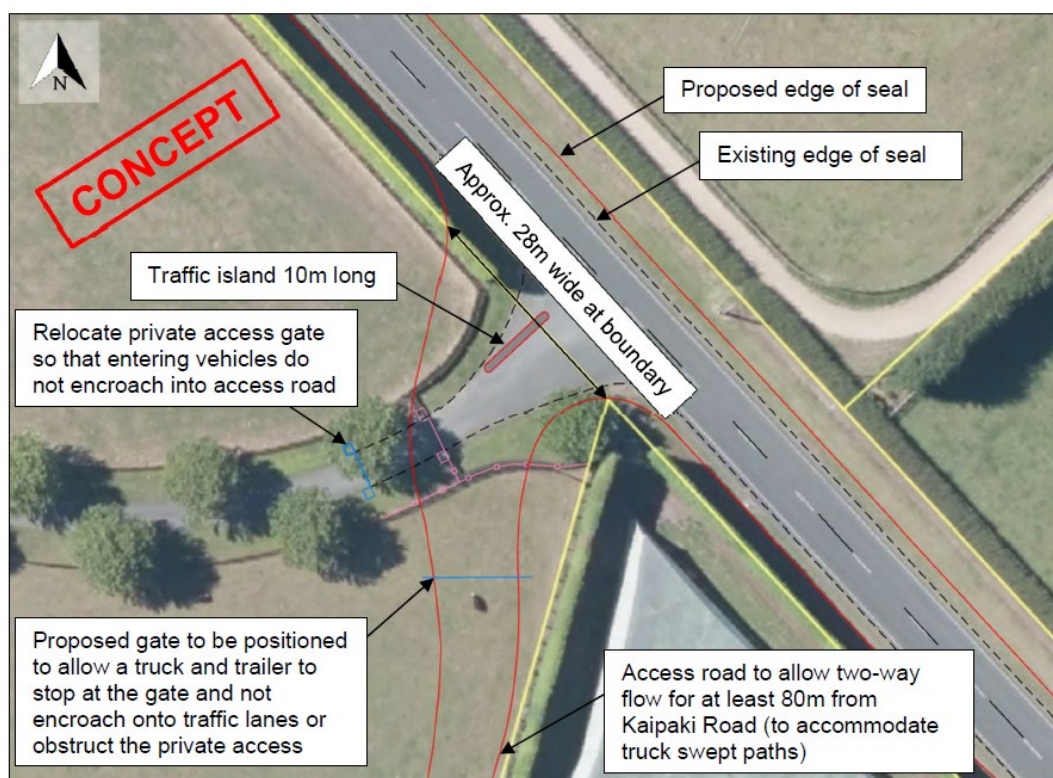


Figure 15: Proposed quarry access (from ITA)

The ITA has considered the transport effects associated with the proposed quarry in Table 8, Section 5.1 of the Report. The effects are summarised under the following headings:

- *“Property access;*
- *Efficiency effects;*
- *Safety effects;*
- *Queuing, Manoeuvring and Parking;*
- *Pavement effects; and*
- *Construction effects”*

In order to mitigate the potential effects the ITA has suggested the following mitigation:

- *“Detailed design approval of the vehicle entrance by WDC with a focus on:*
 - *Diagram E widening modified to suit heavy vehicle tracking;*
 - *Relocation of the existing private access and gate;*
 - *Gate set back from the traffic lane a sufficient distance to allow any vehicle visiting the site to stop clear of the traffic lane (a minimum of 25m);*
 - *Access road to allow two-way vehicle movement for the first 80m from Kaipaki Road; and*
 - *Spacing and size of the proposed passing bays (if required).*
- *Condition specifying design of the internal access road as:*
 - *Minimum of 6m width for a minimum of 80m from Kaipaki Road; and*
 - *Minimum of 6m width up to the site office and wheel wash areas; or*
 - *Minimum of 3m wide with passing bays provided at least every 100m with visibility between the passing bays.*
- *Independent Stage 3 (detailed design) road safety audit for the vehicle entrance to Kaipaki Road.*
- *Specific consideration of parking, loading and manoeuvring requirements in the Quarry Management Plan.*
- *Dust control through the Quarry Management Plan (this may require a wheel wash).*
- *Conditions that specify the monthly average and daily peak vehicle movements.*
- *Condition requiring monitoring and reporting of vehicle movements by the consent holder.*
- *Temporary traffic management plan to manage construction effects.”*

Council’s Senior Development Engineer, Mr Tony Coutts, and Council’s Manager of Transportation, Mr Bryan Hudson, have both reviewed the application and visited the site. Mr Coutts and Mr Hudson

have advised, that subject to an upgrade to the existing entrance to the site, provision of sufficient space on site for parking and manoeuvring, and compliance with the appropriate conditions of consent, the effects of the quarrying activity on the wider roading network will likely be less than minor.

Overall, based on the information provided in the application and the advice provided by Council staff, it is my opinion that the potential adverse effects on the roading network will be limited to the immediate area. Therefore, in terms of this public notification assessment, the effects will be less than minor and public notification is not required.

4.6.5 Loss of Productive Land Effects (High quality soils)

The subject site is currently used for grazing purposes. In respect of the use of the site for rural purposes it is noted the site is recorded as having both areas of 'low' class, and 'high' class soil. Refer to Figure 16. The 'high' soil class is defined by the Plan as being 'prime agricultural land'. An assessment of the Land Use Capability maps (New Zealand Land Resource Inventory Worksheets) by the applicant has identified that the majority of the site meets the Waipa District Plan definition of high quality soils.

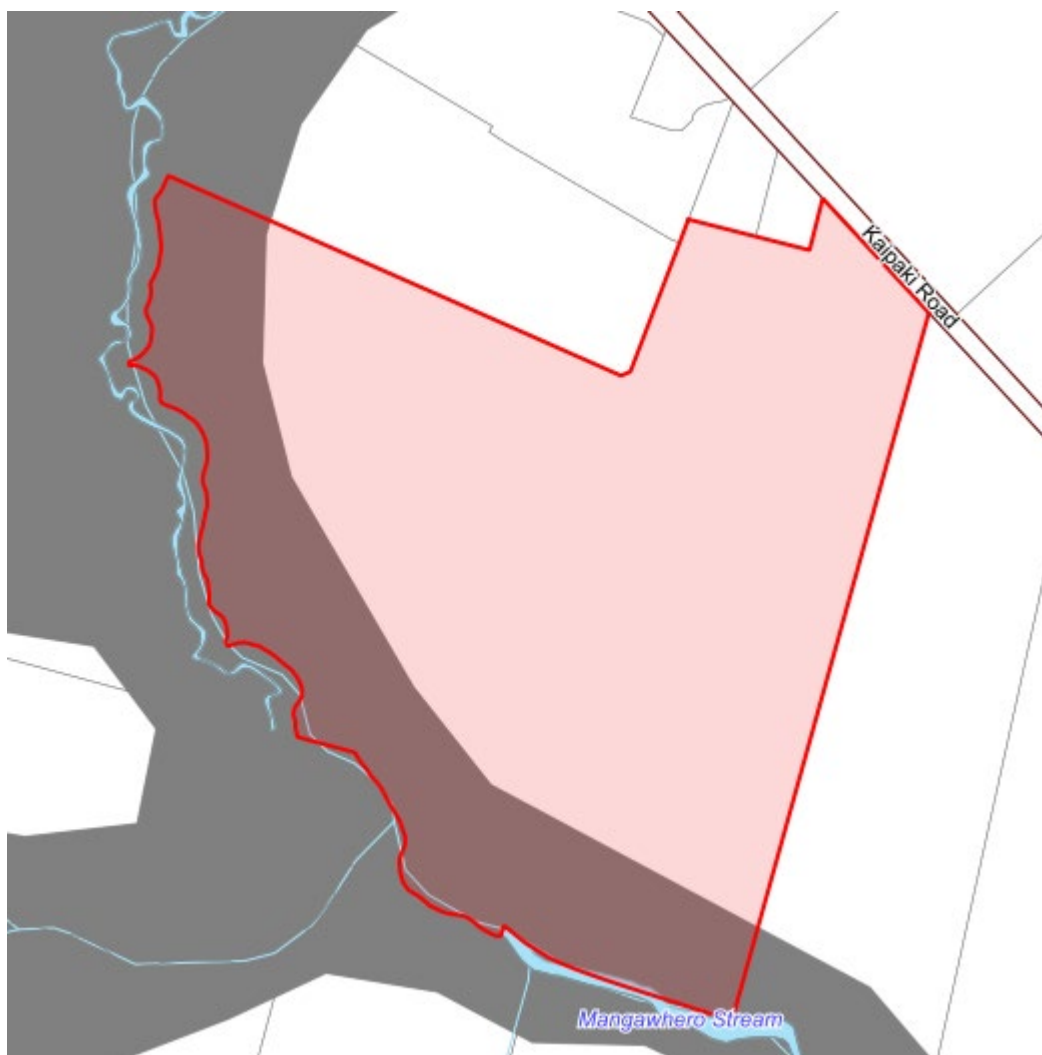


Figure 16: Soils Map (Subject site highlighted in red, grey shows 'other' soils, white shows 'high' class soils)

The proposed extraction activities, cleanfill deposition and rehabilitation of the site will have temporary impacts on the site's soil structure. The management of the activities, in particular, the rehabilitation of the site, will be important with regard to the ability to farm the site following the completion of the soil extraction activities.

The proposed rehabilitation techniques to be used on the site, and introduction of cleanfill, will ensure the resulting soils on site can be used for farming purposes. With this in mind, and considering the temporary nature of the extraction activities, the quarrying activity will not result in the loss of this land for productive purposes. The adverse effects of this temporary loss on the wider environment are considered to be less than minor, therefore public notification is not required.

4.6.6 Cultural Effects

The Maori perception of the environment encompasses the physical and metaphysical elements of the environment and is demonstrated through the status of the environment as taonga for Maori. In this instance there are known identified archaeological sites within the subject site. It is noted, in the application, the applicant has been in consultation with local iwi representatives and in the early stages of preparing a Tangata Whenua Statement.

The subject site has known borrow pits which have been identified by E Cameron and R Cough in their Archaeological Assessment, dated September 2019 and included as Appendix F of the application. The Assessment notes all of these sites will be either partially or completely destroyed and an Authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014 before the sites can be modified. In addition, the assessment notes that appropriate mitigation would be archaeological investigation and recording of the sites relating to the history of Maori settlement in the local and regional area.

It is considered that subject to the outcome of the Tangata Whenua Statement, and implementation of suitable consent conditions regarding discovery of taonga (treasured or prized possessions, including Maori artefacts), archaeological sites or Koiwi (skeletal remains) or similar material, any potential cultural effects can be appropriately managed. For these reasons, it is my opinion, any potential adverse cultural effects of the development will be less than minor.

4.6.7 Reverse Sensitivity Effects

Reverse sensitivity effects are those which result from the situations where a potentially incompatible land use is proposed to be sited next to an existing land use. The Environment Court, in *Auckland RC v Auckland CC* (1997) 3 ELRNZ 54; [1997] NZRMA 205, defined 'reverse sensitivity' as *"the effects of the existence of sensitive activities on other activities in the vicinity, particularly by leading to restraints and the carrying on of those other activities"*.

The site is located within the Rural Zone, therefore it is anticipated that noise and odour effects associated with farming activities, and other effects associated with mineral extraction, have the potential to arise. The area comprises of both rural and residential uses and there is the potential

for nuisance effects to arise for residents residing in the immediate area, but not the wider rural environment.

Overall, with regard to potential reverse sensitivity effects, I consider that it is reasonable to expect that existing and any future proposed activities will be able to continue to operate within the surrounds of the site. In addition it is noted provisions of Section 4 – Rural Zone of the District Plan address potential reverse sensitivity matters. On this basis, it is my opinion the potential adverse reverse sensitivity effects, in terms of public notification, will be less than minor.

4.6.8 Summary of Effects

Overall it is concluded that any adverse effects of the proposal will be no more than minor. On this basis the potential effects are below the more than minor threshold and the proposal does not require public notification.

4.7 Special Circumstances – Section 95A(9) – Step 4

Council must determine as to whether special circumstances exist in relation to the application that warrant public notification of the application and publicly notify an application if it considers that special circumstances exist. In effect, special circumstances ‘trumps’ other notification provisions. Special circumstances have been defined as circumstances that are unusual or exceptional, but may be less than extraordinary or unique. Special circumstances provide a mechanism for public notification of an application which may otherwise appear to be routine or uncontentious or minor in its effects.

The purpose of considering special circumstances requires looking at matters that are beyond the plan itself. The fact that a proposal might be contrary to the objectives and policies of a plan is not sufficient to constitute special circumstances. Special circumstances must be more than:

- where a Council has had an indication that people want to make submissions;
- the fact that a large development is proposed; and
- the fact that some persons have concerns about a proposal.

In this instance, the proposal is not considered to have unusual or exceptional circumstances warranting public notification.

4.8 Summary of Public Notification Assessment

Pursuant to Section 95A, the application has been assessed to determine if public notification is required. In this instance, and for the reasons outlined in Sections 4.1 to 4.7 above, it is not considered that the proposal warrants public notification. For this reason the application is required to be assessed pursuant to Section 95B for limited notification.

5 ASSESSMENT FOR THE PURPOSES OF LIMITED NOTIFICATION

Pursuant to Section 95B(1), where a consent authority decides that public notification is not required under Section 95A of the Act, an assessment is required to determine whether limited notification of an application is required.

5.1 Affected Customary Rights or Marine Title Groups – Section 95B(2)- Step 1

The property subject to this application is not within a protected customary rights group area or a customary marine title area as defined by the Marine and Coastal Area (Takutai Moana) Act 2011.

5.2 Statutory Acknowledgment Area – Section 95B(3) – Step 1

Pursuant to Section 95B(3)(a), the Council is required to determine whether the proposed activity is on, or adjacent to, or may affect, land that is the subject of a statutory acknowledgment made in accordance with an Act specified in Schedule 11. The property subject to this consent is not within a Statutory Acknowledgement Area.

5.3 Limited Notification Precluded in Certain Circumstances – Section 95B(6) – Step 2

There are no rules in a National Environmental Standard or in the District Plan relevant to this proposal that preclude limited notification (Section 95B(6)(a)).

The application is not a controlled activity requiring consent under the District Plan (Section 95B(6)(b)(i)) or a prescribed activity as defined by Section 360H(1)(a)(ii) of the Act (Section 95B(6)(b)(ii)).

There are no circumstances relevant to this proposal that preclude limited notification under Section 96B(6) (Step 2).

5.4 Certain other affected persons must be notified – Section 95B(7) – Step 3

Step 3 required Council to determine whether, in accordance with Section 95E whether the following persons are affected:

- (a) In the case of any other boundary activity, an owner of an allotment with an infringed boundary; and
- (b) In the case of any activity prescribed under Section 360H(1)(b), a prescribed person in respect of the proposed activity.

The proposal is not a boundary activity (Section 95(7)(a)), so there are no owners of with an infringed boundary that are affected. The proposal is also not an activity prescribed under Section 360H(1)(b), so there are no parties to notify in this report.

5.5 Assessment of adversely affected persons - Section 95B(8) – Step 3

Assessment is now required under Section 95B(8) to determine whether a person is an affected person in accordance with Section 95E. Under Section 95E, a person is an affected person if the consent authority decides that the activity's adverse effects on a person are minor or more than minor (but not less than minor).

The following provides an assessment of the adverse effects on the potentially affected persons.

5.5.1 Waikato Tainui

In this instance, the subject site is located within the Waikato Tainui co-management area under the Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010. The Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010 seeks to provide direction for planning documents under the Resource Management Act 1991 in order to protect the health and well-being of the Waikato River. The legislation addresses a number of issues and created a single co-governance entity to set the agenda for the health and wellbeing of the Waikato River for future generations being the Waikato River Authority.

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River, is part of the second schedule to the Settlement Act, and is deemed part of the Waikato Regional Policy Statement. The vision for the Waikato River is *“for a future where a healthy Waikato River sustains abundant life and prosperous communities who, in turn, are all responsible for restoring and protecting the health and wellbeing of the Waikato River, and all it embraces, for generations to come.”*

Tai Tumu, Tai Pari, Tai Ao – Waikato Tainui Iwi Environmental Management Plan is also relevant to consider in this instance as its purpose is to enhance collaborative participation between Waikato Tainui and agencies in resource and environmental management. It provides high level guidance on Waikato Tainui values, principles, knowledge and perspectives on, relationship with, and objectives for natural resources and the environment. The plan highlights the need for enhancement and protection of landscape and natural heritage values.

Tai Tumu, Tai Pari, Tai Ao notes that land development is not supported, where the effects or the cumulative effects of the proposed activity decreases existing environmental, cultural, spiritual, or social outcomes. The proposed quarrying activity is considered to be the type of activity Waikato Tainui are interested in with regard to the potential effects.

Waipa District Council has a joint management agreement in place with Waikato Tainui and in accordance with the principles of the above legislation, Tai Tumu, Tai Pari, Tai Ao and Council's Joint Management Agreement, it is considered appropriate to consider the effects of the proposal with regard to Waikato Tainui.

In this instance, the subject site has known borrow pits which have been identified by E Cameron and R Cough in their Archaeological Assessment, dated September 2019 and included as Appendix F of the application. The Assessment notes all of these sites will be either partially or completely destroyed and an Authority will be required under the Heritage New Zealand Pouhere Taonga Act 2014 before the sites can be modified. In addition, the assessment notes that appropriate mitigation would be archaeological investigation and recording of the sites relating to the history of Maori settlement in the local and regional area.

Overall given the identification of the known borrow pits, the legislation requirements and Council's commitments under the Joint Management Agreement, the potential adverse effects of the proposed activity with regard to Waikato Tainui are deemed to be minor. On this basis limited notification is recommended.

5.5.2 Raukawa

In this instance, the subject site is located within the Raukawa area of interest. The Ngati Tūwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010 was enacted to give effect to the Co-Management Deed signed between Raukawa and the Crown in December 2009. Council have subsequently entered a Joint Management Agreement pursuant to Section 43 of the legislation. This agreement covers matters relating to co-management, agreement to embrace new and holistic ways of working together, and the continuation of building a functional and effective long-term partnership.

In addition to the Joint Management Agreement, Te Rautaki Taiao a Raukawa, the Raukawa Environmental Management Plan, is also relevant in this instance, and provides a statement of values, experiences and aspirations pertaining to the management of, and relationship with the environment. It assists in engagement in policy and planning processes and resource management decisions. The Management Plan offers broad objectives in relation to this matter.

As outlined above, the subject site has known borrow pits which have been identified by E Cameron and R Cough in their Archaeological Assessment, dated September 2019 and included as Appendix F of the application. The Assessment notes all of these sites will be either partially or completely destroyed and that appropriate mitigation would be archaeological investigation and recording of the sites relating to the history of Maori settlement in the local and regional area.

Overall given the identification of the known borrow pits, the legislation requirements and Council's commitments under the Joint Management Agreement, the potential adverse effects of the proposed activity with regard to Raukawa are deemed to be minor. On this basis limited notification is recommended.

5.5.3 Ngati Haua

In this instance, the subject site is located within the Ngati Haua area of interest. Te Rautaki Tāmata Ao Turoa o Hauā explains the importance of communication between local authorities and Ngāti

Hauā in terms of keeping the Iwi Trust informed about projects, providing a feedback loop and opportunity for relationship building. The plan clearly outlines that engagement is expected and that the Iwi seek opportunities to participate in consent and site monitoring and restoration projects.

As outlined above, the subject site has known borrow pits which have been identified by E Cameron and R Cough in their Archaeological Assessment, dated September 2019 and included as appendix F of the application. The Assessment notes all of these sites will be either partially or completely destroyed and that appropriate mitigation would be archaeological investigation and recording of the sites relating to the history of Maori settlement in the local and regional area.

Overall given the identification of the known borrow pits, and the location with the Ngati Haua area of interest, the potential adverse effects of the proposed activity with regard to Ngati Haua are deemed to be minor. On this basis limited notification is recommended.

5.5.4 899 Kaipaki Road (Property 1)

This property is located on the northern side of Kaipaki Road, opposite the proposed quarry entrance. The site is almost 40ha in size, contains a dwelling and is used for farming activities. The existing dwelling on the site is approx. 190m from the subject site, and approx. 277m from the extent of works boundary. The potential effects of the extraction activities on this site are considered to be noise, traffic and rural character and amenity.

With regard to noise it is noted the Acoustic Assessment included with the application has demonstrated the extraction activity can comply with the provisions in the District Plan. For this reason the adverse effects of noise on this property are considered to be less than minor.

With regard to traffic it is noted the Integrated Transport Assessment included with the application has provided mitigation measures which will ensure traffic effects on Kaipaki Road are reduced as much as possible. Although this property will notice the increase in vehicle activity on Kaipaki Road, the roading network is considered to be able to cope with the additional traffic. In terms of the property at 899 Kaipaki Road, I note the entrance is approx. 280m from the proposed quarry entrance, with clear lines of sight in both directions. Overall I consider that the adverse traffic effects on this property are less than minor.

In terms of rural character and amenity, it is noted the existing topography of the land and the existing vegetation on both the subject site and the properties across the road, result in the extraction activity being completely screened from view of the dwelling. Although screened from view of the dwelling, the anticipated increase in traffic will be noticeable with regard to residents coming and going from this site. These effects have the potential to impact on the residents of this site in a minor way.

Due to the nature of the proposed activity, and the assessment above, the effects on this property have the potential to be noticeable, particularly with regard to the increase in traffic utilising Kaipaki

Road in the immediate area. For this reason the adverse effects are deemed to be minor and this property should be limited notified.

5.5.5 982 Kaipaki Road (Property 3)

This property is located to the east of the subject site and contains a kiwifruit orchard. The site is just over 20ha in size and contains a dwelling approx. 500m south of the property boundary. The potential effects of the extraction activities on this site are considered to be traffic and rural character and amenity.

With regard to traffic it is noted the Integrated Transport Assessment included with the application has provided mitigation measures which will ensure traffic effects on Kaipaki Road are reduced as much as possible. Although this property will notice the increase in vehicle activity on Kaipaki Road, the roading network is considered to be able to cope with the additional traffic. In terms of the property at 982 Kaipaki Road, I note the entrance is approx. 530m from the proposed quarry entrance, with clear lines of sight in both directions. The property does have a gate entrance directly adjacent to the subject site, however this is not a formal entrance. Overall I consider that the adverse traffic effects on this property are less than minor.

In terms of rural character and amenity, it is noted the existing topography of the land and the existing vegetation on the boundary between the two properties, result in the extraction activity being completely screened from this adjacent property.

Despite the screening between the two properties, due to the existing activity on site (i.e. orchard) and the proposed quarrying activity, it is considered there is the potential for amenity effects (i.e. dust, and reverse sensitivity) to occur with regards to this property. These adverse effects will be minor and it is therefore deemed necessary to proceed with limited notification to this property.

5.5.6 372 Parallel Road & 82 Speake Road (Properties 4 & 5)

These two properties are located on the southern and western side of the Mangawhero Stream, south of the subject site. Both properties contain dwellings and are large farm holdings (192ha and 64ha respectively). The dwellings located on these properties are approx. 600m from the excavation area. The potential effects of the extraction activities on this site are considered to be rural character and amenity.

With regard to rural character and amenity, I note both of these properties are existing dairy farm sites, with large areas of open paddock and a wide gully area located along the boundary with the subject site. The gully spans an average width of approximately 100m (based on aerial photographs) and provides a wide physical separation between the subject site and the properties. I also note the dwellings located on both farms are some distance from the subject site.

As part of the mitigation measures, the existing boundary vegetation along the top of the bank is proposed to be maintained, and a 5.0m buffer zone included. Refer to Figure 17.

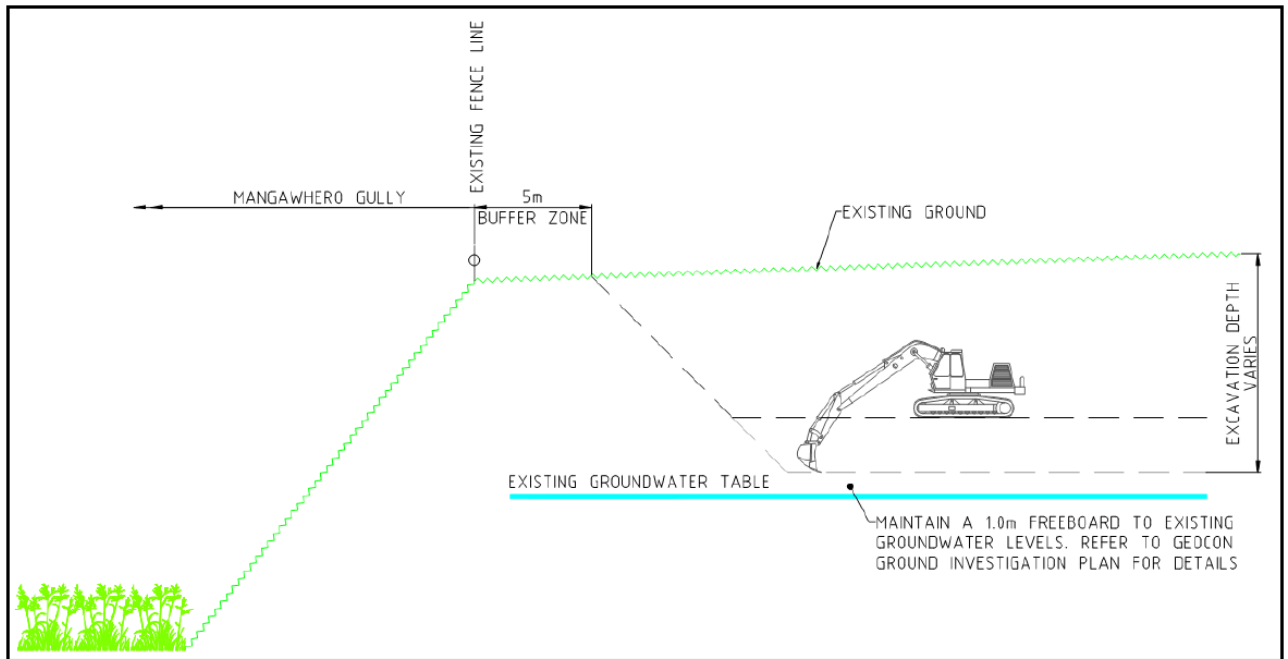


Figure 17: Proposed cross section showing buffer zone

Based on the retention of the existing vegetation and the proposed buffer zone, I am of the opinion that the adverse effects on the rural character and amenity for the two properties located south and west of the Mangawhero Stream, will be less than minor. On this basis limited notification to these two properties is not required.

5.5.7 898 Kaipaki Road (Property 6)

This property is located adjacent to the northern property boundary of the subject site and contains an existing dwelling and land for grazing. The dwelling on this property is located 120m from the excavation area. The potential effects of the extraction activities on this site are considered to be noise, traffic and rural character and amenity.

With regard to noise it is noted the Acoustic Assessment included with the application has demonstrated the exaction activity can comply with the provisions in the District Plan. For this reason the adverse effects of noise on this property are considered to be less than minor.

With regard to traffic it is noted the Integrated Transport Assessment included with the application has provided mitigation measures which will ensure traffic effects on Kaipaki Road are reduced as much as possible. Although this property will notice the increase in vehicle activity on Kaipaki Road, the roading network is considered to be able to cope with the additional traffic. In terms of the property at 898 Kaipaki Road, I note the entrance is approx. 280m from the proposed quarry entrance, with clear lines of site in both directions, and directly opposite the entrance to 899 Kaipaki Road. The anticipated increase in traffic will be noticeable with regard to residents coming and going from this site.

In terms of rural character and amenity, it is noted the existing topography of the land between the site and the excavation area is flat, and there is scattered existing vegetation between the dwelling

and the property boundary. The dwelling may have direct lines of view into the quarrying activity from Stages 5 onwards due to the location of existing shelterbelts. In order to mitigate the rural amenity effects for this property, the application has suggested:

“Before topsoil stripping occurs within 180 metres of any dwelling façade (160m from any notional boundary) without a bund in place, the written approval and/or planning permission will be obtained from that party. Based on the extent of the proposed operation, bulldozer topsoil extraction will not occur within 180 metres of the dwellings: R1 – 1/898 Kaipaki Road, R2 – 898 Kaipaki Road, R3 – 906 Kaipaki Road & R4 – 914 Kaipaki Road, unless written approval is gained from the owners/occupiers.

Nearby dwelling owners/occupants will be advised in advance where topsoil stripping will occur within 180 metres of their dwelling. This information shall be provided in writing and shall include the expected dates of the work, hours and days of the week that topsoil stripping will occur on as well as any other information relevant to the party.”

Given the proximity of the dwelling from the excavation area, and the amount of existing vegetation between the dwelling and the excavation area, it is considered there is the potential for adverse amenity effects (i.e. dust, increase in traffic along Kaipaki Road and reverse sensitivity) to occur with regards to this property. These effects will be minor and it is therefore deemed necessary to proceed with limited notification to this property.

5.5.8 914 Kaipaki Road (Property 8)

This property is located adjacent to the northern property boundary of the subject site and contains an existing dwelling on an area of 4,000m². The dwelling on this property is located 120m from the excavation area. The potential effects of the extraction activities on this site are considered to be noise, traffic and rural character and amenity.

With regard to noise it is noted the Acoustic Assessment included with the application has demonstrated the exaction activity can comply with the provisions in the District Plan. For this reason the adverse effects of noise on this property are considered to be less than minor.

With regard to traffic it is noted the Integrated Transport Assessment included with the application has provided mitigation measures which will ensure traffic effects on Kaipaki Road are reduced as much as possible. Although this property will notice the increase in vehicle activity on Kaipaki Road, the roading network is considered to be able to cope with the additional traffic. In terms of the property at 914 Kaipaki Road, I note the entrance is approx. 150m from the proposed quarry entrance, with clear lines of site in both directions. The anticipated increase in traffic will be noticeable with regard to residents coming and going from this site, and as the closest entrance to the quarry entrance, this site is likely to notice the amount of heavy vehicles using the subject site more than the surrounding properties.

In terms of rural character and amenity, it is noted the existing topography of the land between the site and the excavation area is flat, and there is existing shelterbelts and hedging surrounding the

existing dwelling. In order to mitigate the rural amenity effects for this property, the application has suggested:

“Before topsoil stripping occurs within 180 metres of any dwelling façade (160m from any notional boundary) without a bund in place, the written approval and/or planning permission will be obtained from that party. Based on the extent of the proposed operation, bulldozer topsoil extraction will not occur within 180 metres of the dwellings: R1 – 1/898 Kaipaki Road, R2 – 898 Kaipaki Road, R3 – 906 Kaipaki Road & R4 – 914 Kaipaki Road, unless written approval is gained from the owners/occupiers.

Nearby dwelling owners/occupants will be advised in advance where topsoil stripping will occur within 180 metres of their dwelling. This information shall be provided in writing and shall include the expected dates of the work, hours and days of the week that topsoil stripping will occur on as well as any other information relevant to the party.”

Given the proximity of the dwelling from the excavation area, and despite the existing vegetation, there is the potential for amenity effects (i.e. dust, and increase in traffic along Kaipaki Road) to occur with regards to this property. For this reason the adverse effects are deemed to be minor and this property should be limited notified.

5.5.9 Summary of Assessment

Based on the above assessment, the proposal will have adverse effects that are minor or more than minor on the owners and occupiers of the abovementioned adjacent properties and interested parties.

5.6 Special Circumstances – Section 95B(10) – Step 4

Pursuant to Section 95B(10), the Council must limit notify an application, to any other persons not already determined to be eligible for limited notification, if it considers that special circumstances exist in relation to the application. The reasons set out in Section 4.7 above are also relevant here and are not repeated. It is my opinion that there are no special circumstances applicable that would warrant the application being notified to any persons.

5.7 Summary of Limited Notification Assessment

Pursuant to Section 95B, the application has been assessed to determine if limited notification is required. In this instance, and for the reasons outlined in Sections 5.1 to 5.5 above, it is considered that the proposal warrants limited notification to the following parties and properties:

- Waikato Tainui;
- Raukawa;
- Ngati Haua;
- 899 Kaipaki Road;

- 982 Kaipaki Road;
- 898 Kaipaki Road; and
- 914 Kaipaki Road.

6 SECTION 95 NOTIFICATION RECOMMENDATION AND DECISION UNDER DELEGATED AUTHORITY

Pursuant to section 95 A & B application LU/0108/20 for the establishment and operation of a mineral extraction activity (sand quarry) under the Waipa District Plan as a Discretionary Activity shall proceed on a **Limited Notified** basis to the following parties and properties for the reasons discussed in this report:

- Waikato Tainui;
- Raukawa;
- Ngati Haua;
- 899 Kaipaki Road;
- 982 Kaipaki Road;
- 898 Kaipaki Road; and
- 914 Kaipaki Road.

Reporting Officer:



Hayley Thomas

Project Planner

Dated: 11 August 2020

Approved By:



Quentin Budd

Consents Team Leader

Dated: 13 August 2020