

Whitehall Quarry

Application for Resource Consent and Assessment of Environmental
Effects for Long-Term Expansion – Waipa District Council
Prepared for Winstone Aggregate

31 July 2025





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1.0 Introduction

Winstone Aggregates ('Winstone') holds a series of resource consents authorising the existing quarry operations at Whitehall Quarry at 249 and 253 Whitehall Road, Cambridge. Whitehall Quarry is located approximately 9km east of Cambridge and approximately 3km north of Lake Karapiro, and within the Waipā District (refer Plans in **Appendix 1**).

Whitehall Quarry is an existing greywacke hard rock quarry operation. The quarry has been operating and supplying greywacke aggregate since the 1950s; and Winstone has operated quarrying operations at the site since 1998. The quarry produces high quality aggregate for a range of roading, building and construction projects, which is supplied throughout the Waikato Region and beyond.

Whitehall Quarry is a "regionally significant mineral extraction activity" identified in the Section 4A of the District Plan, producing enough aggregate to supply approximately 20% of Waikato's aggregate demand.

The existing quarry operations are located entirely within the boundaries of the Significant Mineral Extraction Zone (SMEZ) in the Waipa District Plan.

Currently Winstone is continuing to experience an increasing demand for the aggregate resource supplied by the quarry, for use in numerous roading, building and construction activities across the wider Waikato Region and for markets outside the region. This demand for aggregate is expected to continue in the future. In particular, Whitehall Quarry is the only local supplier of high quality TNZ premium roading chipseal which is vital for roads of national significance including the Waikato Expressway and is intended to supply resource to the SH1 Cambridge to Piarere and Hamilton Southern Links.

This application for resource consent has been prepared by Winstone to expand the footprint of the existing authorised extraction area by approximately 15.5ha in a westerly direction. The proposed expansion is anticipated to provide a 35-year resource based on current market projection. The proposed pit expansion includes land outside of the SMEZ, in the Rural Zone, and within Significant Natural Areas (SNA) in the District Plan.

The existing land use consents issued by Waipa District Council that authorise quarrying activities across the site have no expiry date. Therefore, Winstone proposes that the activities across the site continue in accordance with the existing resource consents, and this application seeks resource consent from Waipa District Council for the "proposed long-term expansion area" only (shown on the plans in **Appendix 1**). For effective implementation of these resource consent applications operating "side by side", Winstone has provided a set of proposed resource consent conditions for this application, which are similar to the existing resource consent conditions that are applied to its existing operations.

In order to meet this ongoing high demand for aggregate resource from Whitehall Quarry, Winstone seeks resource consent under the following rules of the District Plan:

- Mineral extraction and processing in the Rural Zone as a discretionary activity under Rule 4.4.1.4(h).
- Mineral extraction activities authorised by a Quarry Management Plan, as a controlled activity under Rule 4A.4.2.1¹.

¹ The existing certified Quarry Management Plan will apply to the proposed expansion area and will be updated to reflect changes, including the proposed Planting Plan and Pest Management Plan, as necessary and in accordance with consent conditions.

- Removal of indigenous vegetation in SNA in the Significant Mineral Extraction Zone (SMEZ) as a restricted discretionary activity under Rule 4A.4.1.3(b).
- Removal of Indigenous vegetation within SNA (local significance) in the Rural Zone as a discretionary activity under Rule 24.4.1.1(n).
- Removal of Indigenous vegetation within biodiversity corridor (outside of the SMEZ) as a restricted discretionary activity under Rule 24.4.1.1(n).²
- Mineral extraction and processing in Visually Sensitive Hill Country (outside of the SMEZ) as a discretionary activity under Rule 25.4.1.1(t).³

The Plans in **Appendix 1** show the proposed expansion to the footprint of the existing aggregate extraction area.

The proposed expansion of the existing consented aggregate extraction area will enable access to additional aggregate resource in order to meet the projected demand for aggregate from the Waikato region and beyond.

This application essentially seeks to change the physical footprint of the existing authorised aggregate extraction area⁴. Importantly no changes are proposed to any existing operations at Whitehall quarry. The quarry will continue to operate within the operational limits of the existing land use consents held (as set out in the Whitehall Quarry Management Plan included in this AEE).

Winstone will also lodge an application for the regional resource consent under the provisions of the Regional Plan with the Waikato Regional Council for the proposed expansion to the existing aggregate extraction area.

2.0 The Applicant

Winstone extracts hard-rock, sand and gravel from quarries located across New Zealand. These resources are used for roading, construction and building activities including erosion control and drainage; cement and asphalt manufacture; and as cement basecourse.

As a company, Winstone strives to manage operations to achieve sustainable economic development, while effectively avoiding or managing adverse effects on the environment. To facilitate this outcome, the company has:

- A robust Environmental Management System (EMS). This flexible EMS ensures accountability for environmental performance, providing a management framework that encourages openness and environmental improvement at all operational sites.
- A comprehensive Environment Policy gives direction to the EMS and includes commitments by senior management to continual improvement and pollution prevention to effect enhanced core business operations and improved environmental performance.

² This rule only applies to the mineral extraction beyond the Significant Mineral Extraction Zone (SMEZ) (Clause 4A.4 of the District Plan notes that activities within the SMEZ are exempt from Chapter 24 of the District Plan.

³ This rule only applies to the mineral extraction beyond the Significant Mineral Extraction Zone (SMEZ) (Clause 4A.4 of the District Plan notes that activities within the SMEZ are exempt from Chapter 25 of the District Plan.

⁴ With a separate application to authorise extraction within the 15.5 ha expansion area, in addition to the existing authorised activities at the site.

- A commitment to achieving a 30% reduction in Scope 1 (direct) and Scope 2 (indirect) carbon emissions by 2030.
- As part of the wider Fletcher Building Concrete Division a commitment to achieving positive biodiversity outcomes by 2030.
- A database and consent management system that facilitates the allocation of responsibilities, compliance analysis and mandatory reporting as well as regular audits and assessments to ensure regulations are met or exceeded.
- A quarry/site management plan for each quarry that is tailored to the specific requirements and environmental concerns at each site.
- Employees that are trained and expected to consider how their work impacts their surroundings and how they can do better, such as calling in the water truck when roads get dusty or slowing down when driving around homes – simple, common-sense ideas that make a big difference.
- Regular inspections and environmental monitoring to verify the impacts and success of mitigation measures.

Winstone understands the need to quarry, and process aggregate in a responsible and sustainable manner, recognising that it is also important that aggregates are extracted, processed, and transported as efficiently, economically, and unobtrusively as possible. Winstone also acknowledges that quarrying including overburden placement is a temporary activity and that the land will either be restored to its former use or converted to support some other activity which best meets the needs of the local community. Winstone puts thought and investment into ensuring that this restoration is carried out to the highest possible standards.

3.0 Summary of Application and Site

A completed application form is enclosed as **Appendix 2**. The summary details relating to the applicant and subject site are as follows:

To:	Waipa District Council
Applicant's Name:	Winstone Aggregates – a division of Fletcher Concrete and Infrastructure (Winstone).
Address for Service and Fees:	Winstone Aggregates P.O. Box 17-195 Greenlane Auckland 1546 Attn: Tyler Sharratt – Resource Management Planner Phone: +64 (27) 202 9453 Email: tyler.sharratt@winstoneaggregates.co.nz
Site Address:	249 and 253 Whitehall Road, Cambridge, Waipā District (refer Location Plan in Appendix 1)
Legal Description:	Part Lot 1 Section 13 Block X Cambridge Survey District, and Part Hinuera No 2 Fishing Reserve Section 122 Land Act 1908 owned by Winstone.

	Lot 1 DP 76874, Lots 1 - 3 DP 22660 and Lot 1 DP 86845 owned by the Scholes Estate and leased by Winstone Section 1-2 Survey Office 59143 owned by Winstone Part Lot 1 Section 13 Block X Cambridge Survey District (the new OBDA) owned by Winstone. (refer Certificates of Title, in Appendix 3)
	ZONES: Rural Zone Significant Mineral Extraction Zone (SMEZ) OVERLAYS The quarry expansion is located within the following overlays: Significant Natural Areas (SNAs) <u>WP527</u>: large tract of indigenous forest. <u>WP530</u>: forested area between quarry and B15J Surveyor Trig. Visually Sensitive Hill Country The site is within a <u>Biodiversity Corridor</u> (indigenous forest) (Map 49 of the District Plan). The following other Overlays in the District Plan apply to the wider site. A <u>Cultural Landscape Area Alert</u> applies to the main tributary of the Karapiro Stream and includes a 50m setback from each stream bank. <u>Significant Natural Areas (SNAs)</u> <u>WP533</u>: Karāpiro Stream, mid-stream unprotected scrub. <u>WP539</u>: small forest tract on eastern boundary of quarry. <u>WP540</u>: forest strip north of access road to quarry off Whitehall Road. Note: All identified SNAs located on the wider Whitehall Quarry site are of 'Local Significance'. <u>Heritage Features</u> Archaeological site: T15/45 PITS. <u>Quarry Buffer Area</u> (applies to land adjacent to SMEZ boundary). The southern portion of the overall quarry site consists of high-quality soils (Map 50 of the Waipa District Plan).
Waipā District Plan Zoning:	
Tangata Whenua Interests:	Ngāti Korokī Kahukura Trust – Area of Interest. Raukawa Settlement Trust – Area of Interest. Ngāti Hauā Iwi Trust – Area of Interest. Ngāti Hauā Iwi Trust – Deed of Recognition. Waikato - Tainui Co-Management Area.
Pre-Application Meeting:	A pre-application meeting was held between representatives from Winstone and Waipa District Council and Waikato Regional Council on 18 June 2025.

4.0 Site Description

Whitehall Quarry is located on the eastern section of a large, elevated block of undulating terrain. Steep ridges surround the site forming the northern, eastern, and western boundaries. The land flattens out at the southern boundary extending towards the lower catchment of the Karapiro Stream. The quarry is accessed from Whitehall Road (refer Plans in **Appendix 1**).

Whitehall Quarry is identified as a “regionally significant mineral extraction activity” in the Section 4A of the Waipa District Plan⁵ which provides for Whitehall Quarry through a SMEZ Zone, and in accordance with the provisions in the Waikato Regional Policy Statement.

Quarry operations at Whitehall Quarry occur across three land parcels with distinct tenure arrangements, as follows:

- 249 Whitehall Road (legally described as Part Lot 1 Section 13 Block X Cambridge Survey District and Part Hinuera No 2 Fishing Reserve Section 122 Land Act 1908) and is owned by Winstone.
- 253 Whitehall Road (legally described as Lot 1 DPS 76874, Lots 1 - 3 DPS 22660 and Lot 1 DPS 86845) is owned by trustees of the J.R. Scholes Estate and is leased by Winstone (this landholding is referred to as ‘the Scholes Lease Block’).
- Land to the north of the excavation pit is legally described as Section 1-2 Survey Office 59143 and this land is owned by Winstone.

The collective area of these landholdings is approximately 280 ha.

Maps showing the location and configuration of these lots, and the tenure arrangements, are included in Plans in **Appendix 1**.

5.0 Surrounding Environment

The land surrounding the existing quarry is mainly used for rural activities and some smaller lot lifestyle properties.

The quarry site is bound to the north by two properties legally described as Lot 3 DPS 86758 and Lot 4 DPS 381578. The properties contain a large tract of indigenous bush which borders and in parts extends onto the site.

A series of established farms are located to the east of the site on land legally described as Lot 2 DP 382814, Lot 2 DP 342408, and Lot 3 DPS 22660. These properties contain the Waiarumu Stream and riparian wetland fragments which run alongside Whitehall Road.

The lower catchment of the Karapiro and Waiarumu streams creates a buffer between the site and this adjacent forestry land.

The western boundary of the site adjoins pastoral land. The land comprises undulating terrain with high ridges, two distinct gullies and a patch of unprotected forested area identified as SNA WP530 in the WDP.

⁵ WDP was made operative on 14 August 2017. WDP, Section 4A.1.1, Section 4A Significant Mineral Extraction Zone,

Notable features in the area include the Taotaoroa Quarry which operates approximately 6km to the east of Whitehall, and the local Karapiro School.⁶

The upper and lower reaches of the Karapiro Stream and wider catchment area also surround the quarry.

These features are shown on the Plans in **Appendix 1**.

6.0 Planning Context

The proposed changes to the extent of the aggregate extraction area at Whitehall Quarry are located within the SMEZ and extend into the Rural Zone.

Additional overlays and policy areas apply to discrete parts of the site and are described below. This proposal has been carefully designed by Winstone to also avoid as much as possible any archaeological features, SNA, landscape, visual and natural character overlays as identified in the District Plan. Plans showing the various overlay annotations are included in **Appendix 1**.

6.1 Waipā District Plan

6.1.1 Significant Mineral Extraction Zone (SMEZ) and Quarry Buffer Zone

The overarching purpose of the SMEZ in the District Plan is to differentiate regionally significant aggregate resources from smaller-scale extraction activities, and to recognise and provide for the benefits to Waipa District of making regionally significant aggregate resources available for infrastructure and development.⁷ The SMEZ provisions contain objectives, policies and rules that seek to specifically provide for the continued operation and expansion of regionally significant quarries (including Whitehall Quarry) in Waipa District.

The Quarry Buffer area is defined in the District Plan as an area associated with a Mineral Extraction Area for the purpose of addressing reverse sensitivity issues associated with the operation of lawfully established Mineral Extraction Activities, in this instance being the continued operation of Whitehall Quarry.

The Quarry Buffer area overlay in the District Plan is a reverse sensitivity buffer to 'buffer' mineral extraction (quarrying operations) from the reverse sensitivity effects arising from sensitive activities potentially locating nearby. The Quarry Buffer area surrounding Whitehall Quarry applies a 500m – 800m setback from the existing quarry pit.

6.1.2 Rural Zone

The Rural Zone is primarily a pastoral rural working environment that is reliant on the rural land and soil resource of the District and is largely typified by an open rural landscape. Dairy farming is the main rural land use in the District, followed by beef, and sheep farming. Horticulture is also a prominent contributor to the District. Although there are fewer properties involved in the equine industry, it is also a very significant contributor to the economy of the Waipā District.

⁶ Note that the Whitehall School no longer operates and was closed in 2012.

⁷ Refer to the Waipa District Plan, Section 4A.1.2.

A variety of other rural based industrial uses can occur in the Rural Zone, as can mineral extraction, forestry, tourism and home occupations. Retaining rural character and amenity when making provision for activities that require a rural setting, or provide for lifestyle choices is important.

The District Plan outlines that “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”⁸. Rural character includes infrequent rural based industry 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. Aggregate activities are therefore anticipated in the Rural Zone.

6.1.3 Significant Natural Areas (SNAs)

A band of dense indigenous vegetation lies immediately north of the existing pit and is identified as Significant Natural Area (‘SNA’) *WP527* in the District Plan. SNA (*WP527*) comprises indigenous forest located both near the quarry pit, and within the SMEZ. SNA *WP527* as denoted in the District Plan encroaches on a small part of the existing authorised consented boundary of Whitehall Quarry and the SMEZ zone (refer **Appendix 1**). The proposed long-term expansion encroaches further into SNA *WP527*.

A larger patch of dense vegetation is located to the southwest of the site and extends beyond the site boundary to adjacent land. This forest is identified as SNA *WP530* in the WDP and the proposed expansion also encroaches into this SNA.

A steep ridge forms the eastern site boundary and separates the quarry from adjacent farmland. The ridgeline is partially vegetated, with a small patch of forest at the north-eastern boundary identified as SNA *WP539* and a thin band of vegetation running along the eastern boundary identified as SNA *WP540*.

The southern aspect of the quarry site has been excavated for roading and other quarry operations and there is a small patch of forest at the south-eastern boundary which has been identified as SNA *WP533*. SNA *WP533* represents “unprotected scrub” located near the main tributary of the Karapiro Stream.

6.1.4 Cultural Landscape Area – Karapiro Stream Alert

The Karapiro stream bisects the site in a north to south orientation along the eastern margin of the quarry pit. Three small streams flow west across the site perpendicular to the main tributary. The northern-most and southern-most streams are partially modified but have retained a natural state where they extend beyond the site boundary.

A Cultural Landscape Area Alert applies to the main tributary of the Karapiro Stream and includes a 50m setback from each stream bank. The proposed pit expansion at Whitehall Quarry is not located within the Cultural Landscape Karapiro Stream Alert Area identified in the District Plan.

As noted later in this AEE (refer Section 15.0 of the AEE), Winstone have also undertaken consultation with local iwi regarding any actual or potential cultural effects or impacts of the

⁸ Ibid, Section 4.1.1.12

proposed long-term expansion at Whitehall Quarry. A Cultural Impact Assessment is being prepared for the long-term expansion and will be provided to Council when available.

6.1.5 Biodiversity Corridor

The biodiversity (indigenous forest) corridors are areas that are considered to have potential significance to indigenous biodiversity values due to the desirability of improving connectivity between wetlands and areas of indigenous vegetation. Biodiversity corridors aim to improve connectivity and enhance significant natural areas.

The entire site is located within an identified Biodiversity Corridor for Indigenous Forest in the District Plan (refer Map 49 of the District Plan).

An assessment of the potential effects on biodiversity values arising from the proposal is provided in Appendix 8 and Section 11.3 of this AEE.

6.1.6 Archaeological Sites

No archaeological sites identified by the District Plan will be impacted by the long-term expansion. It is noted that resource consent WDC - LU/0171/23 has been granted for the removal of Heritage Feature (T15/45) identified in the District Plan. In addition, the expansion of the pit will not encroach on the existing high ridgeline and will avoid any known archaeological sites.

The quarry expansion area will be set back at least 20 metres from recorded archaeological sites referenced as T15/341 and T15/374 (pits/terraces). It is noted that as part of the resource consents for the 2023 expansion (WDC - LU/0171/23) these archaeological sites are to be protected in perpetuity by covenant registered on the title, imposed by Winstone and agreed with tangata whenua.

6.1.7 Visually Sensitive Hill Country

The visually sensitive hill country surrounds the outstanding landscapes of Pirongia and Maungatautari as well as the portions of the Kapamahanga Range, and forms a backdrop to many of the views within the Waipā District. All development needs to be carefully managed in areas of visually sensitive hill country.

A large area at the crest of the ridge at the north-eastern part of the site is identified as “Visually Sensitive Hill Country”. The potential effects of the proposed changes to the extent of the existing aggregate extraction area on the visual amenity of the surrounding landscape has been assessed as part of this AEE (refer Section 11.6) and are detailed in the Landscape and Visual Effects Assessment contained in **Appendix 11** of this AEE.

6.2 Waikato Regional Plan

The site is bisected by several surface water bodies, which are identified in the operative Waikato Regional Plan (‘Regional Plan’). A section of the Karapiro stream which runs through the site is also classified as a Trout Habitat 4 water body in the Regional Plan.

As noted above, Winstone has also lodged an application for the regional resource consent under the provisions of the Regional Plan with the Waikato Regional Council for the proposed expansion of the existing aggregate extraction area.

6.3 Statutory acknowledgement area

The Whitehall Estate is identified as statutory acknowledgement area in the Ngati Koroki Kahukura Deed of Settlement⁹ (Site Plan OTS-180-15). It is noted that the statutory acknowledgement area applies to the Karapiro Stream, in terms of the long-term expansion there will be no changes to the discharges already entering the Karapiro Stream.

7.0 Existing Consents Held

Winstone holds a number of resource consents that have been issued by the Waipa District Council and Waikato Regional Council to authorise the existing quarrying operations at Whitehall Quarry.

The following tables list the full suite of existing consents held by Winstone for Whitehall Quarry.

The existing land use consents issued by Waipa District Council (listed in **Table 1**) that authorise quarrying activities across the site have no expiry date. Therefore, Winstone proposes that the activities across the site continue in accordance with the existing resource consents, and this application seeks resource consent from Waipa District Council for the “proposed long-term expansion area” only (shown on the plans in **Appendix 1**). It is proposed that this application will form a separate resource consent that applies to the “Proposed Long Term Expansion Area” shown on plans contained in Appendix 1 to this Report. The existing resource consent applications will continue to apply to quarrying operations within the existing Consented Quarry area (refer to Appendix 1). For ease of consent implementation, similar conditions of consent are sought for this application

The existing activities in other areas of the quarry would continue in accordance with the existing resource consent applications held. The existing overburden disposal area (OBDA) will be utilised for the placement of overburden for the expansion and when required a new OBDA consent will be sought separately.

Table 1: Resource Consents issued by Waipā District Council for Whitehall Quarry.

Consent Number	Authorised Activity
WDC – RC 3770	Land use consent for Whitehall Quarry (settled by consent order dated January 2004)
WDC – LU/0143/15	Land use consent to deposit overburden in the Significant Mineral Extraction Zone This consent was transferred to Winstone in July 2016.
WDC – LU/0280/07	Land use consent to remove indigenous vegetation and undertake earthworks in the rural zone. This consent was transferred to Winstone in July 2016.

⁹ https://www.tearawhiti.govt.nz/assets/Treaty-Settlements/FIND_Treaty_Settlements/Ngati-Koroki-Kahukura/DOS_documents/Ngati-Koroki-Kahukura-Deed-of-Settlement-Attachments-20-Dec-2012.pdf

Consent Number	Authorised Activity
WDC – s127 RC/3770 and LU/0143/15	Change to conditions 1 and 24 of land use consent RC/3770, and conditions 1, 4 and 9 of land use consent LU/0143/15 granted November 2021.
WDC – s127 RC/3770.02 & LU/0143/15.02 WDC – LU/0140/22	Concurrent applications (RC/3770.02 & LU/0143/15.02) to change conditions of two resource consents to expand the aggregate extraction area, and an associated land use consent to establish new overburden disposal area (OBDA)
WDC - LU/0171/23	Approval of a Quarry Management Plan for the Whitehall Quarry as a Controlled Activity under Rule 4A.4.1.2(a) of the Waipa District Plan

Appendix 1 provides a conceptual map showing where these consents apply.

Separate to this land use consent application, Winstone is seeking a new resource consent from Waikato Regional Council to authorise quarrying activities, land disturbance, stormwater diversion and discharge across the quarry pit, which will ultimately authorise the quarrying operations across the site and replace a number of existing regional consents for the quarry pit.

Resource consent from Waikato Regional Council will also be sought for removal of streams and natural inland wetlands located within the “proposed long-term expansion area” shown in the plans contained in **Appendix 1**.

Copies of the existing resource consents (Land use, Waipa District Council) are provided in **Appendix 5** to this AEE.

8.0 Proposal

Winstone is proposing to expand the existing authorised aggregate extraction area at Whitehall Quarry at 249 & 253 Whitehall Road, Cambridge to meet the increased demand for aggregate resource. Winstone seeks to expand the quarry footprint by approximately 15.5 ha in a westerly direction, as shown on the proposed plans. The proposed expansion is anticipated to provide a 35-year resource based on current project demand.

Existing quarrying operations at Whitehall Quarry will continue unchanged by this proposal. Activities that will continue to be undertaken at the entire site include:

- Exploration
- Water management
- Clearing of vegetation
- Stripping of topsoil
- Stockpiling of topsoil
- Removal of overburden
- Overburden disposal
- Drilling, blasting, excavation
- Aggregate transfer

- Aggregate processing
- Process fines disposal
- Aggregate storage, sale, distribution

It is noted that there are no significant changes to the existing operational requirements of Whitehall Quarry. The quarry operations will continue as present. There will be no changes to truck movements, hours of operation, or site access as a result of the proposed expansion.

The quarry will continue to operate within all existing operational limits in both the existing Waipa District Council and Waikato Regional Council resource consents, summarised in **Table 3** below.

Table 3 Summary of operational details

Hours of operation	0630 to 1730 Monday to Friday (excluding public holidays) 0630 to 1200 Saturday. This includes sales dispatch, processing, blasting, stripping, overburden disposal and general office and maintenance activities.
Noise limits	General operations Daytime 6.00AM - 8.00PM 55dBA (L ₁₀) At all other times (including all day Sunday and public holidays) 40dBA (L ₁₀) Everyday 8.00PM - 6.00AM 65dBA (L _{MAX})
Site access	Use of existing access to Whitehall Quarry is via Whitehall Road and speed is restricted to 30km/h.

Plans of the proposed quarry expansion are provided in **Appendix 1**. The proposed quarry operations and pit development are described in further detail in the sections below.

8.1 Aggregate Expansion Area

Refer to Plan entitled Quarry Expansion in the **Appendix 1** which shows the footprint of the proposed long-term expansion area.

It is proposed to extend the pit in a westerly direction by approximately 15.5 ha in area. The pit expansion to the west will extend marginally beyond the Significant Mineral Extraction Zone and into Rural zoned land. Approximately, 4.1 ha of the proposed 15.5 ha western quarry expansion will be located outside of the SMEZ, in the Rural Zone. The pit expansion will also result in the removal of 5.46 ha of vegetation within Significant Natural Areas (District Plan reference SNA WP527 and SNA WP 530).

The expansion of the pit will not encroach on the existing high ridgeline and will avoid any known archaeological sites. The quarry expansion area will be set back at least 20 metres from recorded archaeological sites referenced as T15/341 and T15/374 (pits/terraces). As discussed in section 6.1.6 these sites will be protected in perpetuity by a covenant registered on the title, imposed by Winstone.

8.2 Proposed Progression

It is proposed to undertake vegetation clearance and strip most of the area north of the pit terrace T15/45 in the first earthworks season 2025 to 2027. For operational reasons the Stage 1 expansion area is required to progress initially in a north-westerly direction, then extend to the north in a series of campaigns. This will include removing remaining vegetation within the gully and within SNA WP527 (2.6 ha within the Significant Natural Area). Refer to the Indicative Staging Plan provided in **Appendix 1**.

The quarry is required to progress in the area to the north initially because of operational requirements. Specifically, the depth of overburden is expected to be less than 20m in the northern portion of the expansion area and provides immediate access to aggregate resource to meet immediate demands to service significant projects. Within the south-western part of the expansion area the overburden depth is 100m depth below the surface, therefore access to the aggregate resource in this location is logistically more challenging, requiring more time to access the resource. The resource within the south-western part of the site will meet longer term needs.

The stripped material will be immediately deposited into dump trucks for disposal to the overburden disposal area on the flat fields to the south (authorised by consent ref LUC/140/22).

Stage 1 (northerly portion of the expansion) is expected to provide approximately 15 years of resource (subject to demands).

Stage 2 (south-western portion of the expansion area) would involve stripping the area to the west over a series of campaigns and removing the vegetation in Significant Natural Area WP530.

8.3 Vegetation

The proposed expansion will result in the removal of approximately 5.46 hectares of vegetation within identified Significant Natural Areas (Reference WP530 and WP527 of the Waipa District Plan) as summarised in **Table 1** below. It is not possible to avoid the removal of the SNA areas because:

- Aggregate resources are located in-situ, and constrained in their location. There are known aggregate resources located within the proposed expansion area at Whitehall Quarry that are accessible from the existing quarry pit (subject to expansion of the quarry pit as sought by this application).
- the remaining archaeological feature (T15/375) is being legally protected as recommended by tangata whenua and the quarry cannot expand further north-west in order to protect this important feature.
- The need to maintain the ridgeline in response to feedback from Iwi, limiting the extent to which the quarry can extend to the north-west.

The SNA areas are comprised of mature broadleaf (tawa) forests, with very high ecological values due to the vegetation type and presence of habitat and roosts for long-tailed bats.

Table 1 Portion of Significant Natural Areas Proposed to be cleared as part of the Quarry Expansion Application

Significant Natural Area reference	Area of vegetation to be removed for quarrying activities (ha)	Total size of SNA (ha)	Portion of SNA to be removed (%)	Projected timing of vegetation clearance (subject to demand for aggregate)
WP527	2.6 ha	34.5 ha	7.5%	2025 - 2027
WP530	2.86 ha	12 ha	23%	Approximately 2041 (subject to demand for aggregates)
Total	5.46 ha	46.5 ha	11.7%	N/A

In addition, the proposal will involve removal of kanuka scrub from the gully within the proposed long-term expansion area.

The ecological assessment (**Appendix 8**) provides further detail on the ecological values of these areas.

8.4 Ecological Enhancement

The proposal includes ecological enhancement planting of an area of 12.5 ha west of the quarry site.

The preferred area contains occasional mature exotic and native trees (including small stands), wetlands (mostly exotic dominated), and headwater of tributaries. The selected areas sit outside of the SMEZ to ensure it is not impacted by any future quarrying activities. The replanting area will connect existing SNAs WP530 and WP532 as shown on the plan “Indicative Enhancement Planting” contained within **Appendix 9** to this Report.

The planting will focus on eco-sourced fast growing pioneer species (mix of native shrubs and trees) appropriate for the location.

The tasks and actions required to ensure the planting area results in a net positive biodiversity outcome includes planting, fencing, removal of stock, and pest plant and pest animal management, and details are provided in the Draft Planting Plan provided in **Appendix 15** to this Report.

The proposal also includes appropriate pest management measures to improve protections for bats (and other fauna) explained in more detail in Section 11.3 below, Section 11.0 of the Assessment of Terrestrial Ecological Effects (**Appendix 9**) and the Pest Management Plan (**Appendix 16**).

The Assessment of Terrestrial Ecological Effects (**Appendix 9**) contains details of the above measures.

8.5 Landscape and Visual Mitigation

Winstone proposes to mitigate the natural character, landscape and visual effects associated with the project (explained in detail in Section 5.2 of the Landscape and Visual Effects Assessment in **Appendix 11**), including:

- Grass hydroseeding which will be applied progressively to quarry benches as they are formed. Whilst assisting with erosion and sediment control, grass hydroseeding will assist in visually integrating the benches.
- Quarry benches will be established in indigenous planting (manuka and kanuka) to visually integrate the completed works into the vegetated hillside context.
- Prior to the establishment of works, it is proposed indigenous planting (including tree planting) is established along the ridgeline which backdrops the quarry. The purpose of the ridge planting is to increase the prominence of the ridgeline above the quarry (which is within the Visually Sensitive Hill Country Overlay) and build on the underlying landscape values.
- Lighting throughout the Project will be minimised as far as practicable, so it meets the permitted standards of the District Plan¹⁰ (as set out in **Appendix 6**). Placement and direction of lights should avoid high points which are visible outside of the Site. Light shields should be used where necessary, and all lightings shall be down facing to minimise effects on the night sky.

8.6 Whitehall Quarry Management Plan

The current Quarry Management Plan (dated November 2023) is contained in Appendix 14 of this AEE.

The Quarry Management Plan describes the operations and proposed expansion at Whitehall Quarry, including the mitigation measures recommended by technical specialist assessments. The Quarry Management Plan forms part of this proposal and is appended as **Appendix 14**.

The quarry operations will continue as present, there will be no changes to hours of operation, vehicle movements, staff numbers or site access as a result of the proposed expansion.

If the long-term expansion is approved by Council, Winstone will submit an updated Quarry Management Plan having regard to the provisions in Section 21.2.4A and Section 4A.4.1.2(a) of the District Plan, to reflect the operations with the long-term expansion.

8.7 Stormwater Management

No changes are proposed to any operational procedures and systems currently undertaken at Whitehall Quarry. This includes the groundwater and surface water management systems currently operating at the quarry, as authorised by the existing regional consents held.

Overall, the proposed pit expansion will continue to use the diversion and discharge system authorised by the existing regional resource consents held for the operation of Whitehall Quarry in accordance with the existing Water Management Plan, that was approved in 2003, as part of the regional consents (RC10811-18012) granted by Waikato Regional Council to manage the

¹⁰ Rule 20.4.2.2. of the Waipa District Plan

diversion and discharge of water from existing quarrying activities. Section 9.3 of the Water Management Plan outlines the site-specific activities and works which are existing or proposed to address water management at the Site, particularly to manage any potential erosion and sediment control effects.

8.8 Erosion and Sediment Control Plan

An updated Erosion and Sediment Control Plan address the erosion and sediment control measures for the proposed pit expansion has been prepared by Winstone. These plans are contained in **Appendix 7** and forms part of this proposal.

9.0 Consideration of Alternatives

Clause 1(b) of the 4th Schedule of the RMA requires the AEE to include a description of possible alternative locations or methods of undertaking the activity for which the consent is sought, where “it is likely that the activity will result in any significant adverse effects on the environment”.

Section 11.0 of this Report contains the Assessment of Environmental Effects. This assessment concludes that overall, the proposal will not have any significant adverse effects on the environment. Notwithstanding this conclusion, the following assessment outlines the alternatives considered throughout the project to assist the Council to understand the background to the proposal and to evaluate its merits.

9.1 Alternative Locations and Sites

In developing the proposed expansion plans Winstone considered if a greenfield site would be a practicable alternative option. It determined that a greenfield quarry site would not be a practicable alternative because:

- Aggregate resources are located in-situ, and constrained in their location. There are known aggregate resources located within the proposed expansion area at Whitehall Quarry that are accessible from the existing quarry pit (subject to expansion of the quarry pit as sought by this application).
- Whitehall quarry is well-positioned to meet the needs of the local aggregate market around Hamilton and the Waikato, as well as the Tauranga and Bay of Plenty regions, including proximity to roads of national significance requiring high quality aggregate resource.
- The quarry is well established and developing a new greenfield quarry would be costly, uncertain, and would take an extended period of time to obtain the necessary resource consents, establish and become operational. The costs of delays to supply aggregate resource would be significant. Without Whitehall Quarry’s production, a local shortfall equivalent to 8% of total regional production (770,000 tonnes) could emerge (as explained in the Economics Assessment provided in **Appendix 8** to this Report). As a result, aggregate resource is not readily available in other locations and a greenfield option is not a reasonable alternative.

9.2 Alternative Site Layout and Design

The location of the Long-Term Expansion is constrained by the following site features:

- The remaining archaeological feature (T15/375) which is being legally protected as recommended by tangata whenua.
- The need to maintain the ridgeline in response to feedback from Iwi, limiting the extent to which the quarry can extend to the north-west.
- Significant Natural Areas surrounding the quarry to the north, east and west.

With respect to the progression of the quarry, the quarry is required to progress in the area to the north initially because of operational requirements. Specifically, the depth of overburden is expected to be less than 20m in the northern portion of the expansion area and provides immediate access to aggregate resource to meet immediate demands to service significant projects. Within the south-western part of the expansion area the overburden depth is 100m depth below the surface, therefore access to the aggregate resource in this location (to the south) is logically more challenging and will meet longer term needs.

Expanding from the south to the north is not possible because the depth of overburden in the southern portion of the expansion area is 100m depth below the surface, taking 3 to 4 years of overburden stripping before the rock resource is reached. Therefore access to the aggregate resource in this location is more challenging and will not meet short-term needs.

Expanding to the middle area of the expansion footprint to avoid the SNA areas is not practical in terms of safe and efficient quarry pit design and access to suitable material, which is required to meet short and long-term demand.

If access to the aggregate resource to the north of the expansion area (where the depth of overburden is 20m) is not achieved, aggregate will not be readily available and significant costs will be incurred meaning aggregate would need to be sourced from more distant sources and could result in a local shortfall on production (over time equating to equivalent to 8% of total regional production (770,000 tonnes)). This could negatively affect a series of infrastructure projects in the Waikato Region including the Cambridge to Piarere expressway, Tauriko West State Highway 29, Hamilton Southern Links and Takitimu Northern Link Stage 2 (all Roads of National Significance projects).

Whitehall Quarry is perfectly positioned and set-up to supply these projects and if aggregate is sourced for distant sources, then a range of additional costs are incurred. These include:

- additional (direct) transportation costs
- externalities such as:
 - o emissions, and
 - o social costs (accidents).

Based on these limiting factors the site layout and design of the proposed expansion is constrained and there is no practicable alternative to the proposed long-term expansion area and proposal to progressively expand to the north-west as shown in the indicative staging plan contained in **Appendix 1** to this Report.

9.3 Conclusion of Alternatives

As outlined above, Winstone have considered alternative options for the proposed expansion of Whitehall Quarry. There is a functional need for the expansion to occur in the proposed location, to meet the required short and long terms demands for aggregate resource, and there are no practicable alternative locations or methods available.

10.0 Reasons For Consent

10.1 Waipa District Plan

An assessment of the Waipa District Plan including permitted activities is provided in **Appendix 6**. In summary resource consent is required under the following rules of the Waipa District Plan:

- Mineral extraction and processing in the Rural Zone as a discretionary activity under Rule 4.4.1.4(h).
- Mineral extraction activities authorised by a Quarry Management Plan, as a controlled activity under Rule 4A.4.2.1¹¹.
- Removal of indigenous vegetation in SNA in the Significant Mineral Extraction Zone as a restricted discretionary activity under Rule 4A.4.1.3(b).
- Removal of Indigenous vegetation within SNA (local significance) in the Rural Zone as a discretionary activity under Rule 24.4.1.1(n).
- Removal of Indigenous vegetation within biodiversity corridor as a restricted discretionary activity under Rule 24.4.1.1(n).¹²
- Mineral extraction and processing in Visually Sensitive Hill Country as a discretionary activity under Rule 25.4.1.1(t)¹³.

Overall, resource consent is required from Waipa District Council as a **discretionary activity**.

11.0 Assessment of Environmental Effects

The relevant Waipa District Council assessment criteria and guidance associated with the reasons for resource consent and Schedule 4(1), and 104 of the RMA have been used as the basis to assess the environmental effects associated with the proposal. The relevant matters of discretion / assessment criteria are:

- For removal of indigenous vegetation: Matters of discretion 4A.4.1.3(b), Assessment criteria 21.1.24.14 Removal of indigenous vegetation for any other purpose in a local

¹¹ The existing certified Quarry Management Plan will apply to the proposed expansion area and will be updated to reflect changes, including the proposed Enhancement Planting Plan and Pest Management Plan, as necessary and in accordance with consent conditions.

¹² This rule only applies to the mineral extraction beyond the Significant Mineral Extraction Zone (SMEZ) (Clause 4A.4 of the District Plan notes that activities within the SMEZ are exempt from Chapter 24 of the District Plan.

¹³ This rule only applies to the mineral extraction beyond the Significant Mineral Extraction Zone (SMEZ) (Clause 4A.4 of the District Plan notes that activities within the SMEZ are exempt from Chapter 25 of the District Plan.

significant natural area and 21.1.4A.6 Removal or clearance of indigenous vegetation within a significant natural area.

- For mineral extraction activities: 21.1.1.3 Visual, 21.1.1.4 Amenity values, 21.1.4.30 Mineral exploration and prospecting activities and 21.1.25.16 Mineral and aggregate extraction, and mineral prospecting.
- For mineral extraction within visually sensitive hill country: 21.1.1.3 Visual and 21.1.1.4 Amenity values.
- For Quarry Management Plan: Assessment criteria 21.1.4A.1 Quarry Management Plan.

11.1 Receiving Environment

The '*receiving environment*' is the reasonably foreseeable environment within which the adverse effects of the proposed changes are considered and includes the:

- Existing environment and associated effects from lawfully established activities;
- Environment as likely to be modified by activities permitted in the plan;
- Environment as modified by any consents that have been granted (at the time the application is considered) that are likely to be implemented; and
- Effects from any consents on the subject site (not impacted by the proposal) that are likely to be implemented.

In this case, the receiving environment is made up of the environment as it currently exists, together with the environment as modified by the quarrying activities that already occur at the site, authorised by the resource consent applications listed in Tables 1 above. This includes the landscape and visual effects, traffic, noise and dust effects associated with the existing quarrying operations at the site, within the existing consented footprint area. A number of these effects, including traffic effects, are not expected to change as a result of the spatial extent of the quarry expanding into the long-term expansion area.

Whitehall Quarry is located within the SMEZ in the District Plan, which is to identify regionally significant aggregate resources, and to recognise and provide for the benefits to Waipa District of making regionally significant aggregate resources available for infrastructure and development. The proposed expansion is located both within the SMEZ and the Rural Zone.

The land surrounding the site is within the Rural Zone of the WDP, with tracts of indigenous bush adjoining the northern site boundary, and discrete sections of the southern and western boundaries. The existing pockets of indigenous bush are identified as Significant Natural Areas in recognition of their significant ecological values.

A Quarry Buffer Area ('QBA') applies to land adjoining the SMEZ. The QBA aims to ensure the utilisation of mineral resources is not constrained by the establishment of noise sensitive activities (including subdivision, use and development) in proximity to existing mineral extraction activities. Consistent with these zones and overlays, the surrounding environment is of a rural character; comprising areas of vegetation, open landscapes with rolling terrain, low density development (with few farm buildings dispersed in the wider landscape), and rural production and farming.

Modifications to the existing environment that may occur as a result of activities permitted in the District Plan in the Rural Zone include (but are not limited to) the following:

- One principal dwelling per certificate of title located outside of the QBA; and up to one secondary dwelling of 70m² or less per holding located outside of the QBA¹⁴.
- Farming activities (including new farm access tracks) and structures to facilitate stock movement are permitted to occur up to the site boundary.
- The planting of commercial forestry, woodlot forestry or planted indigenous forestry may occur up to the site boundary (excluding the indigenous bush areas that are identified SNAs and identified heritage sites). Land to the south of the site (Lot 1 DPS 77613) is already used for this purpose and therefore no change is likely. The planting of indigenous forestry is permitted, along with the planting of less than 2ha of single species exotic tree forestry or mixed exotic forestry per holding.¹⁵ Harvesting activities are also permitted.
- Farm quarries that extract a maximum of 1000m³ of material for on-site use are permitted on lots located within the Rural Zone.
- Minor earthworks of up to 1000m³ may occur up to the site boundary.
- Mineral exploration and prospecting activities may occur up to the site boundary.
- Temporary events associated with rural character are enabled subject to control of potential and actual adverse effects. Temporary events may only occur up to two times per year on any one site or holding, and must comply with performance standards relating to noise, maximum attendee numbers (up to 500 permitted), and traffic requirements.
- Conservation blocks and conservation activities may occur up to the site boundary.

None of the above activities are permitted to occur in the areas that are identified SNAs; and are not permitted to impact on identified heritage sites.

At the time of preparing this application, no modifications to the receiving environment are anticipated as a result of unimplemented resource consents held for activities on the site or surrounding land.

11.2 Positive Effects / Assessment of Economic Effects

An assessment of economic effects is included in **Appendix 8**.

Whitehall Quarry, strategically located near Hamilton in New Zealand's golden triangle, is a vital supplier of high-quality aggregate to key projects across the Waikato and Bay of Plenty regions. Its proximity to the Waikato Expressway facilitates efficient distribution to a wide catchment area across Waikato and Bay of Plenty regions. Waikato aggregate is also used to satisfy Auckland's demand for aggregate.

Whitehall Quarry produces enough aggregate to supply approximately 20% of Waikato's aggregate demand. Without its production, a local shortfall equivalent to 8% of total regional production (770,000 tonnes) could emerge.

¹⁴ Refer to Rule 4.4.1.1(a) and (b) of the WDP (Permitted activities within the Rural Zone).

¹⁵ Refer to Rule 25.4.1.1(j) and (k) of the WDP (Permitted activities within Visually Sensitive Hill Country area).

The availability of aggregate and aggregate producers' capacity to meet demand is critical to ensure that unnecessary economic, social and environmental costs are avoided. If aggregate is sourced from more distant sources, then a range of costs are incurred. These include:

- additional (direct) transportation costs
- externalities such as:
 - o emissions, and
 - o social costs (accidents).

Consenting the expansion of the Whitehall Quarry operation, will ensure reliable access to a high-quality aggregate resource. This will avoid the need to source more costly aggregate from more distant locations. The direct transport costs, emissions, and social costs savings associated with allowing the expansion of the existing Whitehall operation in comparison to sourcing aggregate from more distant locations are estimated at \$25 million over 35 years.

As a result, aggregate extraction at Whitehall Quarry provides significant regional public benefit, that could not otherwise be achieved using resources elsewhere within New Zealand. As explained in Section 9.0, there is a functional need for the expansion to occur in the proposed location, with no practicable alternative locations available.

The proposed pit expansion will ensure aggregate resources are available for infrastructure and building developments occurring as part of the growth of the Waikato region and beyond and will have the benefit of providing these aggregate resources from an existing lawfully established quarry, recognised as a 'regionally significant industry' in the Waikato Regional Policy Statement.

11.3 Terrestrial Ecological Effects

An Assessment of Terrestrial Ecological Effects has been prepared by Boffa Miskell and is included in **Appendix 9**. The assessments outline the existing ecological values of the site, the impact the project will have on the ecological values and provides recommendations to avoid, remedy or mitigate any adverse effects.

11.3.1 Existing Ecological Values

The existing ecological values of the site are summarised below:

Terrestrial Vegetation

The kanuka scrub, gorse patch, and pasture areas within the long-term expansion area are of limited ecological value and typical of habitats within a rural landscape. The only terrestrial vegetation habitat of note are the tawa forests, which are native, mature secondary forests (SNA WP527 and SNA WP530). The tawa forest has a very high ecological value.

Herpetofauna

The habitats available within the project footprint provide a variety of micro-habitats that could be utilised by native lizards.

No lizards were however recorded during the surveys or were observed or captured during the implementation of the existing LMP for the stage 2 western expansions. The ecological value for native lizard habitats on site has been assessed as Low-moderate.

Bats

The proposed long-term expansion area including the SNA areas provides habitat which is highly utilised by bats.

A number of bat surveys have been undertaken at the site since 2021 and there have been consistently high levels of activity across the site. The indigenous vegetation within both SNAs contains numerous trees with potential roost features throughout. The ecological value of habitats on site for bats has been assessed as Very High.

11.3.2 Assessment of Ecological Effects and Effects Management

Terrestrial Vegetation

Vegetation proposed to be cleared includes the following:

- Tawa forest (5.46 ha): SNA WP527 (northern tawa forest) – 2.6 ha and SNA WP530 (western tawa forest) 2.86 ha.
- Kanuka scrub (0.22 ha)
- The proportion of vegetation loss in each SNA ranges from 7.5% (of a total of 34.5 ha in SNA WP527), and 23% (of a total of 12 ha in SNA WP530), meaning 88% of the total SNA areas is retained

Mature tawa forest are rare in the landscape of the Waipa District region and clearing 5.46 ha of a portion of mature tawa forest reduces available habitats for native fauna (i.e. long tailed bats).

The quarry expansion does not result in the loss of all of the tawa forest habitat, but a margin alongside the existing quarry edge. The quarry expansion will result in the creation of a new and fresh quarry edge. The length of the forest edge changes from the present 557 m to an estimated 549 m for SNA WP527, and from present 562 m to an estimated 500 m for SNA WP530 (refer to Figure 8 SNAs Inside Long Term Expansion in **Appendix 1**)

The Ecological Assessment recommends that the planting focus on eco-sourced fast growing native pioneer species (mix of native shrubs and trees). An Expansion Planting Plan (EPP) (**Appendix 15**) has been prepared which includes a species list and recommended maintenance of the planting area and fencing requirements. The EPP is also offered as part of the conditions of consent in Section 12.0 of this Report.

In addition a Pest Management Plan has been prepared including pest plant and pest animal control recommendations. The proposed Pest Management Plan is also included in the conditions of consent in Section 12.0 below.

There will be a lag time to replace the tawa forests, particularly the northern tawa forest which is proposed to be cleared immediately. Although it may take several decades for the planting to reach the tree heights and age of the existing forest, a functioning forest can occur much earlier. This can occur because of careful sourcing and sizing of new plantings, the boost of soil and fertiliser benefits, greater care given in the early stages of growth, weed and pest management, and replacement of failures.

Accordingly, to account for greater replacement lag time, the proposed area of planting: 12.5 ha is twice the area of loss of the tawa forests proposed to be cleared (5.68 ha), and 0.5 ha enhancement planting area is twice times greater than kanuka scrub proposed to be cleared (0.22 ha).

The Ecological Assessment concludes that using the Biodiversity Offset Accounting Model the protection and enhancement of the planting area will have a Positive magnitude of impact on vegetation values (i.e. a no net loss, and ultimately a net gain). Consequently, the proposal will overall contribute to a Net Gain in terrestrial vegetation values on site.

Herpetofauna

Over several site visits and surveys, no lizards were recorded (including incidentally).

To ensure appropriate measures are in place to protect lizards from disturbance, the existing Lizard Management Plan (LMP) which is offered in the conditions of consent will be updated to include:

- Destructive manual searches are undertaken at the time of tree felling, especially for arboreal geckoes.
- Salvage and relocation occur as set out in the current LMP.

Subject to adherence to the LMP, the potential effects on herpetofauna injury/mortality will be reduced to no more than a Negligible – Low magnitude of effect. Therefore, the level of ecological effect on herpetofauna injury/mortality is assessed as Low.

Bats

It is highly likely that bats are roosting within the forests where clearance is proposed. The felling of the portion of indigenous vegetation, without sufficient mitigation in place, would reduce the habitat availability for bats.

There is the potential for significant impact on bats in the absence of effective management. It is not possible to avoid the removal of trees due to the constrained location of the aggregate resource. Accordingly, the management strategy is based on the effects management hierarchy. It is acknowledged that a single method is unlikely to achieve the expectations of effects management for bats; rather an integration of methods across all the levels of the effects management hierarchy has been proposed, as follows:

- Avoidance of tree removal breeding season (and maternity roosts during this time).
- Application of tree felling protocols for the removal of potential roosts (as set out in the QMP).
- Enhancement planting to extend the quantum and quality of habitat.
- Improved connections through planting areas between existing SNAs.
- Extensive and long-term pest management in enhancement planting area and in the remaining SNAs on the property owned by Winstone Aggregates.
- Monitoring of local bat activity.

11.3.3 Conclusion of Terrestrial Ecological Effects

Winstone has applied the effects management hierarchy to the proposal as summarised below:

- **Avoidance:** Winstone is unable to avoid removal of native vegetation at Whitehall Quarry due to the constrained location of the aggregate resource. There is a functional need to continue quarrying at Whitehall Quarry, with no practical alternatives, therefore the loss of indigenous and exotic vegetation is unavoidable.

- **Minimise:** Winstone has limited the total area of SNA clearance to 5.46 ha to minimise the loss of vegetation as much as possible (to 11.7% of the SNA areas), and to retain 88% of the SNA areas. To further minimise disturbance, Winstone is also proposing to:
 - o Stage the long-term expansion so the loss of vegetation in 2025-2026 as part of Stage 1 is limited to 2.6 ha (in SNA WP527) meaning the vegetation in SNA WP530 will remain in-situ until approximately 2041 (subject to demand)
 - o timing of vegetation clearance to minimise disturbance during bat maternity season (December - January) and bird breeding season (primarily August – March), or if works are required to occur during bird breeding season, undertaking nest checks prior to clearance.
 - o Tree felling protocols for the removal of potential roost trees for long-tailed bats in accordance with a Bat Management Plan.
- **Remedy:** Measures proposed to remedy ecological effects include checks for geckos and relocation to a designated area.
- **Offsetting:** planting an area of 12.5 ha with native vegetation (with long-term provision for habitat for fauna species) to offset the loss of 5.68 ha of indigenous vegetation and 022 ha of kanuka scrub, to be fenced and cleared of stock, and to occur as soon as possible on the western slopes of the hill west of the quarry expansion.
- **Compensation:** comprehensive pest and weed management programme for the replanting area (below) and remaining SNAs to enable successful rehabilitation and for the protective benefit of indigenous fauna (especially long-tailed bats).

The terrestrial ecology report provides the following conclusions:

- When effects management is implemented, the indigenous biodiversity and ecological values are maintained.
- The objective and policy requirements of the NPS-IB and Waikato RPS are met, the maintenance of indigenous biodiversity is provided for.
- Overall, subject to the implementation of the recommended effects management, the ecological effects associated with the long-term expansion at Whitehall Quarry will be less than minor.

11.4 Noise and Vibration Effects

A Noise and Vibration Impact Assessment of the proposal was undertaken by Marshall Day and is included in **Appendix 10**.

The report states that the nearest sensitive receptors are at least 700m from the centre of the quarry pit, with the majority being over 1km from the site.

The key findings of this assessment are:

- The noise conditions from the existing consented activity have been used to assess compliance of the proposed changes to the existing aggregate extraction area.
- The assessment confirms the existing operation assessed receivers are compliant with the 40-55 dB LA10 in existing consent condition 3 in RC 3770.

- The Rural Zone daytime noise limits are more stringent than the existing consent. However, the same or comparable plant will be used, there will be no changes in truck movements and there are no new potentially sensitive receivers in the area. Therefore, the existing consent conditions are appropriate to apply to the new resource consent for the long-term expansion area.
- As stated in section 5.1 of the noise assessment the expanded site will remain compliant with the existing consent and with the relevant district plan noise limits.
- The assessment confirms the operational noise from the proposed expansion of the quarry pit will have a negligible change in noise level and will maintain compliance with Condition 3 of the Consent WDC RC 3770.
- The assessment makes a comparison of the existing and proposed operational noise and the proposed expansion will maintain the status quo in terms of site noise emission, including a small decrease in level at 2/207 Whitehall Road. The proposed expansion will generate noise which complies with the noise limits authorised by RC3770.02.
- The assessment predicts that blast overpressure levels will readily comply with the 115 dB L_{Zpeak} (95 percentile) Rural Zone noise limit and will therefore comply with condition 8 of consent RC3770.02.
- The assessment also predicts that vibration from daily blasting events will comply with the BS5228-2:2009 guideline limit of 1mm/s PPV at the closest receivers and will be generally imperceptible at these locations. Blasting vibration will therefore be readily compliant with the WDP limits for the SMEZ and the Rural Zone.

In summary the assessment predicts the noise and vibration will comply with the existing noise limits for the site (55 dB LA10), set out in the relevant conditions of consent and that no change will result from the proposed expansion.

Section 12.0 of this Report offers conditions of resource consent to ensure noise levels from the proposed expansion continue to comply with the noise limits, as follows:

1. *That the noise level from all extraction and processing operations on the site (except for blasting operations) shall not exceed the following levels when measured at or within the notional boundary of any dwelling located in a site in different ownership:*

<i>Daytime (6.00am to 8.00pm)</i>	<i>55dBA(L10)</i>
<i>At all other times (including all day Sunday and public holidays)</i>	<i>40dBA(L10)</i>
<i>Everyday (8.00pm to 6.00am)</i>	<i>65dBA(L10)</i>

The expansion to the pit will not generate any materially different noise and vibration effects to what already occurs on site. It is recommended that as a condition of consent noise limits similar to RC 3770 and LU/0143/15 apply.

The noise limits are proposed to remain consistent with the current resource consent for ease of implementation and monitoring.

Overall, any adverse noise and vibration effects associated with the pit expansion will be less than minor.

11.5 Archaeological Effects

An Archaeological Assessment has been prepared by Clough & Associates in 2019, 2022 and 2023 for expansions at Whitehall Quarry and these are provided in **Appendix 4**.

There are five identified archaeological sites in the vicinity of the quarry (T15/45, T15/341, T15/342, T15/344, and T15/374). It is noted that resource consent WDC - LU/0171/23 has been granted for the removal of Heritage Feature (T15/45) identified in the District Plan. No quarrying activities will occur within 20m of the edge of T15/374, T15/344 and T15/341 and these sites will be protected in perpetuity in a cultural covenant.

It is also noted that during consultation with iwi they outlined the importance of maintaining the ridgeline and Winstone has developed the proposed quarry expansion footprint to take this into account and to ensure the ridgeline is maintained.

Based on the previous Archaeological Assessment reports, there is no evidence of archaeological features or deposits within the proposed expansion area, and it is considered unlikely that archaeological remains are present because of damage to the upper ground levels from past quarrying and agricultural activities.

In the event that unrecorded archaeological sites are exposed during the works Winstone will comply with an accidental discovery protocol as required under the Heritage New Zealand Pouhere Taonga Act 2014 and offered as part of the conditions of consent in Section 12 below. Subject to the measures outlined above any adverse effects on archaeological values are considered to be less than minor.

11.6 Assessment of Landscape and Visual Effects

A detailed Landscape and Visual Effects Assessment (LVEA) has been prepared by Boffa Miskell and is provided in **Appendix 11**. The LEA provides an assessment on the landscape effects, natural character effects and visual effects.

The LVEA has provided a number of mitigation measures and these measures (explained in Section 8.5) have been considered in evaluating the level of effects. The proposed mitigation includes:

- Hydroseeding of quarry faces.
- Planting quarry benches – indigenous planting (manuka and kanuka) to visually integrate the completed works into the vegetated hillside context.
- Ridge planting – prior to works it is proposed to undertake indigenous planting (including tree planting) along the ridgeline to reinforce the dominance of the ridgeline between the two SNAs, and forms a backdrop to the quarry.
- Ecological enhancement planting
- Lighting to be minimised as far as practicable.

The LVEA has assessed the landscape, natural character and visual effects using a seven-point scale ranging from very low to very high consistent with Te Tangi a te Manu Guidelines.

The assessment has adopted the following scale applied to relevant RMA circumstances¹⁶ (refer to diagram below), acknowledging low and very low adverse effects generally equate to 'less than minor' and high / very high effects generally equate to significant¹⁷.



In summary the following conclusions are made in the LEA:

11.6.1 Landscape Effects

The proposed quarry expansion will involve permanent removal of material and in time create a terraced hillslope, therefore altering the physical characteristics (spurs, gullies and hillslopes) of this portion of the Site. While the legibility of the wider ridge landform and the ridgeline will remain intact a sizeable portion of terrain and landscape features will be altered.

The most valued landscape feature is considered to be the defining ridge to the west of the quarry expansion area. Approximately 1.6ha of the Visually Sensitive Hill Country overlay on the south-eastern side of the ridgeline will be quarried and terraced as a result of the expansion.

The values that underpin the broader Visually Sensitive Hill Country overlay will largely be maintained. However, at a more Site-specific level, the working pastoral environment will be replaced with a working quarry character. The expansion area will be seen in the context of the existing quarry operations, which are anticipated within the SMEZ (the area where the majority of the long-term expansion footprint occurs), and will remain framed by surrounding indigenous vegetation, though several landscape elements will be lost.

To mitigate the landscape effects of this vegetation loss and landform modifications, 1.25 ha of indigenous mitigation planting is proposed along the ridgeline behind the quarry in addition to proposed planting as detailed in the ecological effects assessment. Further, the ridgeline planting will mitigate the landscape effects in combination with grass hydroseeding and indigenous planting (manuka and kanuka) proposed along the mid to upper quarry benches which will occur progressively as the various stages of quarrying are completed. Together, this planting aims to soften the interface between the quarry and surrounding forested areas, restoring a more natural aesthetic and ecological function over time.

With the above in mind, it is considered that as each stage is progressively undertaken, with mitigation measures established, landscape effects will be no more than **Low** (*less than minor*). This also acknowledges that a majority of the expansion area is within SMEZ and quarrying in this area is already a part of the receiving environment, therefore the landform outcomes associated with quarrying activities could be reasonably anticipated.

¹⁶ Seven-point level of effect scale. Source: Te tangi a te Manu, Pg. 15

¹⁷ The term 'significant adverse effects' applies to specific RMA situations, including the consideration of alternatives for Notices of Requirement and AEEs, as well as assessing natural character effects under the NZ Coastal Policy Statement.

11.6.2 Natural Character Effects

In terms of natural character, the highest degree of naturalness occurs where there is the least amount of human induced modification. The identified wetlands are considered to have low levels of natural character. The identified watercourses are considered to have low-moderate and moderate levels of natural character.

The proposal includes removing features within the planned quarry footprint, affecting approximately 700m² of wetland habitat and 250 meters of watercourse length (combined Gully A and B watercourses). Although these areas have been influenced through human activity (e.g. nearby quarry operations and/or farming/ stock access) and include exotic species.

There would be **low- moderate** (minor) natural character effects resultant from the removal of the wetlands and Gully watercourse, these mitigation actions are expected to provide benefits through the enhancement of wetland and watercourses in the wider site and an increase in natural character within these areas.

11.6.3 Visual Effects

Visual effects are effects on landscape values as experienced in views. The nature of a view depends on how it is perceived and the extent to which it is valued or not. It includes how the landscape in the view is understood, interpreted and what is associated with it. Effects are also assessed in the context of the relevant statutory provisions.

In this respect, the proposed quarry expansion will mainly occur within the SMEZ, where quarrying activities can reasonably be anticipated, however as previously described the expansion footprint it does extend beyond this zone and 4.1ha into the Rural Zone to the west. Notwithstanding this, quarry activities do occur in rural environments and such activities can influence rural zones which occur along the margins of significant mineral extraction zones and their associated quarries.

To assist in understanding the effects, a ZTV analysis and a series of Visual Simulations ('VS') have been prepared, from publicly accessible roads where the Site is visible from. These have been prepared based on Viewpoints 1, 3 - 6 within Appendix 2: Graphic Supplement of the LEA. 3D model views ('MV') from identified private properties have also been prepared where it was considered that representative views from public locations could not be attained (Model Views 7, 8, 9 and 10 within Appendix 2: Graphic Supplement of the LEA). The analysis of visual effects is based on observations from the Site visit and ZTV analysis.

In terms of visual effects, for road users along Whitehall Road, Dunning Road, Oliver Road, Brunskill Road and French Pass Road, effects will be no more than low through the duration of the quarry. Landform and vegetation interacts with these moving views which would mean that views are glimpsed, partial and often seen in the context of the existing quarry.

In relation to residential viewing audiences, effects will be more elevated due to the fixed views attained from dwellings. Notwithstanding this, many residents in the catchment will not observe discernible change from their dwellings. Further, for those that do observe change, whilst portions of the quarry will appear outside of the SMEZ, this change will often be seen in the immediate context of the working quarry environment.

The greatest level of visual effects will be during Stage 1 and 2 before mitigation has been established. Most notably, exposed cut faces on elevated slopes will contribute to generating potential adverse effects. The most potential for adverse effects during Stage 1 prior to

mitigation being established will be **low-moderate**¹⁸ (minor), and **Moderate**¹⁹ (more than minor). This would however reduce once hydroseeding has greened the benches, particularly the uppermost portions. During Stage 2, exposed cut benches will again elevate effects, with the most adverse effects being **Moderate**²⁰ (more than minor) to **Low-moderate**²¹ (minor).

In summary the proposal is expected to result in the following:

- the following residents are likely to experience temporary visual effects that are 'minor' in nature 808 French Pass Road; and
- the following residents are likely to experience temporary visual effects that are 'more than minor' in nature: 11, 15, 17, 109, 111 and 1/114 Dunning Road, 1/207 and 2/207, 103, 2/159, 178, 196 and 3/207 Whitehall Road

In time these effects will reduce and the project staging (and therefore staging of mitigation measures) will reduce the extent of exposed quarry faces and associated quarrying activities within the views.

- the following residents are likely to experience permanent visual effects that are 'minor' in nature 11, 15, 17, 109, 111 and 1/114 Dunning Road, 2/159, 178, 3/207 and 196 Whitehall Road; and
- the following residents are likely to experience permanent visual effects that are 'more than minor' in nature: 1/207 and 2/207 Whitehall Road

It is considered that overtime mitigation will visually soften the quarry and together with the proposed ridge planting the quarry will become more integrated with the landscape. The mitigation measures (ridgeline planting and progressive replanting of quarry benches) form an integrated part of the proposal and have been included in the proposed conditions of consent referenced in Section 12.0 of this AEE.

11.7 Air Quality (Dust)

An Air Quality Assessment has been prepared by Air Quality Consulting NZ and is included in **Appendix 12**. The Air Quality Assessment identifies dust emissions as the main discharge to air resulting from the proposed quarry expansion.

The dust nuisance mitigation measures that will be used to control the effects of discharges to air during the extraction operations at Whitehall Quarry, which form part of this proposal have been assessed in section 6.0 of the Assessment report in **Appendix 12**.

The dust monitoring measures as recommended in Section 6.1 of the Assessment report, align with the dust management measures to be undertaken by site personnel at Whitehall Quarry as outlined in section 12 of the Quarry Management Plan.

The Assessment report concludes that the nearest sensitive receptors are at least 480m from the proposed pit expansion, with the majority being in excess of 900 m from any dust generating activities. Considering this sufficient distance with the numerous terrain features that could impact the transportation pathway of the dust and considering the low frequency that dust could

¹⁸ Residents at 11, 15, 17, 109, 111 and 1/114 Dunning Road and 103 Whitehall Road

¹⁹ Residents at 1/207, 2/207, 3/207, 2/159, 196 and 178 and Whitehall Road

²⁰ Residents at 1/207, 2/207 Whitehall Road

²¹ Residents at 1, 15, 17, 109, 111 and 1/114 Dunning Road and 1/207, 2/207, 3/207, 2/159, and 178 and 196 Whitehall Road

cause nuisance effects, provided the proposed mitigation measures are appropriately implemented, there will be limited potential for adverse effects.

Overall, the air discharge from the proposed pit expansion at Whitehall Quarry:

- Will comply with the relevant conditions of Rule 6.1.16.1 of the Waikato Regional Plan.
- Will comply with Rule 20.4.2.1 in the WDP which requires that “No activity shall produce any objectionable odour, smoke, fumes or dust at or beyond the boundaries of the site from which the nuisance emanates”.
- Are unlikely to result in any adverse environmental effects beyond the site boundary and the effects are therefore considered to be less than minor.

The following condition of consent is offered in relation to dust:

“The area of bare soil/earthen surfaces is kept to a minimum at all times. The consent holder shall, as far as practicable, vegetate all disturbed areas which are not currently being worked”.

11.8 Traffic Effects

As stated above, there are no changes to the existing operation including traffic management at the Whitehall Quarry. The receiving environment and existing vehicle movements to and from the site will not be changing as a result of the quarry expansion proposal. The wider operation of Whitehall Quarry will continue to operate under the existing traffic management measures set out in section 7 of the Quarry Management Plan.

As an aside this AEE also confirms that Council is not able to impose a heavy vehicle impact fee as part of this application under Rule 18.4.2.13 of the District Plan as there is no heavy traffic increase creating adverse effects on the District’s road network associated with the expanded quarry footprint²².

11.9 Tangata Whenua

Winstone has an established relationship with Ngāti Hauā, Ngāti Korokī Kahukura Trust and the Raukawa Settlement Trust. As part of this relationship, Winstone have been engaging with Tangata Whenua on the long term development of Whitehall Quarry. Records of hui and further details on Consultation with Tangata Whenua are set out in Section 13 – Consultation and **Appendix 13**.

It is noted that Winstone has developed the proposed expansion to address matters raised by tangata whenua during consultation which has included maintaining the ridgeline and protecting the existing archaeological site (T15/374) with a cultural covenant. In addition, feedback received on the proposed ecological management measures have been incorporated into the proposal, including a focus on pest management prior to vegetation clearance to ensure the best chance of success for bats and species to flourish within the remaining SNA vegetation.

A Cultural Impact Assessment is being prepared for the long-term expansion and will be provided to Council when available.

²² Refer Legal Opinion by Janette Campbell – Barrister (13 May 2022) provided to Fletcher Concrete and Infrastructure Limited.

11.10 Conclusion of Assessment of Environmental Effects

Winstone has commissioned a series of expert technical assessments to assess the actual and potential effects of the long-term expansion at Whitehall Quarry. Drawing on the findings of these expert assessments, any adverse effects of the proposed long-term expansion in relation to noise and vibration, air (dust), archaeological and traffic effects will be less than minor. Overall, considering the proposed ecological mitigation and enhancement planting, the potential effects on ecological values have been assessed as less than minor.

The LEA has concluded the following:

- the following residents are likely to experience temporary visual effects that are 'minor' in nature: 808 French Pass Road; and
- the following residents are likely to experience temporary visual effects that are 'more than minor' in nature: 11, 15, 17, 109, 111 and 1/114 Dunning Road, 1/207 and 2/207, 103, 2/159, 178, 196 and 3/207 Whitehall Road

In time these effects will reduce and the project staging (and therefore staging of mitigation measures) will reduce the extent of exposed quarry faces and associated quarrying activities within the views.

- the following residents are likely to experience permanent visual effects that are 'minor' in nature: 11, 15, 17, 109, 111 and 1/114 Dunning Road, 2/159, 178, 3/207 and 196 Whitehall Road; and
- the following residents are likely to experience permanent visual effects that are 'more than minor' in nature: 1/207 and 2/207 Whitehall Road.

It is noted that site-specific assessments have not been undertaken to determine the exact extent of the views and any existing on-site screening/ landscaping and the orientation of the dwellings in relation to the long-term expansion.

12.0 Proposed Conditions of Consent

The following conditions of consent are proposed for the long-term expansion:

General

1. The development shall proceed in accordance with the information submitted with the application on [date] including the application and plans entitled 'Whitehall Quarry | Application for Resource Consent and Assessment of Environmental Effects for Long-Term Expansion – Waipa District Council' and the Quarry Management Plan entitled Whitehall Quarry Management Plan July 2023 (or any subsequent version of the Quarry Management Plan certified by the Waipa District Council).

Quarry Management Plan

2. The consent holder must ensure that quarrying activities on site are undertaken in general accordance with the certified Quarry Management Plan ('QMP') prepared by Winstone Aggregates. The overall objective of the QMP must be to set out the practices and procedures to be adopted to ensure compliance with consent conditions and must include:

- a) Details about the operations of the quarry site as outlined in Section 21.2.4A.1 of the Waipa District Plan and summarised below:
 - i) Site Plan
 - ii) Description of current and future operations
 - iii) Methods to manage effects (i.e. including but not limited to dust, noise, glare and vibration, traffic including parking and heavy vehicle movements, ecological and arheological); and
 - iv) Monitoring and reporting on the above matters.
- b) Accidental Discovery Protocols
- c) Complaint Process; and
- d) Review Process.
- e) Enhancement Planting Plan and Pest Management Plan referred to in Conditions 3 and 4 below.

Any subsequent review of the QMP (including to include the Long-Term Expansion) must also be submitted to Council for certification. The consent holder must meet the costs of the production, certification, monitoring and review of the QMP.

Enhancement Planting

3. The consent holder shall implement and maintain the planting of the following areas in accordance with the document entitled “Whitehall Quarry Long-Term Expansion Planting Plan” prepared by Boffa Miskell dated 6 May 2025:
 - a) The “ridgeline” replanting area (1.25 ha in area), and shown in the plan entitled “Landscape and Visual Mitigation Plan”, prepared by Boffa Miskell, referenced in Figure 3 of the abovementioned Planting Plan.
 - b) Establishment of indigenous planting (manuka and kanuka) for quarry benches in the long-term expansion area (16.4 ha in area), shown in the plan entitled “Landscape and Visual Mitigation Plan”, referenced as Figure 3 in the abovementioned Planting Plan.
 - c) The ecological “enhancement planting area” (12.5 ha in area) on Part Lot 1 Sec 13, Block X Cambridge SD referenced in Figure 5 of the abovementioned Planting Plan.
4. The planting shall commence in the first planting season (May – August) following the granting of resource consent

Pest Management

5. The consent holder shall implement the pest management measures in accordance with the document entitled “Pest Management Operations Plan” prepared by Boffa Miskell submitted with the application. The purpose of the Pest Management Operations Plan is to strengthen the protective measures for local populations of indigenous vegetation and indigenous fauna, including habitat for refuge, foraging, breeding and rearing to contribute to a broader Waikato regional strategy for indigenous biodiversity and ecosystems.
6. An annual pest management monitoring report shall be prepared and submitted to Council by end of June each year and shall include:
 - a. A summary of all pest control (plant and animal) activities undertaken within the project area in the preceding 12 months, detailing dates, and methods of each control activity:

- b. Progress measured against the objectives and targets of the Pest Management Operations Plan.
- c. Maps of control devices/area, labelled by type;
- d. Summaries of trap catch statistics by species (both target and any non-target catch), including by trap type, trap location, lure type as well as CCI of rats, possums, and camera trap rates, with comparison to management targets and thresholds for additional control;
- e. Summaries of results of toxic control operations, including target species, bait type and bait take;
- f. Any trends in the data, such as high-catch/high bait-take locations, the main species caught and comparisons to previous years and;
- g. Any challenges/issues encountered in undertaking control or monitoring, and how these difficulties were overcome or if they remain ongoing.

Ecology

- 7. All vegetation clearance shall occur:
 - a. Outside of the bat maternity season (December – January inclusive) to minimise any disturbance to roosting long-tailed bats.
 - b. Outside of bird breeding season (September to February / August to March inclusive) wherever possible, to minimise disturbance to nesting native birds. If vegetation clearance is unavoidable during the main native bird nesting season, all approved and experienced ecologist or ornithologist must visually inspect all trees proposed for removal within 24 hours of cutting to identify any active nests. Should any nesting be observed, a 10-metre buffer of vegetation must be required to remain around the next site until the chicks have hatched and naturally left the natal site.
 - c. in accordance with the requirements set out in the:
 - i. Bat Management Plan, prepared by Boffa Miskell, dated 1 August 2021 to minimise risk of injury to long-tailed bats.
 - ii. Lizard Management Plan, prepared by Ecology New Zealand, dated 8 September 2022, to minimise risk of injury to native lizards.
- 8. Upon completion of works, all fauna findings resulting from condition 5 must be recorded by a suitably qualified and experienced ecologist and submitted within 3 months of the works being completed.

Landscape and Visual

- 9. At the completion of each earthworks season, quarry benches shall be progressively stabilised and planted, and quarry faces progressively stabilised and hydroseeded to reduce the extent of exposed earth at any one time, in accordance with the recommendations set out in the Landscape and Visual Effects Assessment, prepared by Boffa Miskell, dated 4 June 2025.

Accidental Discovery Protocols

10. If taonga (treasured or prized possessions, including Maori artefacts) or archaeological sites are discovered in any area being earth-worked, the consent holder shall cease work within a 100m radius of the discovery immediately and contact local iwi, Heritage New Zealand (HNZ) and Council's Manager Planning and Regulatory. Works shall not recommence in that area until a site inspection is carried out by iwi representatives, relevant Council staff and staff of the HNZ if they consider it necessary); the appropriate action has been carried out to remove the Taonga and record the site, or alternative action has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory. The site inspection shall occur within 3 working days of the discovery being made.
11. If during construction activities, any Koiwi (skeletal remains) or similar material are uncovered, works are to cease within a 100m radius of the discovery immediately, and the consent holder shall notify the New Zealand Police, local iwi, Heritage New Zealand (HNZ) and Council's Manager Planning and Regulatory. Works shall not recommence in the area until a site inspection is carried out by iwi representatives, relevant Council staff and staff from the HNZ and the New Zealand Police (if they consider it necessary); the appropriate ceremony has been conducted by iwi (if necessary); the materials discovered have been removed by the iwi responsible for tikanga appropriate to their removal and preservation or re-interment, or alternative action (e.g. works are relocated) has been taken; and approval to continue work is given by Council's Manager Planning and Regulatory.

Noise

12. Noise levels from all extraction and processing operations on the site (except for blasting operations) shall not exceed the following levels when measured at or within the notional boundary of any dwelling located in a site in different ownership:

Daytime (6.00am to 8.00pm)	55dBA(L10)
At all other times (including all day Sunday and public holidays)	40dBA(L10)
Everyday (8.00pm to 6.00am)	65dBA(L10)

The noise level shall be measured and assessed in accordance with the requirements of New Zealand Standard NZS 6801:1991 "Measurement of Sound" and New Zealand Standard NZS 6802:1991 "Assessment of Environmental Sound".

Noise levels shall be measured in accordance with the requirements of the New Zealand Standard NZS 6801"1991 "Measurement of Sound" and the duration of any measurement period shall not be less than 15 minutes.

13. Blasting shall be designed, supervised by a suitably qualified and experienced person, and will be designed and managed to minimize vibration and airblast. Blasting will be restricted to a maximum of twice per day between 9.00am and 4.00pm Monday to Friday, except where necessary for emergency or safety reasons. Distinctive warning signals will be given at predetermined times prior to a blast. A complete record of each blast shall be maintained.
14. Noise generated by the use of explosives shall not exceed a peak overall sound pressure of 120 dBC (Lpeak) at the notional boundary of any dwelling located in a site in different ownership.

Dust

15. The area of bare soil/earthen surfaces is kept to a minimum at all times. The consent holder shall, as far as practicable, vegetate all disturbed areas which are not currently being worked.

13.0 Statutory Assessment

In accordance with Section 104(1) of the Resource Management Act 1991 ('RMA'), this part of the report addresses the following statutory documents which are relevant to the assessment of this proposal:

- National Policy Statement for Freshwater Management (NPS-FW)
- National Policy Statement for Indigenous Biodiversity (NPS-IB)
- Waikato Regional Policy Statement
- Waipa District Plan
- Vision and Strategy for the Waikato River
- Iwi Management Plans
- Part 2 of the RMA

13.1 Section 104B

Section 104B states that, after considering an application for a discretionary activity, a consent authority may grant or refuse the application. If the activity is granted, the consent authority may impose conditions pursuant to Section 108.

13.2 National Policy Statement for Freshwater Management

The NPS for Freshwater Management, recognises Te Mana o te Wai and sets out objectives and policies that direct local government to manage water in an integrated and sustainable way, while providing for economic growth within set water quantity and quality limits. This NPS is considered as part of the application for resource consent for the proposal sought from the Waikato Regional Council.

13.3 National Policy Statement for Highly Productive Land

The National Policy Statement for Highly Productive Land 2022 (NPS-HPL) must be given effect to through Waikato Regional Council's policies and plans. However, as the Council has not yet had the opportunity to review its planning documents to implement the NPS-HPL, an assessment of the Proposal has been made against the provisions in the NPS- HPL.

The NPS-HPL seeks to protect highly productive land to enable its use for land-based primary production, both now and for future generations. It recognises the finite characteristics and long-term values of such land, and that its protection may lead to reduced (or least no greater) use of agri-chemicals by reducing the use of marginal land.

In general, the NPS-HPL applies to Land Use Capability Classifications 1, 2 and 3. Regional councils may also map land that is in a general rural zone or a rural production zone that is not LUC 1, 2, or 3 land, as highly productive land if the land is, or has the potential to be (based on current uses of similar land in the region), highly productive for land-based primary production in that region, having regard to the soil type, physical characteristics of the land and soil, and climate of the area.

The map in **Appendix 1** entitled Land Use Classification shows the land use classification for the area of the proposed expansion at the Site. The proposed expansion area is mapped as LUC 6 and is therefore not classified as highly productive land in the NPS HPL, meaning the NPS-HPL does not apply to the proposal

13.4 National Policy Statement for Indigenous Biodiversity (NPS-IB)

The National Policy Statement for Indigenous Biodiversity (NPS-IB) must be given effect to through Waikato Regional and Waipa District Councils policies and plans. However, as the Councils have not yet had the opportunity to review their planning documents to implement the NPS-IB, an assessment of the proposal has been made against the objective and relevant policies.

13.4.1 Managing adverse effects on SNAs (Clause 3.10)

Clause 3.10 of the NPS-IB requires managing adverse effects on SNA's of new subdivision, use and development. Clause 3.10(2) sets out that each of the following adverse effects on an SNA of any new subdivision, use, or development must be avoided, except as provided in clause 3.11:

- (a) loss of ecosystem representation and extent:
- (b) disruption to sequences, mosaics, or ecosystem function:
- (c) fragmentation of SNAs or the loss of buffers or connections within an SNA:
- (d) a reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems:
- (e) a reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle.

13.4.2 Exceptions to clause 3.10(2)

Clause 3.11(1) set out that clause 3.10(2) does not apply, and any adverse effects on an SNA of a new subdivision, use or development must be managed in accordance with clause 3.10(3) and (4), if:

- a. the new subdivision, use or development is required for the purposes of any of the following:
 - ...
 - (i) aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand:
 -
- b. there is a functional need or operational need for the new subdivision, use or development to be in that particular location; and

- c. there are no practicable alternative locations for the new subdivision, use or development.

Where the proposal meets all three of the above criteria, the effects management hierarchy applies (Clause 3.10(3) and (4) of the NPS-IB).

The proposal meets the above criteria because:

- a. Whitehall Quarry is an established quarry that provides a regionally significant mineral resource, recognised as 'Regionally Significant Industry' in the Waikato RPS and the Waipa District Plan through the SMEZ. The proposed pit expansion will ensure aggregate resources are available for public benefit for the next 35 years, which includes infrastructure and building developments within Waikato region and beyond, to meet increasing demand and facilitate growth and economic wellbeing.
- b. There is a functional need for the quarry to be located in its current location, and to expand in a westerly direction, and there are no practical alternatives because the aggregate resource is located in-situ and is not readily available in other locations. The expansion of the footprint has been designed to avoid an archaeological feature and to maintain the ridgeline in response to feedback from iwi so cannot progress further north or west to access additional resource (explained in more detail in Section 9.0 above).
- c. Expanding to the middle area of the expansion footprint to avoid the SNA areas is not practical as it would not provide the volume of material required to meet short and long-term demand for aggregate.
- d. Additionally, operational reasons the quarry is required to progress in the area to the north initially because the depth of overburden is expected to be less than 20m in the northern portion of the expansion area and provides immediate access to aggregate resource to meet immediate demands to service significant projects. Expanding from the south to the north is not possible because the depth of overburden in the southern portion of the expansion area is 100m depth below the surface, therefore access to the aggregate resource in this location is logically more challenging and will not meet short-term needs.

13.4.3 Objective and Policies

The objective of the NPS-IB is:

- (a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and
- (b) to achieve this:
 - i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and
 - ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and
 - iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and

- iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.

It is recognised that the presence of the nationally critical threatened long-tailed bat and the location of the SNAs means that this location meets the criteria as an area of significant indigenous biodiversity in the Waikato RPS.

The SNAs which make up a portion of the long-term expansion footprint provides highly utilised habitat for bats. The bats are highly mobile and utilise the broader area including the two large tawa forests within the long term expansion footprint (SNA WP527 and SNA WP530). The ecological value of habitats on site for bats has been assessed as Very High.

It is acknowledged that without effective management, there would be the potential for significant impact on bats. It is not possible to avoid the removal of trees for access to the aggregate resource for reasons already explained in Section 9.0 above. Accordingly, the proposed management strategy is based on the effects management hierarchy. It is acknowledged that a single method is unlikely to achieve the expectations of effects management for bats; rather an integration of methods across all the levels of the effects management hierarchy is recommended by the project ecologists. It is proposed that the development of the long-term expansion requires on-going adherence to fauna protocols (bats and lizards as detailed in the Quarry Management Plan). These protocols seek to protect these species and to avoid adverse effects or fatalities to the fauna.

Approximately 12.5 ha of ecological enhancement planting is proposed to offset the effects of removal of some 5.68 ha of native vegetation in accordance with the Comprehensive Replanting and Pest Management Plan. The replanting will occur as soon as possible on the western slopes of the hill west of the quarry expansion. Tawa forest is better suited to a wetter environment so the ecological enhancement planting will be placed at the lower end of the ridge with a mix of species to ensure the replacement planting can survive in a dry climate.

Accordingly, the objective and policy requirements of the NPS-IB are met, the maintenance of indigenous biodiversity is provided for, and overall, including the proposed enhancement planting, the ecological effects associated with the long-term expansion footprint will be less than minor.

Winstone recognises the role of Tangata Whenua as kaitiaki and is continuing to engage with the Kaitiaki group regarding the proposed expansion, including on-going ecological monitoring, restoration and rehabilitation on the Site. The proposed expansion will provide for the wellbeing of people and communities by providing much needed aggregate for the Region.

Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.

Based on the above analysis in relation to the Objective, it is considered that indigenous biodiversity will be managed in a way that gives effect to the Treaty of Waitangi principles of partnership, active protection, and participation.

Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:

- (a) managing indigenous biodiversity on their land; and*
- (b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and*

(c) actively participating in other decision-making about indigenous biodiversity.

The Site is not owned by Tangata Whenua. However, Winstone recognises that some indigenous species are taonga, and will continue to engage with Tangata Whenua regarding the proposed long-term expansion, and seek input into the Planting and Pest Management Plans to enable the exercise of kaitiakitanga as appropriate.

Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.

A precautionary approach has been taken to considering adverse effects on indigenous biodiversity including avoiding breeding seasons and undertaking pre-construction fauna inspections, prior to vegetation removal in order to protect indigenous fauna and mitigate potential for injury.

Policy 4: Indigenous biodiversity is managed to promote resilience to the effects of climate change.

This Proposal is contributing to the resilience of indigenous biodiversity by planting approximately 12.5 ha of indigenous vegetation within the Site. The proposal will also ensure that the species mix of vegetation for new planting areas is resilient to the effects of climate change in the proposed location. Specifically DOC's initial feedback suggested that the proposed enhancement planting area be located in the lower areas of the site because these areas are likely to be "wetter" and more sheltered, thereby able to withstand the effects of climate change and provide better ecological outcomes. This feedback has been considered and incorporated into the proposed enhancement planting area to ensure that indigenous biodiversity is managed in away that promotes resilience to the effects of climate change.

Policy 5: Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.

Policy 5 is a matter than the relevant Councils need to address but cross-boundary management is not directly relevant to this Site as it is centrally located within the Waipa District and wider Waikato Region.

Policy 6: Significant indigenous vegetation and significant habitats of indigenous fauna are identified as significant natural areas (SNAs) using a consistent approach.

Policy 7: SNAs are protected by avoiding and managing adverse effects from new subdivision, use and development.

The proposed quarry expansion includes the removal of 5.68 ha of SNA. The removal of the native vegetation cannot be avoided due to the constrained location of the aggregate resource and for reasons described in Section 9.0 above. There is a functional need to continue quarrying at Whitehall Quarry, with no practical alternatives, for reasons also described in Section 9.0. The adverse effects of the native vegetation removal will be avoided to the extent practicable through avoidance of breeding seasons, relocating fauna where possible, and will be managed by the proposed enhancement planting of an approximately 12.5 ha area and the implementation of comprehensive pest management measures across the site.

Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.

As discussed above, the proposed western expansion requires on-going adherence to fauna protocols (bats and lizards as detailed in the Quarry Management Plan). These protocols seek to protect these species and to avoid potential adverse effects or fatalities to the fauna.

Approximately 12.5 ha of ecological enhancement planting is proposed to mitigate the removal of some 5.46 ha of mature broadleaf forest and 0.22 ha of kanuka scrub vegetation. Accordingly, the proposal recognises the importance of maintaining indigenous biodiversity.

Policy 9: Certain established activities are provided for within and outside SNAs.

Whitehall Quarry is an established quarry that has been in operation and supplying greywacke aggregate since the 1950's. The existing consented quarry is located within the SMEZ which seeks to provide regionally significant aggregate extraction at the existing established Whitehall Quarry. However, to continue quarrying at Whitehall Quarry approximately, 4.1 ha of the proposed 15.5 ha western quarry expansion will be located outside of the SMEZ.

The constrained location of the aggregate results in the unavoidable removal of 5.46 ha of native vegetation to continue sufficient operation and quarrying of greywacke aggregate at Whitehall Quarry. Winstone has limited the total area of SNA clearance to 5.46 ha to minimise the loss of vegetation as much as possible (to 11.7% of the SNA areas), and to retain 88% of the SNA areas. Ecological enhancement planting will be used to offset the effects of the removal of native vegetation.

Policy 10: Activities that contribute to New Zealand's social, economic, cultural, and environmental well-being are recognised and provided for as set out in this National Policy Statement.

The Proposal will support activities such as infrastructure and construction management that support people's economic and social wellbeing, including regionally significant infrastructure projects.

Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.

The Site does not lie in an area that has geothermal activity; therefore, this Policy is not relevant.

Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.

The Site does not contain plantation forestry; therefore, this Policy is not relevant.

Policy 13: Restoration of indigenous biodiversity is promoted and provided for.

Approximately 12.5 ha of ecological enhancement planting is proposed to mitigate the removal of some 5.46 ha of mature broadleaf forest and 0.22 ha of kanuka scrub vegetation. In addition, comprehensive pest management in the new planting areas and existing SNA areas is proposed to provide indigenous fauna with high quality habitat and to minimise disturbance as far as is practicable. Accordingly, the restoration of indigenous biodiversity habitat is provided for.

Policy 14: Increased indigenous vegetation cover is promoted in both urban and non-urban environments.

The proposal will ultimately result in increased indigenous vegetation cover because approximately 12.5 ha of ecological enhancement planting is proposed to mitigate the removal of some 5.46 ha of mature broadleaf forest and 0.22 ha of kanuka scrub vegetation.

The area selected for the ecological enhancement planting includes to the west of the quarry and provides additional connectivity between existing SNAs. The area sits outside of the SMEZ overlay to avoid the possibility of future quarry activities impacting on this proposed mitigation planting area. The planting of this area will occur as soon as possible following the granting of the resource consent approvals being sought, in accordance with the Draft Planting Plan.

Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of specified highly mobile fauna is improved.

Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.

Policy 17: There is improved information and regular monitoring of indigenous biodiversity.

These policies generally relate to work that needs to be undertaken by Council at a regional and district level and cannot be appropriately considered as part of a consenting process.

Nevertheless, it is noted that Winstone has limited the total area of SNA clearance to 5.46 ha to minimise the loss of vegetation as much as possible (to 11.7% of the SNA areas), and to retain 88% of the SNA areas and is proposing pest management to provide indigenous fauna with the best chance of success to relocate into existing established SNA areas.

Overall, it is considered that the Proposal generally achieves the objective and relevant policies of the NPS-IB and is consistent with the concept of Te Rito o te Harakeke. The Effects Management Hierarchy has also been adhered to as outlined below.

13.4.4 Effects Management Hierarchy

Winstone has applied the effects management hierarchy to the proposal as summarised below:

- **Avoidance:** Winstone is unable to avoid removal of native vegetation at Whitehall Quarry due to the constrained location of the aggregate resource. There is a functional need to continue quarrying at Whitehall Quarry, with no practical alternatives (as explained in Section 9.0), therefore the loss of indigenous and exotic vegetation is unavoidable²³.
- **Minimise:** Winstone has limited the total area of SNA clearance to 5.46 ha to minimise the loss of vegetation as much as possible (to 11.7% of the SNA areas), and to retain 88% of the SNA areas. The proposed expansion extent also avoids loss of permanent and intermittent streams to the south of the expansion footprint. To further minimise disturbance, Winstone is also proposing to:
 - Stage the long-term expansion so the loss of vegetation in 2025-2026 as part of Stage 1 is limited to 2.6 ha (in SNA WP527) meaning the vegetation in SNA WP530 will remain in-situ until approximately 2041²⁴

²³ As demonstrated in the Economics Assessment for Whitehall Quarry prepared by Market Economics.

²⁴ Approximate timing, subject to demand for aggregates

- Timing of vegetation clearance to minimise disturbance during bat maternity season (December - January) and bird breeding season (primarily August – March), or if works are required to occur during bird breeding season, undertaking nest checks prior to clearance.,
- Tree felling protocols for the removal of potential roost trees for long-tailed bats in accordance with a Bat Management Plan.
- Lizard management measures in accordance with Lizard Management Plan.
- **Remedy:** Measures proposed to remedy ecological effects include check for geckos and relocation prior to removal of any native vegetation.
- **Offset:** planting an area of 12.5 ha with native vegetation (with long-term provision for habitat for fauna species) to offset the loss of 5.68 ha of indigenous vegetation and 0.22 ha of kanuka scrub, to be fenced and cleared of stock, occur as soon as possible on the western slopes of the hill west of the quarry expansion (in accordance with the Proposed Planting Plan).
- **Compensation:** comprehensive pest and weed management programme for the replanting area (below) and remaining SNAs to enable successful rehabilitation and for the protective benefit of indigenous fauna (especially long-tailed bats).

13.5 Waikato Regional Policy Statement

The Waikato Regional Policy Statement (RPS) was made operative 14 November 2023 and provides an overview of the resource management issues for the Waikato region.

Part 2 – Resource Management Overview includes the chapter on IM – Integrated management. The provisions contained within this chapter relate to the integrated management of resources generally and are relevant to the management of more than one resource. The following objectives are considered of most relevance to the proposed works:

IM-O1 – Integrated Management states that:

Natural and physical resources are managed in a way that recognises:

1. the inter-relationships within and values of water body catchments, riparian areas and wetlands, the coastal environment, the Hauraki Gulf and the Waikato River;

2. natural processes that inherently occur without human management or interference;

[...]

4. the needs of current and future generations;

5. the relationships between environmental, social, economic and cultural wellbeing;

6. the need to work with agencies, landowners, resource users and communities; and

[...]

Whitehall Quarry provides supplies high quality greywacke aggregate across the Waikato region and for markets outside the region to ensure the current and future needs of people and communities are met as the aggregate is used for numerous roading, building and construction activities.

Winstone will continue ongoing discussions with agencies landowners, resource users and the community.

IM-O2 – Resource use and development states that:

“Recognise and provide for the role of sustainable resource use and development and its benefits in enabling people and communities to provide for their economic, social and cultural wellbeing, including by maintaining and where appropriate enhancing: ... 4. access to the significant mineral resources of the region...”

The long term expansion footprint will ensure the continued operation of Whitehall Quarry in providing high quality aggregate for a range of roading, building and construction projects, which is supplied for use throughout the Waikato Region and beyond. The expansion will ensure the continuation of benefits to people and the community and provide for their economic wellbeing. The proposed pit expansion will ensure aggregate resources are available for infrastructure and building developments occurring as part of the growth of the Waikato region and beyond and will have the benefit of providing these aggregate resources from an existing lawfully established quarry, recognised as a ‘regionally significant industry’ in the Waikato Regional Policy Statement.

IM-O5 – Climate change states that:

Land use is managed to:

1. avoid the potential adverse effects of climate change induced weather variability and sea level rise on:

[...]

c. indigenous biodiversity;

[...]

Ecological enhancement planting will occur at the lowest point of the site (outside of the SMEZ) at the western boundary. Replanting in this location will provide native vegetation with a wetter environment to ensure that the replanting can survive given the likely future drier climate arising from climate change.

IM-O7 – Relationship of tangata whenua with the environment states that:

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

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

2. the role of tangata whenua as kaitiaki.

In a manner consistent with the existing land use consents held for the operation of Whitehall Quarry, Whitehall will continue to inform tangata whenua prior to the commencement of any significant stripping works on the site and offer the opportunity to monitor these works. Should archaeologically features, remains or koiwi be uncovered during quarry operations then procedures as detailed in the Quarry Management Plan will be strictly followed. Furthermore, Winstone will continue their on-going iwi liaison with local iwi (Ngaati Koroki Kahukura Iwi Trust, Ngaati Haua and Ngaati Raukawa.) by providing opportunities for regular site meetings with Winstone personnel to inform on on-going quarry development and operations, as well as ongoing discussions on the values of significance to iwi on the site, the values of the Karapiro stream and wider catchment area, and the wider cultural landscape. Tangata Whenua are also

being provided with the opportunity to provide input into the Planting Plan and Pest Management Plan.

IM-O9 – Amenity states that:

1. The qualities and characteristics of areas and features, valued for their contribution to amenity, are maintained or enhanced.; and

[..]

The qualities and characteristics of the surrounding landscape will continue to be maintained and enhanced through proposed indigenous planting along the ridgeline which backdrops the quarry. Rehabilitation planting is also proposed to assist in mitigating the natural character, landscape and visual effects to integrate the completed works into the vegetated hillside context.

Policy IM-P4 provides for the continued operation and development of regionally significant industry while managing natural and physical resources.

Whitehall Quarry meets the criteria in the definition of a 'Regionally Significant Industry' in the Waikato RPS. It is considered that the long term expansion will enable the ongoing extraction of aggregate resource at Whitehall quarry which is consistent with the objective and policy directives of the Waikato RPS.

Part 3 of the WRP contains four domain and seven topic chapters, each setting out objectives, policies, methods, principal reasons and anticipated environmental results that relate to the chapter topic. The following objectives and policies are considered relevant:

ECO-O1 – Ecological integrity and indigenous biodiversity

The full range of ecosystem types, their extent and the indigenous biodiversity that those ecosystems can support exist in a healthy and functional state.

ECO-P1 – Maintain or enhance indigenous biodiversity

Promote positive indigenous biodiversity outcomes to maintain the full range of ecosystem types and maintain or enhance their spatial extent as necessary to achieve healthy ecological functioning of ecosystems, with a particular focus on:

1. working towards achieving no net loss of indigenous biodiversity at a regional scale;
2. the continued functioning of ecological processes;
3. the re-creation and restoration of habitats and connectivity between habitats;
4. supporting (buffering and/or linking) ecosystems, habitats and areas identified as significant indigenous vegetation and significant habitats of indigenous fauna;
5. providing ecosystem services;
6. the health and wellbeing of the Waikato River and its catchment;
7. contribution to natural character and amenity values;
8. tangata whenua relationships with indigenous biodiversity including their holistic view of ecosystems and the environment;
9. managing the density, range and viability of indigenous flora and fauna; and
10. the consideration and application of biodiversity offsets.

ECO-P2 – Protect significant indigenous vegetation and significant habitats of indigenous fauna

Significant indigenous vegetation and the significant habitats of indigenous fauna shall be protected by ensuring the characteristics that contribute to its significance are not adversely affected to the extent that the significance of the vegetation or habitat is reduced.

Comments

The proposed expansion includes the removal of approximately 5.46 hectares of vegetation within SNA's and these are highly utilised bat habitat. There is the potential for significant impact on bats in the absence of effective management. It is not possible to avoid the removal of trees for access to the aggregate resource for reasons explained in Section 9.0 of this Report. In applying the effects management hierarchy, an integration of methods are proposed.

Further to this approximately 12.5 ha of ecological enhancement planting is proposed to mitigate the removal of some 5.68 ha of native vegetation in accordance with the Comprehensive Replanting and Pest Management Plan. The proposal is therefore consistent with ECO-P1 as the replanting area has been selected to provide connectivity and linkages between the existing SNA's. There has also been ongoing consultation with tangata whenua and they have been provided with the opportunity to have input into the Planting Plans.

In terms of ECO-P2, it is noted that only 11% of the total SNA is to be removed (with the remaining 88% to remain) and when considering the enhancement planting the extent of vegetation or habitat to be removal is small in context of the wider SNA, which will continue to provide quality habitat for indigenous fauna

13.6 Vision and Strategy for the Waikato River

The Vision and Strategy was developed in 2008 and is the primary direction-setting document for the Waikato River and activities within its catchment affecting the Waikato River.

Te Ture Whaimana o Te Awa o Waikato – the Vision and Strategy for the Waikato River is set out in schedules to the following Acts.

- Waikato-Tainui Raupatu Claims (Waikato River) Settlement Act 2010
- Ngati Tuwharetoa, Raukawa, and Te Arawa River Iwi Waikato River Act 2010
- Nga Wai o Maniapoto (Waipa River) Act 2012

The Vision and Strategy is the primary direction-setting document for the Waikato and Waipa Rivers and their catchments. Objectives, policies and methods in the Waikato RPS assist in achieving the purpose of the Vision and Strategy

It is noted that the Vision and Strategy for the Waikato River (Te Ture Whaimana o Te Awa Waikato) has the status of a NPS and prevails where there is inconsistency with any other documents including NPS.

The Vision is *“Our Vision 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 and its generations to come”*.

The Objectives and Strategies of the Vision and Strategy have been considered in relation to the potential effects of the proposal. It is considered that the environmental effects of the proposed pit expansion will not directly impact the Karapiro Stream and will have no greater effects than that authorised by these existing consents (including regional consents held)

including effects on the objectives and strategies in the Vision and Strategy for the Waikato River.

13.7 Waipa District Plan

The Waipa District Plan became fully operative in November 2016. The following provides an assessment of the proposal against relevant objectives and policies in the Plan.

Section 4A – Significant Mineral Extraction Zone - Objectives and Policies

The Significant Mineral Extraction Zone (SMEZ) of the District Plan contains an objective and policies seeking to enable the mineral extraction activities of identified regionally significant quarries including Whitehall Quarry and provide opportunities for their reasonable growth and expansion to meet future demands, whilst managing the adverse effects on the environment.

The provisions in Section 4A – Significant Mineral Extraction Zone specifically provide for growth and reasonable expansion of the identified quarrying activities including the Whitehall Quarry.

The following objective and policy provisions are considered to be relevant to the assessment of the proposed pit expansion.

Objective 4A.3.1.1 – Regionally significant mineral extraction activities states:

To enable regionally significant mineral extraction activities subject to the management of the adverse effects associated with these activities;

Policy 4A.3.1.2 – Continued operation and development of significant mineral extraction activities

To provide for the current authorised mineral extraction activities at Taotaoro and Whitehall Quarries and the opportunities for reasonable growth and expansion to meet future demands, whilst managing the adverse effects on the environment.

Policy 4A.3.1.3 – Managing effects on character and amenity

Enable regionally significant mineral extraction activities, and associated concrete batching, paving/asphalt/bitumen manufacturing as appropriate, provided that the adverse effects of the activities are avoided, remedied or mitigated as far as practicable through methods such as management, mitigation and rehabilitation plans that address matters such as:

Managing dust, noise, vibration, access, illumination and driver behaviour to maintain amenity values, particularly during the night time; and

Ensuring buildings and structures are appropriately located in relation to boundaries, and of an appropriate scale; and

(c) *Undertaking remedial measures during extraction operations; and*

(d) *Requiring sites to be rehabilitated and ensuring appropriate materials are used for this purpose.*

Policy 4A.3.1.4 – Maintaining transport network safety and efficiency

To maintain the safe and efficient functioning of adjoining roads, the activities shall:

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

- (a) Provide well located, appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity.*

Policy 4A.3.1.5 – Significant natural areas (in Significant Mineral Extraction Zones)

Where the removal of a significant natural area in whole or part is necessary to provide for mineral extraction activities, adverse effects should be remedied, mitigated or offset to achieve no net loss in biodiversity values.

Section 4A of the District Plan sets out the objectives and policies applicable to ‘mineral extraction activities’ occurring within a SMEZ. These provisions seek to achieve the Objective and Policy 4A.3.1.2 (Continued operation and development of significant mineral extraction activities) which recognises there is a need to provide for the reasonable growth and expansion of existing quarrying activities at Whitehall Quarry in order to meet future demands whilst managing the adverse effects on the environment. As a result, the expansion of the quarry is an activity that can be reasonably anticipated in the SMEZ.

Guidance is provided in relation to the management of adverse effects on character and amenity (Policy 4A.3.1.3) and significant natural areas (Policy 4A.3.1.5).

Policy 4A.3.1.3 requires that adverse effects on character and amenity be “avoided, remedied or mitigated as far as practicable through methods such as management, mitigation and rehabilitation plans”. It is noted that Policy 4A.3.1.5 does not require that the removal of significant natural areas to provide for mineral extraction activities are ‘avoided’, this infers that the removal of SNAs is reasonably anticipated by the plan in the SMEZ provided that there is overall no net loss. The proposed long-term expansion achieves no net less through the proposal to include enhancement planting in areas outside of the SMEZ and associated pest management across the site.

In general, the objective and policy provisions in section 4A recognise that significant mineral extraction activities associated with Whitehall Quarry (being an identified regionally significant quarrying activity) are appropriate within the SMEZ provided adverse effects including any adverse effects are appropriately managed. The proposal is consistent with the objectives and policies because it manages the potential effects such as dust, noise and vibration through appropriate management plans and the removal of significant natural areas is reasonably anticipated in the zone.

Section 4 – Rural Zone - Objectives and Policies

The following objective and policy provisions are considered to be relevant to the assessment of the proposed pit expansion.

Objective 4.3.5 – Rural activity: mineral and aggregate prospecting, exploration and extraction

To meet the District’s and Region’s mineral and aggregate needs from predominantly local sources and ensure that the location, use and development of the District’s mineral and aggregate resources is provided for, subject to the management of the adverse effects associated with such activities.

Policy 4.3.5.1 – Mineral prospecting and exploration

Mineral prospecting and exploration are enabled provided that the adverse effects of the activities are not significant.

Policy 4.3.5.3 – Mineral extraction

Mineral extraction activities are managed so that the adverse effects of the activities are internalised, or avoided, remedied or mitigated as far as practicable through methods such as management, mitigation and rehabilitation plans that address matters such as:

- a. Managing dust, noise, vibration, access and illumination to maintain amenity values, particularly during the night time; and*
- b. Ensuring buildings and structures are appropriately located in relation to boundaries, and of an appropriate scale; and*
- c. Undertaking remedial measures during extraction operations; and*
- d. Requiring sites to be rehabilitated and ensuring appropriate materials are used for this purpose.*

Policy 4.3.5.5

To recognise:

- a. That mineral extraction activities are constrained by the location of the resource; and*
- b. The importance of maintaining a supply of extracted minerals; and*
- c. The need to identify other significant mineral resources as required, in conjunction with the Waikato Regional Council, and to provide for their future extraction and use.*

Policy 4.3.5.6 – Avoid reverse sensitivity

To avoid reverse sensitivity effects and ensure utilisation of mineral resources is not constrained by managing the establishment of noise sensitive activities including subdivision, use and development within quarry buffer areas and adjacent to routes identified for aggregate movement.

Objective 4.3.7 – Rural character

Rural character and amenity is maintained.

Whitehall Quarry has been operating and supplying greywacke aggregate since the 1950s. The quarry is recognised as regionally significant and produces high quality aggregate for a range of roading, building and construction projects, which is supplied throughout the Waikato Region and beyond. Whitehall Quarry supplies local aggregate that provides for the District and Regions mineral and aggregate needs. The ongoing supply of aggregate to the Waikato Region from Whitehall Quarry is recognised. Whitehall Quarry produces enough aggregate to supply approximately 20% of Waikato's aggregate demand. Without its production, a local shortfall equivalent to 8% of total regional production (770,000 tonnes) could emerge.

The proposal long-term expansion is located at least 480m from the proposed pit expansion, with the majority being in excess of 1km from either noise or dust generating activities. The proposal has been designed so that it complies with the existing noise limits and with the relevant permitted activity standards in the Waikato Regional Plan. Any noise, vibration or dust nuisance is therefore appropriately managed.

The proposed expansion will result in the removal of some 5.46 ha of mature broadleaf forest within Significant Natural Areas (SNAs) (District Plan reference SNA WP527 and SNA WP530) and some 0.22 ha of kanuka-scrub vegetation within 10 m of a 'natural inland wetland'. The removal of the native vegetation is unavoidable as the operation of Whitehall Quarry is constrained by the location of the resource.

The adverse effects from the long term expansion will be mitigated and appropriately managed through a range of protocols outlined in the Quarry Management Plan. Therefore, as assessed in Section 11 of this AEE, there will be no significant adverse effects on the environment. The replacement planting along the ridge will also ensure that the rural character and amenity is maintained including that of the Visually Sensitive Hill Country.

Chapter 24 - Indigenous Biodiversity

Importantly the District Plan recognises the locational constraints of quarrying activities in the SMEZ and that there are circumstances where indigenous biodiversity will need to be removed to enable mineral extraction activities (refer Policy 4A.3.1.5 – Significant natural areas in Significant Mineral Extraction Zones).

The objectives and policies in Chapter 24 - Indigenous Biodiversity have been considered as part of this assessment.

Objective 24.3.1 – Managing effects on district wide indigenous biodiversity

To maintain and enhance the existing level of biodiversity in the District.

Policy 24.3.1.1 – Maintenance and enhancement of indigenous biodiversity

To achieve the maintenance and enhancement of indigenous biodiversity values in the District by ensuring that removal of indigenous vegetation or disturbance of wetland areas only occurs where:

- a. Connectivity to link core habitats along biodiversity corridors is supported; and*
- b. Sensitive sites remain buffered from intensive land use, develop and subdivision; and*
- c. Habitat is retained for at risk and threatened indigenous species; and*
- d. Customary activities do not adversely affect at risk or threatened indigenous species; and*
- e. Consideration has been given to opportunities that contribute to 'no net loss' at a regional scale.*

Policy 24.3.1.6 - Removal of manuka or kanuka

To provide for the removal of small amounts of manuka or kanuka on a sustainable basis.

Objective 24.3.2 – Maintain and enhance indigenous biodiversity within biodiversity corridors.

To maintain and enhance indigenous biodiversity, ecological processes, and connectivity within the biodiversity corridors as identified on Planning Map 49.

Policy 24.3.2.1 – Promote enhancement of indigenous biodiversity

The removal of indigenous vegetation and habitat of indigenous species or the disturbance of wetland areas within the biodiversity corridors is discouraged.

Policy 24.3.2.2 – Promote the enhancement of indigenous biodiversity

To recognise and promote the importance of maintaining and enhancing connectivity along biodiversity corridors, and indigenous vegetation and habitat of indigenous fauna within the biodiversity corridors.

Policy 24.3.2.3 – Encouragement of permanent protection in the biodiversity corridors.

To encourage incentives that achieve permanent protection for the retention of features within biodiversity corridors such as wetlands and kahikatea stands.

Objective 24.3.3 - Significant natural areas and bush stands

To protect the indigenous biodiversity values and the existing level of indigenous biodiversity within the significant natural areas listed in Appendix N5 and bush stands listed in Appendix N8.

Policy 24.3.3.1 – Limiting indigenous vegetation removal and other activities within identified significant natural areas and bush stands.

To protect the ecological sustainability, indigenous biodiversity values and characteristics of significant natural areas including wetlands and bush stands by ensuring that:

- a. The removal of indigenous vegetation or habitat of indigenous species is discouraged and;*
 - i. Only occurs in sustainable quantities in significant natural areas of local significance; and*
 - ii. Only occurs in limited circumstances within internationally, nationally or regionally significant natural areas and bush stands;*
- b. The health and functioning of significant natural areas including wetlands, and bush stands are maintained through appropriate land use practises.*

The long-term expansion footprint will result in the removal of approximately 5.68 ha of native vegetation consisting of some 5.46 ha of mature broadleaf forest within Significant Natural Areas (SNAs) (District Plan reference SNA WP527 and SNA WP530) and some 0.22 ha of kanuka-scrub vegetation within 10 m of a 'natural inland wetland'. Approximately 12.5 ha of ecological enhancement planting is proposed to mitigate the effects of the native vegetation removal. The replanting will increase the level of biodiversity in the district while enhancing the linkages with SNA WP527 and SNA WP530 and thus improving the connections within the indigenous forest biodiversity corridor. Ecological enhancement planting will occur at the lowest point of the site (outside of the SMEZ) at the western boundary. Replanting in this location will provide native vegetation with a wetter environment to ensure that the replanting can survive given the likely future dry climate.

The SNAs are habitat for the nationally critically threatened long-tailed bat. Accordingly, a management strategy based on the effects management hierarchy and protective benefit for the population of bats that occupies the area of Whitehall Quarry has been developed. The proposal includes an integration of methods across all the levels of the effects management hierarchy.. Subject to the recommended effects management, the ecological effects associated with the long-term expansion will be less than minor. Clearance of the SNAs has been avoided to the extent possible and 88% of the SNAs area will be retained.

The proposal is consistent with the effects management hierarchy as explained in Section 13 above.

Appendix 6 sets out the assessment criteria for the removal of indigenous vegetation within a significant natural area. The proposal is consistent with the no net loss principle and a key focus of the ecological outcomes for the mitigation is the prevention of fatalities of bats and to improve the protective benefits for indigenous fauna.

A strong emphasis has been placed on benefits for long-tailed bats and will include (but not limited to): increasing extent of habitat for bats, improved connectivity existing areas of vegetation within WDC biodiversity corridors, planting species to maximise roost and foraging potential and appropriate long-term pest management measures.

Section 25 – Landscapes and Viewshafts

Objective 25.3.4 - Other landscapes: visually sensitive hill country and river and lake environs

To provide for lawfully established farming activities while ensuring the location of buildings, driveways and infrastructure does not compromise and where practicable enhances the landscape qualities of visually sensitive hill country and river and lake environs.

Policy 25.3.4.1 - Visually sensitive hill country

To recognise that visually sensitive hill country provides a visual backdrop to large parts of the District, and in some locations this land is of quite a steep grade. The values of these landscapes are:

- a. *A mixture of steep grade to gently rolling country dominated by pasture and pockets of bush; and*
- b. *These rural hills form the backdrop to many of the views in the District; and*
- c. *The aesthetic value of these landscapes is moderate with pockets of forest which have high natural character values. The main characteristic is a patchwork of pasture, trees and bush.*
- d. *Sanitorium Hill/Pukemako visually sensitive hill country contains regionally significant prospective greywacke resources whose extraction can have adverse effects on landscape values, while providing benefits to communities through the sustained supply of aggregate.*

Policy 25.3.4.2 - Maintaining the values of visually sensitive hill country

To maintain or enhance the values of the visually sensitive hill country by recognising the landscape values associated with working pastoral environments and through the careful location of buildings, driveways and infrastructure that align with the contours of the land, the use of appropriate design, materials and colours, and minimising earthworks and minimising the need for bush removal.

Section 25 of the District Plan set out the provisions to protect the Visually Sensitive Hill Country. The visually sensitive hill country provides a visual backdrop to large parts of the District and the proposed long-term expansion has therefore been designed to maintain the ridgeline and protect these views.

Mitigation protocols will be implemented in the Quarry Management Plan to reduce the visual effects from Whitehall Quarry. The protocols include undertaking indigenous planting (including tree planting) along the ridgeline to reinforce the dominance of the ridgeline between the two

SNAs. The planting seeks to maintain and enhance the landscape qualities of the visually sensitive hill country.

13.8 Iwi Management Plans

The following iwi management documents are considered relevant to the application:

- Ngāti Hauā Environmental Management Plan
Whitehall Quarry is located within the area of interest of Ngāti Hauā as defined in the Ngāti Hauā Environmental Management Plan (Te Rautaki Tāmata Ao Turoa o Hauā) prepared by the Ngāti Hauā Iwi Trust.
- Waikato -Tainui Environmental Plan
- Raukawa Environmental Management Plan (Te Rautaki Taiao a Raukawa). However, it is noted that the site may not be directly within the rohe of Raukawa from review of the Environmental Management Plan.

The provisions in these iwi management plans have been broadly considered in relation to the potential effects of the proposed long-term quarry expansion. The proposal and mitigation measures have been updated in response to feedback from Tangata Whenua including focussing efforts on pest management to mitigate potential effects on long-tailed bats and ensure the best possible chance of survival.

As noted above, Winstone has an established relationship with local Tangata Whenua being Ngati Koroki Kahukura Iwi Trust, Ngaati Haua and Ngaati Raukawa. Winstone has been consulting directly on an on-going basis with the Kaitiaki Group on this proposal and the wider on-going development at Whitehall Quarry. This includes on-going discussion on the Tangata Whenua as kaitiaki and the implementation mātauranga māori initiatives. Details of this Consultation is set out in Section 13.0.

At the time of lodging this application, consultation and engagement with Tangata Whenua in relation to this proposal is on-going.

14.0 Part 2 of the RMA

The proposed pit expansion has been assessed against all relevant statutory planning instruments and provisions and is considered to be not inconsistent with the provisions in particular the provisions of the Significant Mineral Extraction Zone in the District Plan and the wider policy provisions in the Waikato Regional Policy Statement.

Those instruments are not considered to be invalid, incomplete, or uncertain, and in turn can be assumed to have particularised and already given effect to Part 2 of the Act, therefore the proposed pit expansion is considered consistent with Part 2 of the RMA.

In R J Davidson the Court of Appeal determined that:²⁵

²⁵ 4 RJ Davidson Family Trust v Marlborough District Council [2018] NZCA 316, [2018] 3 NZLR 283.8

- (a) RMA decision makers should usually consider Part 2 when making decisions on resource consents (that is, the implication of the words "subject to Part 2" in s 104).
- (b) However, where the relevant plan provisions have clearly given effect to Part 2, there may be no need to do so as it "would not add anything to the evaluative exercise". It would be inconsistent with the scheme of the RMA to override those plan provisions through recourse to Part 2. In other words, "genuine consideration and application of relevant plan considerations may leave little room for Part 2 to influence the outcome".

The Waikato Regional Policy Statement and the Waipa District Plan are the mechanism by which Part 2 is given effect to by the Council. It is considered that both documents were competently prepared through an independent hearing and decision-making process in a manner that appropriately reflects the provisions of ss 5-8 of the Act. Accordingly, no further assessment against Part 2 is considered necessary.

15.0 Consultation

15.1 Tangata Whenua

Winstone have engaged with Ngāti Hauā, Ngāti Korokī Kahukura Trust and the Raukawa Settlement Trust extensively over recent years holding a number of hui and site visits in regard to both previous short term expansion project and the proposed long term expansion.

Winstone has continued consulting directly with the Kaitiaki Group on an on-going basis on the long-term expansion.

To date recent hui have been held on the following dates to discuss the proposed development –

30th June 2022: Hui held at Whitehall Quarry

2nd August 2022: Online hui

2nd May 2023: Hui held at Whitehall Quarry - included a site tour

5th July 2023: Online hui

24th August 2023: Hui held in Cambridge

15th November 2024: Hui held at Whitehall Quarry and online – a copy of the meeting notes is attached in **Appendix 13**.

As part of this engagement, it was agreed that the proposed expansion would not extend beyond the ridgeline or result in the removal of the NZAA sites of significance (T15/374, T15/344 and T15/341) and these sites will be protected by a cultural covenant.

25th June 2025: Online hui – a copy of the meeting notes is attached in **Appendix 13**.

The plans for the long-term expansion were presented including the details on planting and pest management.

15.2 Waipa District Council

Winstone held a pre-application meeting by way of a Team online meeting on 18 June 2025. The preapplication meeting was attended by Hayley Thomas (WDC Project Planner). The meeting was also attended by Donna Jones (WRC Consents Team Leader), Charlotte Walker (WRC Planner) and Paul Dutton (WRC Ecologist).

A summary of the project description was provided prior to the meeting. Key details of the proposed expansion, the reasons for consent and technical assessments undertaken, notification requirements were discussed during the meeting.

Ms Thomas raised what iwi consultation had been undertake and if a CIA would be provided as part of the application. It was noted that a CIA was being prepared but it would not be submitted when the application was lodged.

No other specific concerns were raised by WDC.

15.3 Department of Conservation

Winstone has engaged in discussions and meetings with Department of Conservation (DOC) including a meeting held on 3 December 2024 to discuss the long-term expansion and proposed ecological mitigation package.

DOC provided some specific feedback on the proposal (summarised below) which has been incorporated into the proposed measures to avoid, remedy or mitigate potential ecological effects.

Bats:

- Supportive of Bat Management Plan and protocols (avoid maternity season, checking of trees)
- Focus efforts on bettering the remaining forests that are there now – better “protective benefit” – making the existing forests more resilient to future climate impacts (ongoing pest control, designed for bats (birds and lizards would also benefit))
- Reduce efforts on relocating roost features, considering that there are many other roost features available nearby – efforts should be focused on pest and predator control to make existing roost features safe.

Predator control:

- Long-term predator control programme is supported, starting early especially in SNA areas, and then a “blitz” prior to the vegetation clearance, to achieve long-term benefits.

Replanting area:

- Ensure any replanting area can survive given the likely future dry climate for example by incorporating a mixture of species.
- Any improvement of habitat within western gully is beneficial but would form roost features over time, bats could be used for foraging earlier (wetlands with trees are very important for long-tailed bats).
- A mosaic of vegetation with wetlands nearby offers long-tailed bats insects over pasture, trees and wetlands. Tawa forest will survive in a wetter area, need to plant a mix of species (the trees that will be there in 100 years time).
- Consideration for deer fencing is encouraged.

Lizards:

- Ground based searches are best to find lizards
- Suggestion to involve Ngati Haua and Raukawa in plans for lizard capture and release

Further comments were provided from DOC on 28 March 2025 on the Whitehall Quarry Expansion Mitigation Plan and the proposed avoidance, mitigation or compensation measures which have been considered and addressed in the associated ecology assessment reporting. In summary to DOC notes the following:

- The actions recorded in the offset (pest management) do not meet the standards for offsetting. These are more appropriately categorised as compensation.
- The latest High Court decision and DOC's ability to authorise the killing of protected wildlife. It is recommended that there is a plan for the incidental discovery of native lizards and the applicant seek authorisation to undertake this activity.

Engagement with DOC on the proposal for long-term expansion and associated ecological mitigation measures is ongoing. In addition, Winstone will require a Wildlife Permit under the Wildlife Act for the vegetation clearance in the SNAs which will be applied for separately.

A copy of the proposed mitigation measures was provided to DOC on the 13 January 2025. A summary of their feedback and how it has been addressed is provided below:

DOC feedback	How feedback has been addressed
The actions recorded as offset do not meet the standards for offsetting. These are more appropriately categorized as compensation.	The Ecological Assessment outlines that the pest and weed management programme are undertaken as compensation.
Herpetofauna Requirements of the Wildlife Act and killing any protected wildlife. Recommended that create a plan for what you will do if you make any incidental discovery (and recovery) of a native lizard and seek authorization to undertake this activity.	A Wildlife Permit will be applied for.
Avifauna Native birds are going to be impacted by the works. The actions you have provided indicate appropriate steps to avoid killing or disturbing. The proposed mitigation should replace the lost habitat over time, which is good, but the Wildlife Act does not recognize this.	A Wildlife Permit will be applied for.
Pest Management The protocols for minimising the risk of felling occupied bats roosts is accepted as best practice and meets the requirements of the Wildlife Act. Removing roost trees means bats are forced into fewer sites. Meaningful predator control is required. Would like to set targets that are required to be achieved to demonstrate effectiveness i.e. number on an index that you intend to	A Pest Management Plan (Appendix 16) has been prepared to support the application and has been prepared to respond to the specific points raised.

achieve to show pest control has been successful. A focus on ship rats is the priority. Possums will need to be controlled to make rat control easier. Stoats and cats are predators of bats but are harder to monitor and control at this scale. Fencing to exclude deer is probably the only way to manage this effect on the SNAs and mitigation planting is supported.	
General Comments The plan does not clearly show what amounts of different habitat/ ecosystem types are being lost. It is difficult to judge whether the proposed avoidance, mitigation or compensation is sufficient. The plan would benefit from clearly describing the amount and characteristics of the habitat/ ecosystem being lost and what each is replaced with.	Enhancement planting for the removal of 5.46 ha of mature tawa forest (SNAs) and 0.22 ha of mixed kanuka exotic scrub is proposed resulting in 12.5 ha of indigenous planting.

A response was provided back to DOC on the 11 July 2025 outlining how this feedback was addressed and how the mitigation plan has been updated. DOC provided a response on the 23 July 2025 noting that the comments are reasonable and recommending that the Pest Management Plan exclude mice. A copy of this correspondence is also included in **Appendix 13**.

16.0 Notification

This section provides a discussion on whether application needs to be notified in accordance with Sections 95 to 95G of the RMA.

16.1 Public Notification

The Application has been assessed against each of the steps under section 95A to determine whether public notification is required. None of the steps are applicable in this instance to warrant public notification. In particular, the activity is not considered likely to have adverse effects on the environment that are more than minor in accordance with section 95D.

The Application has been assessed against each of the steps under section 95B to determine whether limited notification is required. None of the steps are applicable in this instance to warrant limited notification. In particular there are no persons considered to be 'affected persons' in accordance with section 95E.

There are no special circumstances that exist which would otherwise warrant public or limited notification of this Application.

Section 95A provides a step-by-step guide in determining whether public notification is required:

Step 1	Mandatory public notification in certain circumstances. An application must be publicly notified if: - the applicant requests public notification - public notification is required under section 95C - the application is made jointly with an application to exchange recreation reserve land
Step 2	If not required by step 1, public notification is precluded in certain circumstances. An application cannot be publicly notified if: - a rule or national environmental standard (NES) precludes notification - the application is for one or more of the following, but no other, activities: - a controlled activity - a restricted-discretionary or discretionary application for: - a subdivision of land - a residential activity (defined in new section 95A(6)) - a boundary activity (defined in section 87AAB; - an activity prescribed in regulations.
Step 3	If not precluded by step 2, public notification is required in certain circumstances. Other than for those activities in step 2, public notification is required if: - a rule or NES requires public notification - the assessment under section 95D determines that the activity will have, or is likely to have, adverse effects on the environment that are more than minor.
Step 4	Public notification in special circumstances If notification is precluded under step 2, or isn't required under step 3, consideration must be given to whether special circumstances exist that warrant public notification of the application.

Public notification under section 95A is precluded in this application as none of the circumstances set out above are considered to apply.

In particular, the adverse effects of the proposal, which includes the proposed mitigation, are not considered to be more than minor on the environment (refer to Section 11.0).

Accordingly, the Waipa District Council should not publicly notify this application.

16.2 Limited Notification

Where the consent authority accepts that public notification is not required (see Part 11.1 above), the consent authority must determine if limited notification is required under section 95B:

Step 1	Certain affected groups and affected persons must be notified. If the consent authority determines that certain people or groups are affected, these persons/groups must be given limited notification: affected protected customary rights groups
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	- affected customary marine title groups (in the case of an application for a resource consent for an accommodated activity) - an affected person under section 95E to whom a statutory acknowledgement is made (if the proposed activity is on or adjacent to, or may affect, land that is the subject of a statutory acknowledgement)
Step 2	If not required by step 1, limited notification is precluded in certain circumstances. An application cannot be limited notified if: - a rule or NES precludes limited notification of the application - it is for either or both of the following, but no other, activities: - a controlled land use activity under a district plan - an activity prescribed through regulations.
Step 3	If not precluded by step 2, certain other affected persons must be notified. Determine whether, in accordance with section 95E, the following persons are affected persons: - in the case of a boundary activity, an owner of an allotment with an infringed boundary; and - in the case of any activity prescribed under section 360H(1)(b), a prescribed person in respect of the proposed activity. In the case of any other activity, determine whether a person is an affected person in accordance with section 95E.
Step 4	Further notification in special circumstances. If the consent authority determines special circumstances exist that warrant limited notification of the application to any other persons not already determined to be eligible for limited notification (excluding persons assessed under section 95E as not being affected persons), the council must give limited notification to those persons.

The following steps outline the limited notification requirements under section 95B:

- None of the circumstances of step 1 (section 95B(2) or (3)) exist;
- None of the circumstances of Step 2(section 95(5) or (3)) exist;
- Step 3 applies as adversely affected persons in accordance with section 95E (as assessed below) have been identified;
- Step 4 does not apply as there are no special circumstances which would warrant limited notification under Section 95B(10) to persons other than those considered as affected persons under section 95E.

Accordingly, it is recommended that Waipa District Council limited notify this application as there are potentially adversely affected persons in accordance with section 95E (as set out below).

Affected Persons

With regard to affected persons, Section 95E states:

95E Consent authority decides if person is affected person

- (1) *For the purpose of giving limited notification of an application for a resource consent for an activity to a person under section 95B(4) and (9) (as applicable), a person is an affected person if the consent authority decides that the activity's adverse effects on the person are minor or more than minor (but are not less than minor).*
- (2) *The consent authority, in assessing an activity's adverse effects on a person for the purpose of this section—*
 - (a) *may disregard an adverse effect of the activity on the person if a rule or a national environmental standard permits an activity with that effect; and*
 - (b) *must, if the activity is a controlled activity or a restricted discretionary activity, disregard an adverse effect of the activity on the person if the effect does not relate to a matter for which a rule or a national environmental standard reserves control or restricts discretion; and*
 - (c) *must have regard to every relevant statutory acknowledgement made in accordance with an Act specified in Schedule 11.*
- (3) *A person is not an affected person in relation to an application for a resource consent for an activity if—*
 - (a) *the person has given, and not withdrawn, approval for the proposed activity in a written notice received by the consent authority before the authority has decided whether there are any affected persons; or*
 - (b) *the consent authority is satisfied that it is unreasonable in the circumstances for the applicant to seek the person's written approval.*
- (4) *Subsection (3) prevails over subsection (1).*

With regard to the above, the LEA (**Appendix 11**) has provided an assessment of properties that are expected to have a minor or more than minor adverse visual effect.

A site-specific assessment of each property has not been undertaken. Site specific assessments would need to be undertaken to determine exact extend of the views and any existing on-site screening/ landscaping and the orientation of the dwellings in relation to the proposed long-term extension

16.3 Conclusion of Notification Assessment

Pursuant to Sections 95 to 95G of the RMA, the Waipa District Council may notify the application to the potentially “affected persons” identified above.

In light of this, more than minor adverse visual effects could be expected on the occupants of the following properties:

- 1/207 Whitehall Road
- 2/207 Whitehall Road
- 3/207 Whitehall Road
- 2/159 Whitehall Road
- 196 Whitehall Road

- 178 Whitehall Road

Minor adverse visual effects could be expected on the occupants of the following properties:

- 11 Dunning Road
- 15 Dunning Road
- 17 Dunning Road
- 109 Dunning Road
- 111 Dunning Road
- 1/114 Dunning Road
- 103 Whitehall Road

17.0 Conclusion

Winstone has lodged this application to expand the footprint of the existing authorised extraction area by approximately 15.5ha in a westerly direction. The proposed expansion is anticipated to provide a 35-year resource based on current market projection. Winstone seeks resource consent approval from Waipa District Council to the proposal which is classed as a **discretionary activity**.

Waipa District Council should grant the application for the long-term expansion footprint at Whitehall Quarry because:

- Whitehall Quarry is a “regionally significant mineral extraction activity” identified in the Section 4A of the District Plan, producing enough aggregate to supply approximately 20% of Waikato’s aggregate demand.
- Aggregate extraction at Whitehall Quarry provides significant regional public benefit, that could not otherwise be achieved using resources elsewhere within New Zealand. From an economics perspective there is a functional need for the expansion to occur in the proposed location, with no practicable alternative locations available.
- The long-term expansion of the quarry will provide a 35-year resource of aggregate which has to meet the projected demand for aggregate from the Waikato region and beyond.
- The expansion of the existing quarry has a functional need to be in its proposed location and is largely confined to the SMEZ. The expansion of the quarry is an activity that can reasonably be anticipated in the SMEZ.
- The 15.5 ha area expansion footprint has been developed to avoid impacting the remaining archaeological feature (T15/347) and to maintain the ridgeline as a result of consultation with Iwi.
- The removal of the SNAs to obtain access to the aggregate resource is the minimum area necessary to provide for mineral extraction, and adverse effects are remedied, mitigated and offset to achieve no net loss (and ultimately a net gain) in biodiversity values, consistent with the direction of the Waipa District Plan, Waikato RPS, NPS-IB and RMA.

- The landscape and visual effects will be mitigated, to the extent practicable, by:
 - o Hydroseeding of quarry faces.
 - o Planting quarry benches – indigenous planting (manuka and kanuka) to visually integrate the completed works into the vegetated hillside context.
 - o Ridge planting – prior to works it is proposed to undertake indigenous planting (including tree planting) along the ridgeline to reinforce the dominance of the ridgeline between the two SNAs and forms a backdrop to the quarry.
- No changes are proposed to any existing operations at Whitehall quarry, and the quarry will continue to operate within the operational limits of the existing land use consents held (as set out in the revised Whitehall Quarry Management Plan included in this AEE).

The proposal is consistent with the outcomes sought by the relevant objectives and policies and environmental outcomes anticipated by the Waipa District Plan and other relevant statutory documents including the NPS-IB. The proposal is considered to promote sustainable management and is in accordance with the purpose and principles of the RMA. Accordingly, resource consent can be granted for the long-term expansion of the Whitehall Quarry.