



Proposed District Plan submission form



Clause 6 of the First Schedule, Resource Management Act 199.

Feel free to add more pages to your submission to provide a fuller response.

To: Central Hawke's Bay District Council			
1. Submitter details			
Full Name	Last	First	
Company/Organisation (if applicable)	Hatuma Lime Co Ltd c/o Strategy Planning		
Contact Person (if different)	Helen Topp (Hatuma Lime Co Ltd) and Claire Price at Strategy Planning		
Email Address	helen@hatuma.co.nz and claire@strategy.co.nz		
Address	521 Maharakeke Road, Hatuma 4281	Postcode	
Phone	Mobile 021993597	Home	Work
2. This is a submission on the Proposed District Plan for Central Hawke's Bay			
3. <input checked="" type="checkbox"/> I could <input type="checkbox"/> I could not – gain an advantage in trade competition through this submission <i>(Please tick relevant box)</i>			
<i>If you could gain an advantage in trade competition through this submission please complete point 4 below:</i>			
4. <input type="checkbox"/> I am <input checked="" type="checkbox"/> I am not – directly affected by an effect of the subject matter of the submission that:			
(a) adversely affects the environment; and (b) does not relate to trade competition or the effects of trade competition. <i>(Please tick relevant box if applicable)</i>			
<i>Note: If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.</i>			
5. <input checked="" type="checkbox"/> I wish <input type="checkbox"/> I do not wish – to be heard in support of my submission in person <i>(Please tick relevant box)</i>			
6. <input checked="" type="checkbox"/> I will <input type="checkbox"/> I will not – consider presenting a joint case with other submitters, who make a similar submission, at a hearing. <i>(Please tick relevant box)</i>			
7. Do you wish to present your submission via Zoom? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
8. Please complete section below <i>(insert additional boxes per provision you are submitting on):</i>			
The specific provision of the plan that my submission relates to:			
Refer to attached written submission			
Do you: <input type="checkbox"/> Support <input type="checkbox"/> Oppose <input type="checkbox"/> Amend <i>(Please tick relevant box)</i>			
What decision are you seeking from Council?			
Reasons:			
Please note: All submissions will be treated as public documents and will be made available on Council's website. However, you may request that your contact details (but not your name) be withheld. If you want your contact details withheld, please let us know by ticking this box. <input type="checkbox"/>			



FORM 5
SUBMISSION ON PROPOSED CENTRAL HAWKES BAY DISTRICT PLAN

To: Central Hawkes Bay District Council

Submission on: Central Hawkes Bay District Council Proposed District Plan

Name of Submitter Hatuma Lime Co Ltd

Address for service Hatuma Lime Co Ltd c/o Stradegy Planning
claire@stradegy.co.nz ; roger@stradegy.co.nz

Postal Address 521 Maharakeke Road, Hatuma 4281 Attention Helen Topp

Introduction

1. Hatuma Lime Company Limited (Hatuma Lime), operate two quarries within the Central Hawke's Bay District. The Waipawa site which is located at 711 Tikokino Road, and the Hatuma site which is located at 520 Maharakeke Road.
2. Hatuma Lime is an established Central Hawke's Bay business which has operated in the district since the early 1930's.
3. Hatuma Lime is a family owned business which has established a reputation for producing high quality fertiliser products that are sold across New Zealand.
4. The company dispatches approximately 120,000 tonnes of lime products per annum from its two Central Hawke's Bay quarries. The business is an established and important supporting industry for the rural sector, both locally and nationally.
5. The company employs 33 full time staff – 22 involved with harvesting, processing, distribution and selling, the balance of staff are office based.
6. The continuation of the two quarries to be operated in conjunction with land use consents is critically important. Enabling additional buildings or ancillary activities in relation to the lawfully established quarries, and their extensions, is also important for certainty and security of the operations going forward.

Figure 1: Maharakeke Road

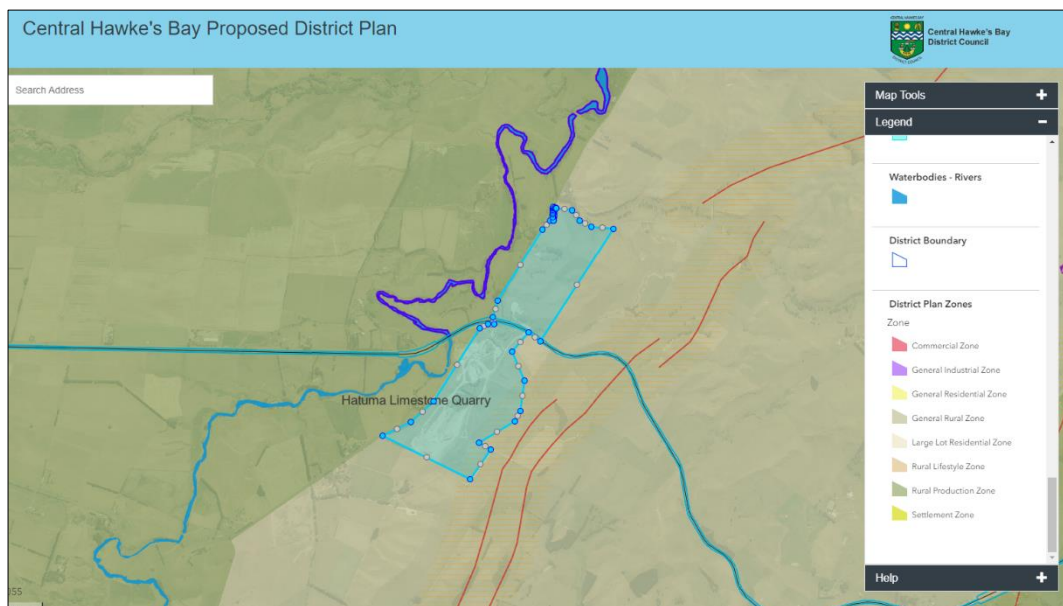
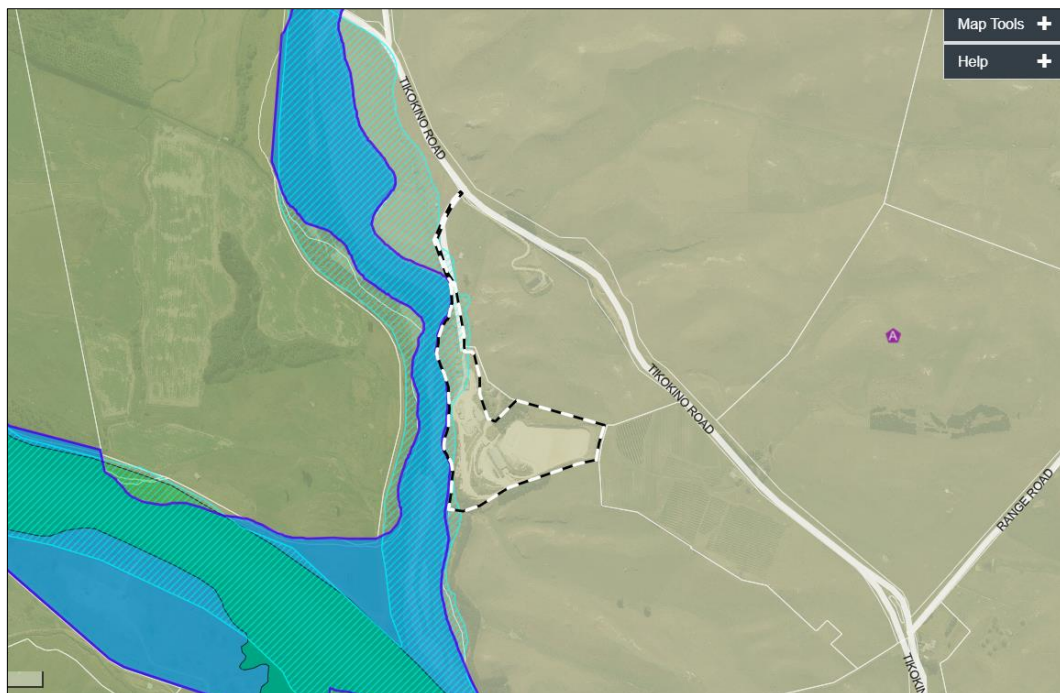


Figure 2: Tikokino Road



7. The Maharakeke Road quarry has completed the quarrying of limestone on the tract of land south of Maharakeke Road, and has commenced implementation of consent (RM100095) to quarry the land north of the road, as shown in the blue outline in Figure 1. The Tikokino quarry is shown in Figure 2.

8. Proposed District Plan zones the land subject to both quarries as General Rural Zone.

9. A potential threat to the effective implementation and eventual operation of the northern tract of land, as a limestone quarry, are adverse reverse sensitivity effects from new subdivision and residential development occurring in proximity of the consented quarry land. Adverse reverse sensitivity effects could arise if land is developed, unknowingly, in proximity to the future quarry land. As the quarry develops over time, new residents become surprised by the changes to the landscape and consider the quarry to be inappropriate and make complaints.

10. To that end, Hatuma Lime are interested in the PDP subdivision provisions and seek to ensure reverse sensitivity considerations relating to lawfully established activities in the rural environment are required for any subdivision within the General Rural Zone. To that end, Hatuma Lime seeks to retain Subdivision Objective SUB-O4, which states:

Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable, or mitigated where avoidance is not practicable.

11. Further, Hatuma Lime seek to retain Subdivision Policy SUB-P17 which states:

To ensure, to the extent practicable, subdivision design that takes into account the location of regionally significant infrastructure, network utilities, renewable electricity generation sites and other lawfully established activities, and ensures that future land use activities will not result in reverse sensitivity effects.

12. The subdivision rules in the General Rural Zone enable subdivision of lots to a minimum size of 20ha. Subject to compliance with performance standards, this type of subdivision would be a Controlled Activity and must be granted by Council, and could be subject to conditions. The Matters Council has restricted its control to consider do not include reverse sensitivity effects.

13. The nature of larger 20ha lots would be to keep the land for use as primary production, not necessarily for lifestyle. Notwithstanding this, subdivision does generate additional development rights, and based on the General Rural Zone rules, two additional residential houses could be anticipated, and a minor residential unit as well. Therefore, Hatuma Lime seeks amended provisions to enable consideration of reverse sensitivity effects on lawfully established activities (such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.

14. Lifestyle subdivision is provided for the General Rural Zone. One lot (4,000m² – 2.5ha) can be created every 3 years, as a Controlled Activity. The Matters of Control do extend to the consideration of reverse sensitivity matters in AM13(2), where wording specifically states:


The ability to mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities.

15. In addition to this Matter of Control, Hatuma Lime seeks that the extent of the quarry (existing and consented) be shown on the district plan maps, as an information layer so that there is an awareness of activity by those seeking to develop or buy land in the area.
16. Quarrying in the General Rural Zone, on a commercial scale, would require resource consent under Rule EW-R4 Mining and quarrying and be a Discretionary Activity.
17. Quarrying activities are defined in the PDP as
means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.
18. While consents are held for the expansion of Hatuma Lime, additional ancillary buildings or activities maybe required over time. A full Discretionary Activity consent would be an inefficient and ineffective method to provide for future changes to the existing quarry. To that end, a new rule to enable new buildings ancillary to a lawfully established quarry as a permitted activity subject to performance standards is sought within the General Rural Zone. A cross reference or exemption from Rule EW-R4 would be a consequential amendment also.
19. Any alternative wording, and any consequential changes, to the relief specified in the table below, to achieve the outcomes sought in this submission, are also sought.

Hearing

20. Hatuma Lime wishes to be heard in support of its submission.

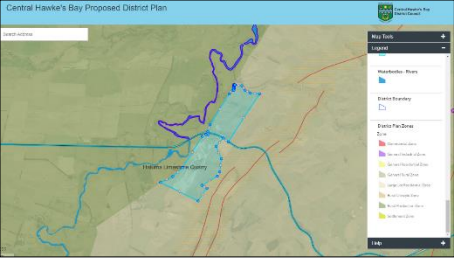
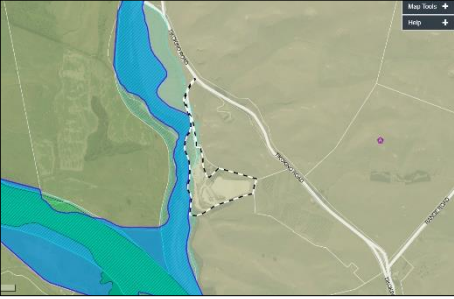
Date: 6th August 2021

Signed : 

Claire Price, Strategy Planning

Signed: 

Helen Topp, Hatuma Lime Co Ltd

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>Planning Maps</i>			
<i>Hatuma Lime Quarry, Maharakeke Road</i>			
<p>The Proposed District Plan zones the Maharakeke Road quarry as General Rural Zone.</p>  	Support	Support the General Rural Zone across both sites.	Retain zoning.
<i>Part 1 – Introduction and General Provisions</i>			
<i>Interpretation – Definitions</i>			
<p>“primary production” means:</p>			

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>a. any aquaculture, agricultural, pastoral, horticultural, mining, quarrying or forestry activities; and</p> <p>b. includes initial processing, as an ancillary activity, of commodities that result from the listed activities in a);</p> <p>c. includes any land and buildings used for the production of the commodities from a) and used for the initial processing of the commodities in b); but</p> <p>d. excludes further processing of those commodities into a different product.</p>			
<p>"Quarry"</p> <p>means a location or area used for the permanent removal and extraction of aggregates (clay, silt, rock or sand). It includes the area of aggregate resource and surrounding land associated with the operation of a quarry and which is used for quarrying activities.</p> <p>"Quarrying Activities"</p> <p>means the extraction, processing (including crushing, screening, washing, and blending), transport, storage, sale and recycling of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and cleanfilling of the quarry, and the use of land and accessory buildings for offices, workshops and car parking areas associated with the operation of the quarry.</p>	Support		Retain definition
<p>"reverse sensitivity"</p> <p>the potential for the operation of an existing lawfully established activity to be compromised, constrained or curtailed by the more recent establishment or alteration of another activity</p>	Support		Retain

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<i>which may be sensitive to the actual, potential or perceived environmental effects generated by an existing activity</i>			
<p>"Sensitive activity"</p> <p>Means</p> <p>activities which are sensitive to noise, dust, the use and storage of hazardous substances, spray residue, odour or visual effects of nearby activities. Includes residential activities, marae, urupā, visitor accommodation, rest homes, retirement villages, day care facilities, educational facilities and hospitals.</p>	Support		Retain
Part 2 – District-Wide Matters			
Strategic Direction – RLR Rural Land Resource Issues			
<p>RLR-11</p> <p>Incremental Loss of Highly Productive Land</p> <p>Land fragmentation and development that leads to the incremental and irreversible loss of highly productive land for primary production.</p>	Support		Retain
Part 2 – District-Wide Matters			
Strategic Direction – RLR Rural Land Resource Objectives			
<p>RLR-O2</p> <p>The primary production role and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.</p>	Support in part	<p>The expectation that the rural land resource, and its use by primary production activities is not compromised by inappropriate subdivision, use and development is supported by Hatuma Lime as this is the environment that their quarries operate in and inappropriate subdivision in close proximity to them could result in incompatible land uses or expectations with the respect to the rural environment.</p>	<p>Amend Objective RLR-02</p> <p><i>The primary production role, <u>lawfully established activities (such as quarries)</u> and associated amenity of the District's rural land resource is retained, and is not compromised by inappropriate subdivision, use and development.</i></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
		To that end, Objective RLR-02 would be more appropriate if was broadened to reference existing lawfully established activities, which operate effectively in the rural environment	
RLR-O3 <i>The District's highly productive land is protected from further fragmentation.</i>	Support	Hatuma Lime supports the objective.	Retain RLR-O3
RLR-O4 <i>Residential living and other activities that are unrelated to primary production are directed to locations zoned for those purposes and that are not situated on highly productive land.</i>	Support	Residential living and other non-rural and sensitive activities should be directed away from existing lawfully established primary production activities such as quarries to avoid reverse sensitivity effects, and incompatible expectations on amenity values near these important land uses in the rural environment.	Retain Objective RLR-04
<i>Part 2 – District-Wide Matters</i>			
<i>Strategic Direction – RLR Rural Land Resource</i>			
<i>Policies</i>			
RLR-P5 <i>To enable primary production and related activities to operate in rural areas in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.</i>	Support in part	Include references to the General Rural Zone and Rural Zone Production	<i>To enable primary production and related activities to operate in rural areas <u>provided in the General Rural Zone and Rural Zone Production</u> in accordance with accepted practices without being compromised by other activities demanding higher levels of amenity.</i>
<i>Part 3 – Area Specific Matters</i>			
<i>Zones – RURAL – Rural Zones, GRUZ General Rural Zone,</i>			
<i>Issues</i>			
GRUZ-11 Protecting the Life-Supporting Capacity of the District's Soil Resource	Support	Support Issue 1	Retain

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>The District's soil resource is finite, and inappropriate development or subdivision into smaller lots for activities that are not related to land-based primary production could cumulatively, and irreversibly, diminish the productive capacity of this finite resource for current and future generations.</p>			
Part 3 – Area Specific Matters			
<i>Zones – RURA – Rural Zones, GRUZ General Rural Zone,</i>			
<i>Objectives</i>			
<p>GRUZ-O1</p> <p>The General Rural Zone is predominantly used for primary production activities and ancillary activities.</p>	Support		Retain
<p>GRUZ-O4</p> <p>The primary productive purpose and predominant character of the General Rural Zone are not compromised by potentially incompatible activities establishing.</p>	Support	Support the intent of this objective, yet additional explanation within the objective could give a certainty on what constitutes incompatible, ie sensitive activities close to primary production activities.	Amend GRUZ – 04 and provide more explanation as to what are incompatible activities.
<i>Policies</i>			
<p>GRUZ-P1</p> <p>To allow land-based primary production and ancillary activities which are compatible with the primary productive purpose and predominant character and amenity of the General Rural Zone.</p>	support	Primary production activities include quarrying.	Retain
<p>GRUZ-P5</p> <p>To require sufficient separation between sensitive activities and existing primary production and intensive primary production activities, and between new intensive primary production activities and property and zone boundaries, in order to avoid, remedy or mitigate potential</p>	Support	Support the use of a separation distance between primary production activities such as existing lawfully established quarries to manage land use conflict and reverse sensitivity effects.	Retain

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p><i>adverse effects, including reverse sensitivity and land use conflict.</i></p>			
<p>GRUZ-P7</p> <p>To ensure incompatible activities do not locate in the General Rural Zone where the activity will:</p> <ol style="list-style-type: none"> 1. undermine the primary productive purpose and predominant character of the General Rural Zone; 2. constrain the establishment and use of land for primary production; and/or 3. result in reverse sensitivity and/or lead to land use conflict. 	Support		Retain policy
<p>GRUZ-P8</p> <p>To limit residential and rural lifestyle subdivision that results in fragmentation of the rural land and/or which limits the use of rural land for productive purposes.</p>	Support		Retain policy
<p><i>Rules - GRUZ-R3 - Primary production activities (including ancillary buildings and structures, but excluding post-harvest facilities, mining and quarrying)</i></p>			
<p>1. Activity Status: PERMITTED</p> <p>Where the following conditions are met:</p> <ol style="list-style-type: none"> a. Compliance with: <ol style="list-style-type: none"> i. GRUZ-S2 (Height of Buildings); ii. GRUZ-S3 (Height in Relation to Boundary); iii. GRUZ-S4 (Setback from Roads and Rail Network); iv. GRUZ-S5 (Setback from Neighbours); v. GRUZ-S6 (Shading of Land and Roads); vi. GRUZ-S7 (Electricity Safety Distances); 	Support in part	<p>This rules specifically excludes quarrying and would be to complicated to amend in order to provide new buildings associated with lawfully established quarries. So a new rule is sought.</p>	<p>ADD new rule as follows:</p> <p><u>Rules - GRUZ-R20 New Buildings ancillary to lawfully established quarries</u></p> <p><u>1. Activity Status: Permitted</u></p> <p><u>Where the following conditions are met:</u></p> <ol style="list-style-type: none"> a. <u>Compliance with:</u> <ol style="list-style-type: none"> i. <u>GRUZ-S2 (Height of Buildings);</u> ii. <u>GRUZ-S3 (Height in Relation to Boundary);</u>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>vii. GRUZ-S8 (Transport); viii. GRUZ-S9 (Light); and ix. GRUZ-S10 (Noise).</p> <p>b. Compliance with GRUZ-S12 (setback from gas transmission network). c. Compliance with GRUZ-S13 (setbacks from National Grid).</p> <p>Note: The provisions of the Rural Production Zone in the District Plan do not apply to plantation forestry. Plantation forestry is regulated separately under the Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017 which addresses such things as setbacks, earthworks management, land preparation, harvesting and replanting.</p>			<p>iii. <u>GRUZ-S4 (Setback from Roads and Rail Network);</u> iv. <u>GRUZ-S5 (Setback from Neighbours);</u> v. <u>GRUZ-S6 (Shading of Land and Roads);</u> vi. <u>GRUZ-S7 (Electricity Safety Distances);</u> vii. <u>GRUZ-S8 (Transport);</u> viii. <u>GRUZ-S9 (Light); and</u> ix. <u>GRUZ-S10 (Noise).</u></p> <p>b. <u>Compliance with GRUZ-S12 (setback from gas transmission network).</u> c. <u>Compliance with GRUZ-S13 (setbacks from National Grid).</u></p> <p><u>And</u></p> <p><u>Any consequential changes to demonstrate that this rule takes precedent over Rule EW-R4 with respect to new buildings for lawfully established quarries.</u></p>
<i>Part 2 – Subdivision</i>			
<i>Objectives</i>			
<p>SUB-O4</p> <p>Reverse sensitivity effects of subdivision on existing lawfully established activities (including network utilities) are avoided where practicable, or mitigated where avoidance is not practicable.</p>	Support	Hatuma Lime supports the intent of this objective.	Retain
<i>Policies</i>			
To ensure, to the extent practicable, subdivision design that takes into account the location of regionally significant infrastructure, network	Support	Hatuma Lime supports the intent of this objective.	Retain

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>utilities, renewable electricity generation sites and other lawfully established activities, and ensures that future land use activities will not result in reverse sensitivity effects.</p>			
<p>Rules – SUB-R1 - Subdivision not otherwise provided for</p>			
<p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with SUB-S1. b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF within NFL-SCHED6. v. CE-SCHED7. c. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> e. SUB-AM1. f. SUB-AM2. g. SUB-AM3. h. SUB-AM4. i. SUB-AM5. 	<p>Support in part</p>	<p>The nature of larger 20ha lots would be to keep the land for use as primary production, not necessarily for lifestyle. Notwithstanding this, subdivision does generate additional development rights, and based on the General Rural Zone rules, two additional residential houses could be anticipated, and a minor residential unit as well. Therefore, Hatuma Lime seeks amended provisions to enable consideration of reverse sensitivity effects on lawfully established activities (such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.</p>	<p>ADD a new matter of control as follows:</p> <p>1. Activity Status: CON</p> <p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Compliance with SUB-S1. b. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF within NFL-SCHED6. v. CE-SCHED7. c. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.

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j. SUB-AM6. k. SUB-AM7. l. SUB-AM8. m. SUB-AM9 n. SUB-AM10.			<p>Matters over which control is reserved:</p> <p>e. SUB-AM1. f. SUB-AM2. g. SUB-AM3. h. SUB-AM4. i. SUB-AM5. j. SUB-AM6. k. SUB-AM7. l. SUB-AM8. m. SUB-AM9 n. SUB-AM10. o. <u>SUB-AM19</u></p> <p>AND</p> <p><u>SUB-AM19</u></p> <p><u>Subdivisions with building platforms and/or vehicle access within proximity of the Hatuma Lime Maherekeke Road quarry</u></p> <ol style="list-style-type: none"> <u>Any actual and potential reverse sensitivity effects on the effective, and efficient operation of the Hatuma Lime quarry.</u> <u>Conditions offered up by the applicant to ensure future owners of the new lots are aware of the extent of the Hatuma Lime Quarry.</u>
<p>Rules – SUB-R5 - Subdivision to create a Lifestyle Site(s) (not in association with the creation of a Conservation Lot)</p>			
<p>General Rural Zone (outside of the Coastal Environment Area)</p> <p>1. Activity Status: CON</p>	<p>Support in part</p>	<p>The nature of larger 20ha lots would be to keep the land for use as primary production, not necessarily for lifestyle. Notwithstanding this, subdivision does generate additional development rights,</p>	<p>ADD a new matter of control as follows:</p> <p>1. Activity Status: CON</p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. Only one lifestyle site can be created. ii. A site is only eligible to be subdivided to create a lifestyle site once every 3 years, and at least 3 years has elapsed from the date the subject title was created. iii. The minimum site area for the balance lot is 20 hectares. b. Compliance with SUB-S1 and SUB-S2(2). c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF within NFL-SCHED6. v. CE-SCHED7. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. e. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network. <p>Matters over which control is reserved:</p> <ul style="list-style-type: none"> f. SUB-AM1. 		<p>and based on the General Rural Zone rules, two additional residential houses could be anticipated, and a minor residential unit as well. Therefore, Hatuma Lime seeks amended provisions to enable consideration of reverse sensitivity effects on lawfully established activities (such as quarries) as part of Controlled Activity subdivisions in the General Rural Zone.</p>	<p>Where the following conditions are met:</p> <ul style="list-style-type: none"> a. Limited to: <ul style="list-style-type: none"> i. Only one lifestyle site can be created. ii. A site is only eligible to be subdivided to create a lifestyle site once every 3 years, and at least 3 years has elapsed from the date the subject title was created. iii. The minimum site area for the balance lot is 20 hectares. b. Compliance with SUB-S1 and SUB-S2(2). c. The land being subdivided does not contain any part (or all) of the sites or areas identified in the following: <ul style="list-style-type: none"> i. HH-SCHED2. ii. SASM-SCHED3. iii. ECO-SCHED5. iv. ONL or ONF within NFL-SCHED6. v. CE-SCHED7. d. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(1); ii. SUB-S5; iii. SUB-S6; iv. SUB-S7; v. SUB-S8; and vi. SUB-S9. e. Compliance with: <ul style="list-style-type: none"> i. SUB-S4(2) and SUB-S4(3) National Grid

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
<p>g. SUB-AM2. h. SUB-AM3. i. SUB-AM4. j. SUB-AM5. k. SUB-AM6. l. SUB-AM7. m. SUB-AM8. n. SUB-AM9. o. SUB-AM10. p. SUB-AM11. q. SUB-AM13.</p>			<p>Subdivision Corridor; and ii. SUB-S4(4) and SUB-S4(5) Gas Transmission Network.</p> <p>Matters over which control is reserved:</p> <p>f. SUB-AM1. g. SUB-AM2. h. SUB-AM3. i. SUB-AM4. j. SUB-AM5. k. SUB-AM6. l. SUB-AM7. m. SUB-AM8. n. SUB-AM9. o. SUB-AM10. p. SUB-AM11. q. SUB-AM13. r. <u>SUB-AM19</u></p> <p>AND</p> <p><u>SUB-AM19</u></p> <p><u>Subdivisions with building platforms and/or vehicle access within proximity of the Hatuma Lime Maharakeke Road quarry</u></p> <p>s. <u>Any actual and potential reverse sensitivity effects on the effective, and efficient operation of the Hatuma Lime quarry.</u></p> <p>t. <u>Conditions offered up by the applicant to ensure future owners of the new lots are</u></p>

PROPOSED DISTRICT PLAN PROVISION(S)	OPPOSE/SUPPORT	SUBMISSION / REASONS	RELIEF / DECISION SOUGHT
			<u>aware of the extent of the Hatuma Lime Quarry.</u>
<i>Methods</i>			
Methods SUB-M1 – M8	Support in part	Hatuma Lime seek an additional method, being an information layer or to alert those seeking to subdivide near the quarries which can help future applicants understand the extent of the consent quarry and determine potential reverse sensitivity effects.	ADD a new Method to achieve the outcome of an information layer held by Council on the GIS or District Plan maps to show the extent of the Maharakeke Road quarry operated by Hatuma Lime.
<i>Part 2 – General District-Wide Matters</i>			
<i>Objectives</i>			
<i>Rules – EW-R4 – Mining and quarrying</i>			
<p>General Rural Zone</p> <p>Rural Production Zone</p> <p>1. Activity Status: PER</p> <p>Where the following conditions are met:</p> <p>a. The activity is for a farm quarry.</p> <p>b. Compliance with:</p> <p>i. EW-S1;</p> <p>ii. EW-S2;</p> <p>iii. EW-S3;</p> <p>iv. EW-S4;</p> <p>v. EW-S5;</p> <p>vi. EW-S6;</p> <p>vii. EW-S7; and</p> <p>viii. EW-S8.</p> <p>2. Activity status where compliance with conditions EW-R4(1)(a) and/or EW-R4(1)(b) is not achieved: DIS</p>	Support in part	<p>A consequential change is required to Rule EW R4.</p> <p>A new rule is sought to the General Rural Zone to enable new buildings for lawfully established quarries to be built and used as a permitted activity, subject to performance standards.</p> <p>Therefore new buildings for lawfully established quarries need to be exempt from the discretionary activity status in Rule EW R4.</p>	<p>Amend Rule as follows</p> <p><u>EW-R4 – Mining and quarrying (except new buildings for lawfully established quarries as provided in Rule GRUZ-R20)</u></p>

