BEFORE THE INDEPENDENT HEARINGS PANEL FOR HUTT CITY COUNCIL

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of the Proposed Lower Hutt District Plan

REPLY STATEMENT OF SEAN BELLAMY

ON BEHALF OF HUTT CITY COUNCIL

14 October 2026

1.0 INTRODUCTION

1.1 My name is Sean Bellamy. I am an Intermediate Policy Planner at Hutt City Council and am Council's reporting officer for the Open Spaces Zones and Quarry Zones topics.

1.2 This Reply Statement responds to:

a. the questions raised by the Hearing Panel in Minute 10, dated 30 July 2026, insofar as those questions relate to the Quarry Zone and Open Space Zones topics.

b. matters raised through the evidence and statements presented at the Hearing Stream 4 hearing; and

1.3 Except as expressly identified in this statement, the findings and recommendations contained in the Section 42A and rebuttal evidence remain unchanged.

2.0 QUALIFICATIONS, EXPERIENCE AND CODE OF CONDUCT

2.1 My qualifications and experience are set out in section 2.3 of my Section 42A Report for the Quarry Zone. I repeat the confirmation given in that report that I have read and agree to comply with the Code of Conduct for Expert Witnesses.

3.0 RESPONSES TO PANEL QUESTIONS

3.1 The sections below respond to the questions raised by the Hearings Panel in Minute 10 for Hearing Stream 4. Appendix 1 sets out my revised recommended amendments in response to submitter evidence.

3.2 To aid the Panel my response to Minute 10 is divided into 2 sections:

- Quarry Zone.
- Natural Open Space Zone.

3.3 Within Appendix 1, my Section 42A report recommended amendments are shown in red underlined or ~~strike through~~, further amendments recommended in my rebuttal evidence are shown in blue underline or ~~strike through~~, and amendments I am recommending in this Reply evidence are shown in green underlined or ~~strike through~~.

4.0 Quarry Zone

4.1 The Panel requested:

- Consideration of the relationship between the rules within the Earthworks chapter and the Quarry Zone. Can there be confirmation that earthworks associated with quarrying are sufficiently defined within these rules.
- Confirmation of what ODP Overlays and significant natural resources provisions apply to the Quarry Zone as a result of the 'Plan Stop'.
- A suggested definition for 'emergency activities'.
- Further comment to Winstone Aggregates' rebuttal evidence, which was received by Council the day before the hearing.
- Whether there should be any consequential amendments to the QUARZ provisions or the mapping of overlays on the Planning Maps following conferencing between Ms Armstrong and Mr Compton-Moen.

Consideration of the relevance of the rules in the Earthworks Chapter to Quarrying activities

4.2 The Panel requested consideration of the relationship between the Earthworks and the Quarry Zone chapters as well as confirmation that earthworks associated with quarrying are sufficiently defined within these rules.

4.3 I am satisfied that the Earthworks chapter does not apply to quarrying activities in the Quarry Zone. The Earthworks Chapter in the PDP is being addressed through Hearing Stream #7.

4.4 The Earthworks chapter specifically excludes earthworks where they are part of quarrying activities in the Quarry Zone. The Introduction to the Earthworks chapter (under the heading 'Other relevant chapters of the District Plan') specifically states:

"The provisions of this chapter do not apply to quarrying activities in the Quarry Zone"

4.5 The definitions in the PDP are as follows:

Earthworks	**Quarrying Activities**
means the alteration or disturbance of land, including by moving, removing, placing, blading, cutting, contouring, filling or excavation of earth (or any matter constituting the land including soil, clay, sand and rock), but excludes gardening, cultivation, and disturbance of land for the installation of fence posts.	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 clean filling of the quarry, and the use of land and accessory buildings for offices, workshops and carparking areas associated with the operation of the quarry.

4.6 In my opinion, the majority of earthworks associated with the quarry will fall within the definition of quarrying. In simple terms earthworks are defined as the alteration or disturbance of land. The definition of quarrying activities is very broad with respect to earthworks. It includes extraction, processing of aggregates, deposition, rehabilitation, landscaping and clean filling of the quarry.

Emergency activities

4.7 I recommend including a new definition of Emergency activities in the Definitions chapter. This provides for a proposed amendment to standard QUARZ-S2 (Hours of operation) that provides for emergency activities.

4.8 The Panel has requested a clear and fit for purpose definition of Emergency activities for Standard QUARZ-S2 - Hours of operation.

4.9 Following discussions with Mr Colin Hopkins (planning expert for Winstone Aggregates Ltd, submitter #444). I recommend the following definition:

> ***Emergency activity**, for the purpose of activities in the Quarry Zone, means earthworks, land disturbance, or ancillary engineering activity that is immediately necessary to prevent, reduce, or respond to an imminent threat to human life, safety, structural stability, or the surrounding environment. This includes, but is not limited to, the minimum earthworks urgently needed to manage a natural hazard event or hazardous substance spill but excludes normal quarrying activities.*

4.10 Emergency activities are currently not defined in the Proposed District Plan or higher order documents, including the RMA, National Planning Standards and Regional Policy Statement for the Wellington Region.

4.11 I consider that this approach is consistent with the style commonly used in New Zealand district plans and aligns with the purpose of the RMA in enabling timely responses to emergencies while ensuring that longer-term works remain subject to the usual planning controls.

4.12 This definition includes an inclusion/exclusion provision that limits the scope and makes it clear that the emergency provisions specifically relate to natural hazards and hazardous substance spills but exclude normal quarry activities.

4.13 Aside from the additional definition of Emergency activities my recommendation remains unchanged from my Rebuttal Evidence for Hearing Stream 4, dated 15 July 2026. In making this recommendation I have considered the additional information provided by Winstone Aggregates in response to Minute 10 (in their memorandum dated 1 September 2026). The key points of the information provided are that QUARZ-S2 is consistent with the existing certificate of compliance, and that the activity has consent

for up to 500 vehicle movements entering or leaving the site at any time of day.

ODP Overlays

4.14 The Panel has requested confirmation of the ODP overlays and significant natural resources provisions that apply to the Quarry Zone as a result of the 'Plan Stop'.

4.15 The 'plan stop' resulted in the withdrawal of the Natural Environment Values chapters, Historic and Cultural Values chapters (excluding the Notable Trees chapters), parts of the Coastal Environment chapter that relate to coastal natural character, and provisions relating to highly productive land. There are no significant cultural, historic, coastal environment or highly productive land overlays that are relevant for the Quarry Zone. The only relevant overlay in the ODP for the Quarry Zone is the Significant Natural Resources (SNR) overlay.

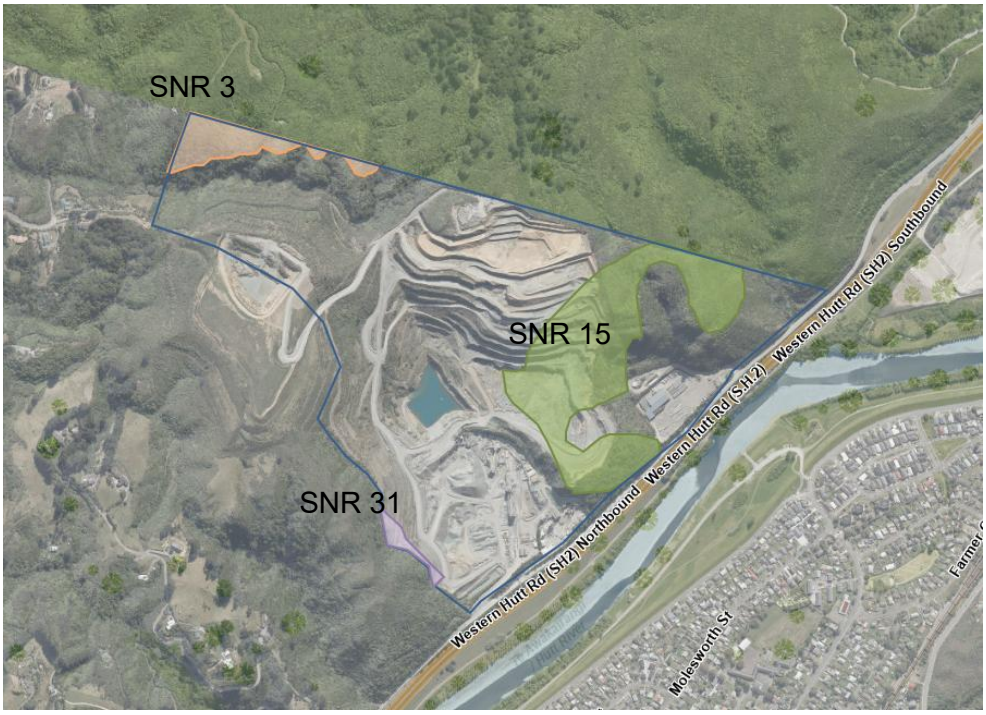
4.16 The ODP includes several SNR within the Quarry Zone. The Belmont Quarry portion of the Quarry Zone includes the following SNR:

- SNR-3 Boulder Hill Bush
- SNR-15 Haywards Quarry Bush
- SNR-31 Liverton Road Bush

4.17 The Dry Creek Quarry portion of the Quarry Zone includes the following SNR:

- SNR-1 Belmont Bush
- SNR-17 Haywards Shrubland

4.18 The SNR's contained within the Belmont Quarry are shown in the map below.



4.19 The provisions relating to SNR sites in Chapter 14E of the ODP (Significant Natural, Cultural and Archaeological Resources) would continue to apply. However, I note that the rules have limited relevance as resource consent is not required for activities within SNRs on privately owned land (Rule 14E 2.2(b)(iii)).

Quarry Zone - Landscape

4.20 The Panel has requested any consequential amendments to the QUARZ provisions or the mapping of overlays on the Planning Map following the conferencing between Ms Rose Armstrong and Mr David Compton-Moen (landscape experts for Council and Winstone Aggregates Ltd, respectively).

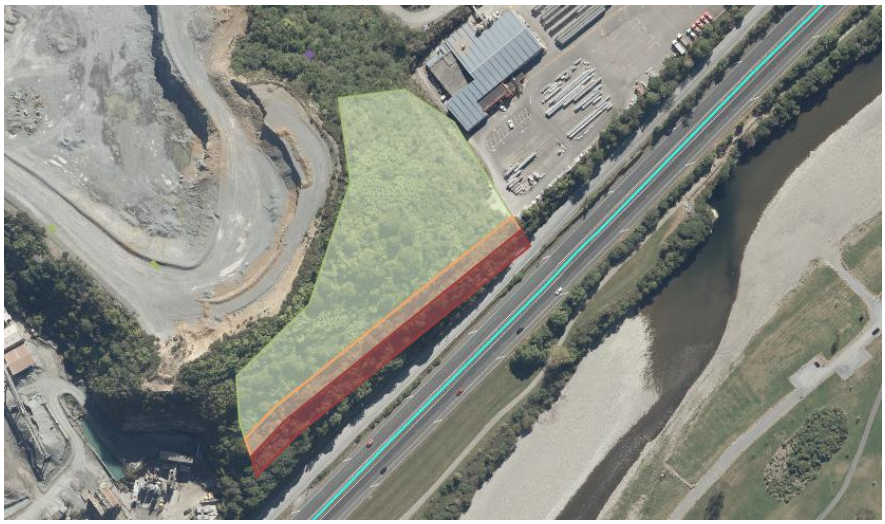
4.21 Ms Armstrong and Mr Compton-Moen provided a report outlining the areas where they agree and differ in their assessment of the effects on landscape amenity that would result from the removal of Area 3 of the Quarry Amenity Protection Overlay.

4.22 I have outlined these below in sections titled:

- Consequential changes to mapping
- Consequential changes to provisions

Consequential changes to mapping

4.23 Retaining, removing or amending Area 3 of the Quarry Amenity Protection Overlay (QAPO) remains the principal matter in dispute. The various scenarios are shown in the figure below: the existing Area 3 (green), a 20m strip (orange and red) and a 10m strip (red).



4.24 The Panel has requested additional visualisations from Mr Compton-Moen and a joint statement from Ms Armstrong and Mr Compton-Moen reviewing this evidence and outlining the points of agreement and disagreement between them on the size and mapping of Area 3 of the QAPO.

4.25 The key points of contention are:

- The evaluation of the existing environment, and
- Effects of the removal of Area 3.

4.26 The specialists differ in their assessment of the impact of the quarry on the nearby context and the impact of removing Area 3. Mr Compton-Moen considers the quarry is established and contributes to the existing character and the receiving environment and quality of views. He considers the removal of the bulk of Area 3 would be perceived as an incremental extension of an existing activity. Ms

Armstrong considers that the effects of the quarry have an impact on the nearby context which is mitigated by the screening provided by Area 3.

4.27 Mr Compton-Moen accepts that the removal of the bulk of Area 3 would result in a substantial physical change to that landform and would create new or more open views of quarrying from some locations. However, he does not consider that this translates to an equivalent effect to the character, integrity or legibility of the wider western escarpment or the river corridor. He considers that the 10m retained landscape strip would be sufficient to mitigate the effects of the quarrying, especially when combined with the existing quarry, supplementary planting and progressive rehabilitation.

4.28 Ms Armstrong considers that adverse effects of removal of Area 3 will have a greater impact than assessed by Mr Compton-Moen and that the amenity strip will have a limited impact. As a result, the quarry's influence would extend to all parts of Taitā facing the quarry and the quarry would become the new focus on entering the suburb from the north. In addition, she considers that the difference in mitigation warrants the retention of a 20m vegetation strip.

4.29 Mr Compton-Moen considers that it is likely that any effects on the landscape character or visual amenity are low-moderate. Ms Armstrong considers that structures over RL 75m will be prominent in views from parts of the western side of the Hutt Valley. She considers that the adverse effects would be reduced by the use of recessive colours, but given the potential number and size of the structures she recommends retention of notified PDP provisions in relation to height be retained.

4.30 I consider that a combination of reducing Area 3 to a 20m wide special amenity overlay combined with a standard requiring use of recessive colours is the most effective and efficient means of achieving the purpose of the PDP.

4.31 There is no dispute that effects of landscape need to be considered. However, the significance of these effects is disputed by the

technical experts. A reduction on the size of the QAPO provides for more extraction of aggregate from the district's largest quarry. The retention of the reduced screening and controls on the colour of the buildings provides for some mitigation of the effects.

Consequential changes to provisions

4.32 Winstone Aggregates requested the removal of the restrictions relating to the maximum height of buildings and structures from standard QUARZ-S1 in their rebuttal evidence. The notified standard limited height to:

- Where the ground level is RL 45m or lower: 24m above ground level, or
- Where the ground level is higher than RL 45m: 12m above.

4.33 The standard proposed by Mr Hopkins for Winstone Aggregates (rebuttal statement dated 17 July 2026, para 5.2) is:

Buildings and structures must not exceed a maximum height at the top of the structure of RL 80 (NZVD 2016):

All new buildings and structures must have recessive, low reflectivity finishes to reduce contrast with the quarry and vegetated backdrop (except where required for safety or statutory markings).

Matters of discretion if the standard is breached:

1. *The extent to which the additional height is necessary to provide for functional need or operational need of a quarry.*
2. *The effect on visual amenity of the surrounding area.*
3. *The effectiveness of any proposed landscaping, screening or other mitigation at mitigating the effects on visual amenity of the surrounding area.*

4.34 Through Minute 10, the Panel has requested:

- Additional visualisations of the building height envelopes permitted by QUARZ-S1 particularly in relation to the 45RL

line and what these structures may look like with the reduced Area 3 as sought by Winstone Aggregates,

- Confirmation of type and likelihood of buildings or fixed plant potentially to be located above the RL45 line from Mr Philip Heffernan (of Winstone Aggregates Ltd).

4.35 Winstone Aggregates has provided a visual assessment of the effects of a RL 75m standard[1] and the retention of 10m and 20m landscaping strip.

4.36 In their response to Minute 10, Winstone Aggregates indicates that their future plans for the quarry include the replacement of the existing plants, but that no current replacement plant would go above RL 75m. In the interim, the mobile quarry plant, including excavators, loaders, drilling equipment and other mobile or relocatable equipment will continue to operate on the quarry face.

4.37 In his rebuttal evidence (dated 17 July 2026, para 5.1) Mr Hopkins argues that the relief sought reflects the practical reality that structures located within the quarry floor, processing area, stockpile area or yard will be viewed against the backdrop of the existing quarry landform and will not reach a height where they appear as skyline elements. Mr Hopkins states that, to provide additional certainty that the skyline values will not be impacted, that Mr Compton-Moen recommends an objective maximum top-of-structure RL (NZVD 2016) of RL 80m which would ensure that any structure sits below the skyline.

4.38 The key issue is the effects on landscape. The experts disagree on the effects of changing the height standard in QUARZ-S1. The reduction of the Area 3 means more of the quarry face and

[1] I note that there are a number of heights relative to mean sea level that are mentioned in this reply statement. These include:

- RL 45m used in QUARZ-S1 as notified in the PDP,
- RL 45+30m the maximum height for buildings and structures requested by Winstone Aggregates in response to Minute 10 dated 1 September 2026,
- RL 75m the maximum height for buildings and structures referred to in the Joint Witness Statement by Mr Compton-Moen and Ms Armstrong in response to Minute 10 dated 1 September 2026, and
- RL 80m the maximum height sought by Winstone Aggregates in Mr Heffernan's evidence dated 17 July 2026.

structures may be seen from beyond the zone, especially when combined with the removal of softening of the maximum permitted height.

4.39 Mr Compton-Moen considers that any adverse effects on Landscape Character or visual amenity are Low Moderate whilst Ms Armstrong considers them to be more significant.

4.40 Mr Compton-Moen considers it is highly unlikely any structure will pierce the skyline or occupy more than a small portion of the "building envelope" created by the maximum height limit. His assessment recognises that structures will be seen from "Taita Rock" (VP10) and the view from Hutt River stop bank walking track. (VP12).

4.41 Ms Armstrong argues that the uncertainty of the structures that could be built means that the effects could be more significant. A larger number of new structures and/or more bulky structures (noting that cement silos and "support structures" are likely to be bulkier in form than a cell tower and may not be particularly narrow).

4.42 Both experts agree that the adverse effects would be reduced by use of recessive colours. Given that the intended number and bulk/form of some structures is unknown, Ms Armstrong recommends retention of the notified PDP provisions in relation to height, to provide more certainty on landscape and visual outcomes.

4.43 Overall, given the advice of Ms Armstrong (but acknowledging the points of disagreement with Mr Compton-Moen) I consider the proposed amendment to QUARZ-S1 is too open to interpretation for it to be an effective standard. In my opinion an effective standard would need to specify the recessive colours and low reflectivity required. As a result, I do not consider there is sufficient mitigation of the visual effects to support the proposed maximum height of RL 80m. I consider that the existing rule provides for some buildings structures as a permitted activity and a consenting pathway for large buildings and structures, or those located at higher elevations.

4.44 I therefore recommend rejecting the proposed amendment to QUARZ-S1 that increases the maximum height of the structures, along with a condition controlling colour and reflection of the new structures.

Further consideration of rebuttal information

4.45 The Panel requested further comment to Winstone Aggregate's rebuttal evidence received by Council the day before the hearing. My recommendations remain the same as at the hearing, with the exception of the changes outlined above and with regard to QUARZ-P7, addressed below.

4.46 I note that in my initial rebuttal statement I recommended additional matters of discretion for the rules that specifically apply within the Quarry Zone Protection Overlay (GRUZ/RLZ-QZPO-R1, GRUZ/RLZ-QZPO-R2 and GRUZ/RLZ-QZPO-R3). However, at the hearing, and in response to the rebuttal evidence received the day before the hearing (paras 3.7 and 3.8 from the rebuttal evidence of by Mr Hopkins, dated 17 July 2026), I recommended that these matters of discretion be deleted.

4.47 For completeness, I confirm that the additional matters of discretion for the rules that specifically apply within the Quarry Zone Protection Overlay (GRUZ/RLZ-QZPO-R1, GRUZ/RLZ-QZPO-R2 and GRUZ/RLZ-QZPO-R3) should be deleted. This recommendation is reflected in Appendix 2 of this statement.

QUARZ-P7

4.48 I remain of the view that policy QUARZ-P7 needs to be retained to provide for the mitigation of the effects of quarry activities on landscape.

4.49 Winstone Aggregates seeks the deletion of QUARZ-P7 or its amendment to remove indigenous vegetation in the Special Amenity Area Overlay to enable quarrying on the site. The policy proposed by Mr Hopkins in his rebuttal evidence is:

Minimise the adverse effects of quarrying activities and ancillary activities on the visual amenity and character of the surrounding area through maintaining the indigenous vegetation within the Special Amenity Area Overlay areas where practicable, having regard to whether there are functional needs or operational needs to clear the vegetation to enable quarrying on the site.~~:~~

~~1. Firstly, retaining existing indigenous vegetation that screens views of disturbed areas where practicable, having regard to whether there are functional needs or operational needs to clear the vegetation to enable quarrying on the site.~~

~~2. Where existing indigenous vegetation is not retained (under point 1):~~

~~a. Screening the disturbed areas as far as practicable with new planting.~~

~~b. Minimising the length of time that newly disturbed areas are visible and adversely affect visual amenity values beyond the site, including through prompt rehabilitation of these areas, having regard to functional and operational needs for quarrying activities on the site and any impacts rehabilitation of these areas may have on the effectiveness of rehabilitation within the site in general.~~

4.50 The proposed change rewrites the policy and removes more directive provisions that seek to provide for alternative screening and to minimise the length of time newly disturbed areas are visible.

4.51 I believe that a policy seeking to mitigate the visual effects through a visual barrier created by indigenous vegetation is an effective and efficient approach. I consider that while the point of the Quarry Zone is to provide for quarrying activities, it also needs to provide for the mitigation of effects on the surrounding areas. I consider that the visual barrier created by natural vegetation is a mitigation measure that reduces the visual amenity effects on the surrounding area.

4.52 I concur with Mr Hopkins that there is a potential issue relating to the inclusion of the words where practicable as a qualification when maintaining indigenous vegetation. I have considered the extent to which this provides for the removal of the vegetation within the overlay.

4.53 I recommend removing the words "where practicable" from the amended policy. The amendment as proposed by Mr Hopkins essentially removes the need for any mitigation of the visual effects of the quarry. The proposed amendment would provide for removal of vegetation to enable quarrying on the site.

Minimise the adverse effects of quarrying activities and ancillary activities on the visual amenity and character of the surrounding area through maintaining the indigenous vegetation within the Special Amenity Area Overlay ~~areas where practicable~~, having regard to whether there are functional needs or operational needs to clear the vegetation to enable quarrying on the site.

5.0 Natural Open Space Zone

5.1 The Panel has requested the following information in relation to the Natural Open Space Zone.

- Clarification of paragraphs 141 and 142 of the Open Space s42A report in respect of the Silverstream Park Christian Centre submission. How does the right of way limit development and is the recommendation the best zone for the land in question.
- Commentary on the information requested from Kelson Heights Limited

Rezoning of 95 Kingsley Street, Stokes Valley

5.2 The Panel has requested clarification of the meaning of paragraphs 141 and 142 of the Open Space s42A report in respect of the Silverstream Park Christian Centre submission. Specifically, how

does the right of way limit development and is the recommendation the best zone for the land in question.

5.3 Silverstream Park Christian Centre has sought the removal of the zoning or the rezoning of the site at 95 Kingsley Street, Stokes Valley from Natural Open Space to Medium Density Residential. The relief is sought as the site is used as a road and does not exhibit any of the characteristics of being either natural or used for open space purposes and that the zoning would make it more difficult to facilitate a driveway access for additional housing at 320 Eastern Hutt Road, Stokes Valley.

5.4 The section 42A assessment report states (paras 141 and 142):

"The site is effectively a formed road. It has an established sealed road, that is used for access to adjacent sites. The site is covered by a right of way and provides access to adjacent sites. The right of way limits the use or development of structures on the site and on the adjacent sites. The site at 3 Bach Reynolds Drive, Stokes Valley, also has restrictions on development due to easements adjacent to the boundary for the transmission of electricity and water.

In my view a change in the zoning of the site has no effect on the adjacent sites. There are no rules that are triggered by the boundary of the Natural Open Space Zone with the Medium Density Residential Zone or General Rural Zone. While the development of the site could be restricted by the proposed zoning, this is minimised by the ROW provisions."

5.5 Council records indicate that the site is legally described as Lot 105 Deposited Plan 31331, held in record of title WN8C/968. The site is subject to two rights of way.

- The right of way created by Transfer B247027.2 that provides access for Transpower New Zealand Limited, and
- The right of way created by Easement Instrument 9686142.7 that provides for the transmission of water and electricity.

5.6 Silverstream Park Christian Centre does not currently have a right of way over the site.

5.7 The rights of way are shown in the figure below.



5.8 The site at 95 Kingsley Street, Stokes Valley is owned by Council and is used as a road. The site is not part of a reserve, nor is it a legal road. It is covered by a right of way. The presence of the right of way on this site effectively restricts construction of buildings or structures and the use of the site and the area immediately adjacent and to the east of the site, but it does not necessarily affect future access over this site by third parties.

5.9 The specific effect of the zoning of the site to Medium Density Residential or Natural Open Space is therefore largely irrelevant. If the site was legal road, the zoning of the adjacent medium density sites would extend to the middle of the road.

5.10 I therefore recommend accepting the request by Silverstream Park Christian Centre (32.4) to rezone the site at 95 Kingsley Street, Stokes Valley from Natural Open Space to Medium Density Residential.



Rezoning part of 64 Waipounamu Drive Kelson

5.11 The Panel has requested comment on the information requested from Kelson Heights Limited. The requested additional information being:

- Clearer mapping of the submitter's request, including the most up to date lot boundaries and the submitter's preferred zoning apportionment between Medium Density Residential Zone and the Natural Open Space Zone.
- Correspondence with the Council's Parks and Reserves Team relating to their preference for land to be held as reserve.
- A copy of the current resource consent application and outline from the submitter's perspective as to what the remaining issues and time frame for resolution are.

5.12 The key facts are:

- Kelson Heights seeks to rezone the portion of 64 Waipounamu Drive, Kelson that is Natural Open Space to Medium Density Residential.
- The site is subject to a number of subdivision and land use consents that are part of a development that is being progressed through several stages.
- The stages of the development, current resource consents and resource consent applications are outlined in the information provided by Mr de Leijer (6 August 2026)
- Lot 302 was created as an access lot that was intended to be exchanged with Council as reserve land. Council's Parks and

Reserves team did not approve the transfer of land. The reporting officer's report for RM240100 states that the lot 302 has not been assessed as a residential lot.

- Lot 300 is intended to be used for stormwater mitigation. The submitter intends to transfer Lot 300 to Council as reserve land. I also note that a condition of the subdivision consent requires the creation of a Local Purpose (Utility) Reserve for stormwater management and mitigation systems.
- The subdivision is not yet completed. Records of title have not been issued for Lots 300 and 302.

Correspondence with Council's Parks and Reserves Team

5.13 Kelson Heights Ltd has not provided any specific correspondence with regard to Council's Parks and Reserves Team's preference for land to be held as reserve. Kelson Heights considers that the existing resource consents provide sufficient evidence that satisfies the request for the information. In my opinion the transfer is still subject to approval by the Parks and Reserves Team.

Lot 300 - Mapping of boundaries

5.14 If the Panel does not agree to the rezoning of all of Lot 102 to Natural Open Space Zone, Mr de Leijer has stated that the submitter would accept a 10m 'buffer' strip of MDRZ around proposed Stage 4 (page 1 of the further information provided by Mr de Leijer, dated 8 August 2026). Mr de Leijer states that this will ensure that the final legal allotments will be appropriately zoned and will allow the majority of the allotment that will be vested as reserve to remain as Natural Open Space Zone, which he states is the most appropriate zone for the area.

5.15 Mr de Leijer has provided an updated map (S19-00774-H4-Z1) that shows the current and proposed boundaries of lots created, or proposed to be created in Stages 1, 2, 3 and 4.

5.16

5.17 Mr de Leijer states that the boundaries of Stage 4 are still subject to a redesign of the earthworks sought under RM260025 and potential changes to the layout of Stage 4 of the subdivision.

5.18 I recommend rejecting the proposed amendment to rezone the entirety of site. I am concerned that there is insufficient evidence to determine the costs and benefits of the proposed rezoning. The application for resource consent RM260025 indicates that the earthworks have a potential impact on ecological values associated with a wetland and natural hazard risk.

5.19 However, I recommend amending the boundary of the balance allotment as shown in S19-00774-H4-Z1 (included in the information provided by Mr de Leijer, dated 8 August 2026).

Lot 302

5.20 With regard to the potential rezoning of Lot 302, I am concerned that the costs and benefits cannot be accurately determined. In particular, when the site was subdivided (RM240100) it specifically was not assessed as a residential property. This means that conditions to avoid, mitigate or remedy the effects of residential activity have not been considered when the lot was created. I therefore recommend rejecting the proposed amendment to change the zone from Natural Open Space Zone to Medium Density Residential Zone.



SEAN BELLAMY
Hutt City Council
14 October 2026

APPENDIX 1: RECOMMENDED AMENDMENTS TO PROVISIONS

QUARZ — Quarry Zone

The purpose of the Quarry Zone chapter is to provide for quarrying and ancillary activities within existing quarry sites in Kelson and Haywards, whilst ensuring that adverse effects beyond the site are managed appropriately and that the site is remediated on completion of the quarrying.

Quarries, and ancillary activities, are critical source of materials associated with infrastructure and development in the Lower Hutt Aggregate is used in the constructions of roads, concrete, manufactured concrete building materials, asphalt and other products.

Quarries can have a range of adverse effects on surrounding areas. These include noise and vibration, dust and odour, loss of ecological values, and visual amenity. Rehabilitation of the land following quarrying is an issue. The benefit of future use is dependent on the rehabilitation.

While this chapter includes the core objectives, policies, and rules that apply to the Quarry Zone, other district-wide chapters of the District Plan set additional objectives, policies and rules for all or part of the zone. As such, this chapter should be read alongside the district-wide chapters of the District Plan. However, the Earthworks chapter does not apply to quarrying activities within the Quarry Zone, including earthworks associated with rehabilitation.

Role of Wellington Regional Council

Wellington Regional Council also have functions under the Resource Management Act that relate to the management of quarrying activities. This includes the control of discharges of contaminants (including dust, odour and sediment) into or onto land, air, or water.

As a result, the objectives, policies and rules of the Regional Council's Natural Resources Plan for the Wellington region are also likely to apply to quarrying activities and associated activities, and resource consents may be required under the rules of that plan.

Objectives

QUARZ-O1	Purpose of the Quarry Zone
The Quarry Zone contributes to well-functioning environments by providing a source of aggregate and products manufactured from aggregate for use in construction and development.	
QUARZ-O2	**Activities in the zone**
The Quarry Zone: 1. Primarily provides for quarrying, processing of quarried material, and manufacturing of products from quarried material, 2. Provides for ancillary activities that are directly associated with quarrying, and 3. Provides for other activities that are compatible with quarrying activities within the Zone and have a functional need or operational need to be within the zone.	
QUARZ-O3	**Adverse effects**
Adverse effects of activities and development within the Quarry Zone are effectively managed within the Zone.	
QUARZ-O4	**Site rehabilitation**
Quarry sites within the Quarry Zone, including exposed and cut faces, are rehabilitated as soon as practicable on the completion of quarrying at the site.	

Policies

QUARZ-P1	Enabled activities
Enable the operation and development of quarrying activities ~~and conservation activities~~ within the Quarry Zone.	

QUARZ-P2	Potentially incompatible activities
Only allow activities other than quarrying activities and activities ancillary to quarrying where: 1. They are compatible with the quarrying activities and ancillary activities, undertaken at the site, or 2. There is a functional need or operational need to be in that location.	

QUARZ-P3	Recognition of significance of aggregates and finite nature
Recognise: 1. The importance of aggregates and products of quarries for regional development and land use, 2. That aggregates are a limited resource, and 3. There are limited opportunities to establish new quarries, due to geology, size of sites, access, and the existing environment, including existing land use and development.	

QUARZ-P4	Built development
Manage the effects of built development in the Quarry Zone by: 1. Enabling the repair, maintenance, demolition and removal of existing buildings, and 2. Manage the visual effects of new buildings and structures and additions to existing buildings and structures including by controlling their height.	

QUARZ-P5	Zone interfaces
Require land use and development in the Quarry Zone to maintain reasonable amenity for adjoining zones, including through management of: 1. Impacts on visual amenity, 2. Light and glare, 3. Traffic, 4. Noise, 5. Vibration, and 6. Dust.	

QUARZ-P6	Vibration
~~Enable the generation of vibration in the Quarry Zone where it:~~ ~~1. Is for quarrying activities or ancillary activities, and~~ ~~2. Does not compromise people's health.~~ Enable the generation of vibration from quarry activities within the Quarry Zone, subject to compliance with the applicable standards to ensure effects do not compromise people's health.	

QUARZ-P7	Retention of indigenous vegetation
Minimise the adverse effects of quarrying activities and ancillary activities on the visual amenity and character of the surrounding area through~~:~~ maintaining the indigenous vegetation within the Special Amenity Overlay areas ~~where practicable~~, having regard to whether there are functional needs or operational needs to clear the vegetation on the site. ~~1. Firstly, retaining existing indigenous vegetation that screens views of disturbed areas where practicable, having regard to whether there are functional needs or operational needs to clear the vegetation to enable quarrying on the site.~~ ~~2. Where existing indigenous vegetation is not retained (under point 1):~~ ~~a. Screening the disturbed areas as far as practicable with new planting.~~ ~~b. Minimising the length of time that newly disturbed areas are visible and adversely affect visual amenity values beyond the site, including through prompt~~	

Commented [SB1]: Winstone Aggregates (444.43). Recommendation from rebuttal.

Commented [SB2]: Winstone Aggregates (444.47). Recommendation from rebuttal.

Commented [SB3]: Winstone Aggregates (444.49). Recommendation from right of reply.

Commented [SB4]: Winstone Aggregates (444.49). Recommendation from rebuttal.

	~~rehabilitation of these areas, having regard to functional and operational needs for quarrying activities on the site and any impacts rehabilitation of these areas may have on the effectiveness of rehabilitation within the site in general.~~
QUARZ-P8	**Land stability**
Manage quarrying activities so that there is no increased risk from erosion and landslide hazards to people's health and safety.	
QUARZ-P9	**Quarry Management Plan**
Ensure appropriate management and rehabilitation of quarry sites within the Quarry Zone by requiring the preparation and implementation of a Quarry Management Plan for quarrying activities within Zone.	

Rules

Note:
Resource consent may be required under rules in this chapter as well as other chapters. Unless specifically stated, resource consent is required under each relevant rule. The steps to determine the relevant rules and activity status of an activity are set out in the General Approach chapter.

Buildings and structures

QUARZ-R1	**Repair and maintenance of buildings and structures**
1. **Activity status:** Permitted	
QUARZ-R2	**Demolition and removal of buildings and structures**
1. **Activity status:** Permitted	
QUARZ-R3	**Construction of new buildings and structures and alterations and additions to existing buildings and structures**
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. QUARZ-S1: Height, and ii. QUARZ-S7: Quarry Management Plan.	
2. **Activity status:** Restricted discretionary Where: a. Compliance is not achieved with QUARZ-R3.1. **Matters of discretion are restricted to:** 1. The matters of discretion in any standards not met.	

Land use activities

~~**QUARZ-R4**~~	~~**Conservation Activities**~~
~~1. **Activity status:** Permitted~~	
QUARZ-R5	**Quarrying activities**
1. **Activity status:** Permitted Where: a. Compliance is achieved with: i. QUARZ-S2: Hours of operation,	

Commented [SB5]: Winstone Aggregates (444.53) .Recommendation from rebuttal.

ii. QUARZ-S3: Vibration associated with blasting,
~~iii. QUARZ-S4: Quarry Setback~~ Overlay,
iv. QUARZ-S5: Special Amenity Area Overlay,
v. QUARZ-S6: Natural hazards, and
vi. QUARZ-S7: Quarry Management Plan.

Commented [SB6]: Winstone Aggregates (444.54). Recommendation from the s42A report.

2. **Activity status:** Restricted discretionary

Where compliance is not achieved with QUARZ-R5.1.
Matters of discretion are restricted to:
1. The matters of discretion in any standards not met.
2. Any positive benefits that can only be achieved through non-compliance with any standards not met.

QUARZ-R6	Industrial activities ancillary to quarrying

1. **Activity status:** Discretionary

QUARZ-R7	Residential activity

1. **Activity status:** Non-complying

Where:
a. There is no more than 1 residential unit on the site, and
b. The residential unit is ancillary to a quarrying activity on site (such as a caretaker's quarters).

Notification
Public notification is precluded for applications under this rule

Commented [SB7]: Winstone Aggregates (444.59). Recommendation from the s42A report.

2. **Activity status:** Prohibited

a. Where compliance with QUARZ-R7.1 is not achieved.

QUARZ-R8	Activities not otherwise provided for

1. **Activity status:** Non-complying

Standards

QUARZ-S1	Height

1. Buildings and structures must not exceed a maximum height:
   a. On any part of the area where the ground level is RL 45 metres or lower at the time of installation or construction of the structure: 24 metres above ground level.
   b. On any part of the area where the ground level is greater than RL 45 metres at the time of installation or construction of the structure: 12 metres above ground level.

For the purpose of this standard, RL = MSL, ~~1949~~ 2016 Geodetic Datum.

Commented [SB8]: Winstone Aggregates (444.61). Recommendation from the s42A report.

Matters of discretion if the standard is breached:
1. The extent to which the additional height is necessary to provide for functional need or operational need of a quarry.
2. The effect on visual amenity of the surrounding area.
3. The effectiveness of any proposed landscaping, screening or other mitigation at mitigating the effects on visual amenity of the surrounding area.

QUARZ-S2	Hours of operation

1. The hours of operation are 6.00am to 10.00pm, Monday to Saturday (excluding public holidays) for all activities except:

1. Administrative activities,
2. Maintenance of plants and machinery, ~~and~~
3. Loading/unloading and movement of vehicles, and
4. Emergency activities.

which may occur at any time.

Matters of discretion if the standard is breached:

1. The impact on adjacent sites and residential units in adjacent zones, including effects from:
   a. Noise and vibration, and
   b. Light and glare.
2. ~~Impacts on the transport network.~~

QUARZ-S3	Vibration associated with blasting

1. Blasting shall be carried out in accordance with the operating practice described in *Appendix J. Section J5 of AS 2187 2 — 2006 Explosives — storage, transport and use. Part 2 Use of explosives*.
2. Blast noise (airblast) created by the use of explosives shall not exceed,
   a. 127 dB LZ_{peak} when measured at the notional boundary 20 metres from occupied dwellings, ~~shall not exceed a peak overall sound pressure of 120 dBC (126 dBL).~~
   b. 133 dB LZ_{peak} (free field) on the façade of any building on another site. ~~when measured not less than 4 metres from unoccupied buildings, in the direction of blasting.~~
3. All blasting shall be restricted to between 10:00am and 4:00pm, Monday to Saturday (excluding public holidays) except where blasting is necessary for safety reasons.
4. Blasting shall be confined to two occasions per day except where necessary for safety reasons.
5. ~~Where blasting is irregular and the occupiers of neighbouring sites could be alarmed, they shall be advised of impending blasts at least one hour before any such blast.~~
6. ~~Monitoring to obtain records and data representative of the effects of blasting on the Quarry Management Area (shown on the District Plan maps) shall be carried out at such frequency to ensure there is sufficient data (at least 10 blasts) to ensure continued compliance with clauses 11 and 12 (below) and shall be maintained on an ongoing basis at a frequency of at least 1 in 20 blasts.~~
7. Every blast shall be recorded, including:
   a. The date and time of the blast,
   b. Location of blast, ~~and~~
   c. Blast size and charge mass per delay~~,~~ and
   d. Blast records shall be made available to the Council on request.
8. ~~Where vibration monitoring is carried out in accordance with 6 above, blasts shall be recorded with particular attention to details of:~~
   ~~a. Location of monitoring points,~~
   ~~b. Distance from the blast to the monitoring points,~~
   ~~c. Type and serial numbers of the monitoring instruments and transducers,~~
   ~~d. Peak noise level (air blast), and~~
   ~~e. Vibration velocity time history and absolute maximum vibration velocity for each of the three components.~~
9. ~~The blast records and monitoring results shall be made available to the Council on request.~~
10. ~~Vibration from blasting shall be measured at appropriate monitoring points established between the closest dwelling and its nearest boundary in accordance with Appendix J4 2.2 of AS2187.2 2006.~~
11. In order to avoid damage to buildings and to protect building occupants from undue annoyance blasting shall not exceed PPV vibration limits of the German Standard DIN 4150-32016 Structural Vibration - Part 3: Effects of Vibration on Structures when measured at the foundation for single storey buildings or in the plane of the highest floor of multi storey buildings. ~~When blasting, the maximum absolute value of the vector sum of three time-synchronised velocity components shall not exceed the guideline values for evaluating the effect of short term vibration in AS2187.2 – 2006, Table J1.~~
12. ~~Evaluation of the effect of vibration on building occupants shall be also carried out in accordance with NZS/ISO 2631: 1997(E) Mechanical vibration and shock - Evaluation of~~

Commented [SB9]: Winstone Aggregates (444.63). Recommendation from the s42A report.

Commented [SB10]: Winstone Aggregates (444.63). Recommendation from the s42A report.

Commented [SB11]: Winstone Aggregates (444.64). Recommendation from the s42A report.

Commented [SB12]: Winstone Aggregates (444.65). Recommendation from the s42A report.

Commented [SB13]: Winstone Aggregates (444.65). Recommendation from the s42A report.

Commented [SB14]: Winstone Aggregates (444.65) . Recommendation from the s42A report.

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Commented [SB16]: Winstone Aggregates (444.65). Recommendation from rebuttal.

Commented [SB17]: Winstone Aggregates (444.67)

Commented [SB18]: Winstone Aggregates (444.67). . Recommendation from the s42A report.

Commented [SB19]: Winstone Aggregates (444.67). . Recommendation from the s42A report.

Commented [SB20]: Winstone Aggregates (444.68). Recommendation from the s42A report.

Commented [SB21]: Winstone Aggregates (444.67). Recommendation from the s42A report.

Commented [SB22]: Winstone Aggregates (444.68). Recommendation from rebuttal.

Commented [SB23]: Winstone Aggregates (444.69). Recommendation from the s42A report.

~~human exposure to whole body vibration; Part 1: General requirements and Part 2: Continuous and shock induced vibration in buildings (1 to 80 Hz). The multiplying factor of the base curves to be used in evaluating satisfactory magnitudes will be 60, as defined in Table 2 of Annex A in ISO 2631: Part 2.~~ ~~In order to protect occupants of buildings blasting shall not exceed PPV vibration times in Appendix J, Table J4.5(A) of Australian Standard~~ AS 2187-2 2006 Explosives – Storage and Use, Part 2: Use of ~~explosives~~.

Matters of discretion if the standard is breached:

1. The effects of vibration on adjacent sites and residential units in adjacent zones.
2. Any relevant DIN vibration standard or Australian/New Zealand vibration standard for quarries.
3. Any practicable measures taken to manage the vibration effects.

~~QUARZ-S4~~	~~Quarry Setback Overlay~~

~~1. The indigenous vegetation cover within the Quarry Setback Overlay shall be maintained.~~

~~**Matters of discretion if the standard is breached:**~~

~~1. Effects on amenity values beyond the site.~~
~~2. Effects on slope stability.~~
~~3. The effects of any remedial or mitigation works.~~
~~4. Any functional need or operational need for the works.~~

QUARZ-S5	~~Special Amenity Area Overlay~~ Quarry Amenity Protection Overlay

1. The indigenous vegetation cover within the ~~Special Amenity Area Overlay~~ Quarry Amenity Protection Overlay shall be maintained.

Matters of discretion if the standard is breached:

1. Effects on character and amenity beyond the site.
2. Any functional need or operational need to remove vegetation.

QUARZ-S6	Landslide hazard and erosion

1. Quarrying activities must be undertaken in a way that the ~~susceptibility of land prone to erosion and landslide hazards is not increased~~ erosion and landslide hazards on land in adjoining zones are avoided through methods included in a Quarry Management Plan.

Matters of discretion if the standard is breached:

1. The increase in risk of landslides to land in adjoining zone.
2. The increase in risk of erosion.to land in adjoining zone.
3. The sensitivity of activities in areas at risk of erosion or landslides.
4. Any adverse effects on the character and visual amenity beyond the site.

QUARZ-S7	Quarry Management Plan

1. A Quarry Management Plan must be prepared and maintained for all quarrying activities.
2. Quarrying activities and rehabilitation of the site must be undertaken in accordance with the Quarry Management Plan.
3. As a minimum, the Quarry Management Plan must describe:
    a. The quarrying activities covered by the Quarry Management Plan,
    b. Planned measures to mitigate impacts of quarrying activities beyond the site, including:
        i. Hours of operation,
        ii. Noise management,
        iii. Vibration management,
        iv. Dust management,
        v. Management of visual amenity, including landscape plans, and
        vi. Management of natural hazards, including slope stability.
        vii. Methods to be employed to provide prior advice to occupants of nearby sites of the timing of proposed quarry blasting including a description of properties to be advised, the proposed method of notification and the timing of such notification prior to planned blasting.
    c. Details of vibration monitoring undertaken to assess continued compliance with QUARZ-S3.11 and QUARZ-S3.12 including:

Commented [SB24]: Winstone Aggregates (444.70). Recommendation from the s42A report.

Commented [SB25]: Winstone Aggregates (444.70). Recommendation from rebuttal.

Commented [SB26]: Winstone Aggregates (444.70). Recommendation from the s42A report.

Commented [SB27]: Winstone Aggregates (444.67). Recommendation from the s42A report.

Commented [SB28]: Winstone Aggregates (444.67). Recommendation from the s42A report.

Commented [SB29]: Winstone Aggregates (444.73). Recommendation from the s42A report.

Commented [SB30]: Winstone Aggregates (444.73). Recommendation from the s42A report.

Commented [SB31]: Winstone Aggregates (444.73). Recommendation from the s42A report.

i. Location and monitoring points,
ii. Distance from the blast to the monitoring points,
iii. Type and serial numbers of the monitoring instruments and transducers.
iv. Peak noise level (air blast).
v. Vibration velocity time history and absolute maximum vibration velocity for each of the three components.
vi. Frequency of vibration monitoring on an ongoing basis which shall not be less than a frequency of at least 1 in 20 blasts.
vii. Details of how vibration monitoring results will be logged and recorded so that they are made available to the Council on request.

d. The rehabilitation that is planned for the site on the completion of the quarrying activities, including:
   i. The intended end use of the site or parts of the site on the completion of quarrying activities,
   ii. When rehabilitation will occur,
   iii. The landform and drainage pattern of the site following completion of quarrying activities and rehabilitation,
   iv. Any change in natural hazards resulting from quarrying and any proposed mitigation, and
   v. Any adverse effects associated with the rehabilitation.

4. A copy of the Quarry Management Plan shall be provided to the Council's Head of Planning prior to undertaking quarrying activities covered by the Plan.
5. At least every two years, the Council's Head of Planning shall be provided with:
   a. A progress report on the effectiveness of the Quarry Management Plan, and
   b. Any changes that have been made to the Quarry Management Plan.

Matters of discretion if the standard is breached:

1. Alternative measures to ensure adverse effects of quarrying activities beyond the boundary of the sites will be managed appropriately.
2. Alternative measures to ensure suitable rehabilitation of the site.

Commented [SB32]: Winstone Aggregates (444.65, 444.67, 444.68, 444.69 and 444.70). Recommendation from the s42A report.

GRUZ — General Rural Zone

Quarry Zone Protection Overlay

To address potential reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies, rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objective — Quarry Zone Protection Overlay

GRUZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone
This objective is additional within the Quarry Zone Protection Overlay.	
~~New a~~Activities and development in the General Rural Zone do not restrict quarrying activities in the Quarry Zone.	

Commented [SB33]: Winstone Aggregates (444.78). Recommendation from the s42A report.

Policies — Quarry Zone Protection Overlay

GRUZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay
This policy is additional within the Quarry Zone Protection Overlay.	
Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive effects on quarrying activities within the Quarry Zone.	

Rules — Quarry Zone Protection Overlay

GRUZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** ~~1.~~ Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~ ~~a. Visibility of the quarry from the sensitive activity~~ ~~b. Noise and vibration from the quarrying activities at the site, and~~ ~~c. Dust generated by quarrying~~ activities~~.~~ Public notification is precluded for applications under this rule.	
GRUZ-QZPO-R2	**Residential activities in the Quarry Zone Protection Overlay**
This rule is additional within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:**	

Commented [SB34]: Winstone Aggregates (444.82, 444. Recommendation from the right or reply.

1. ~~1.~~ Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~
   ~~a. Visibility of the quarry from the sensitive activity~~
   ~~b. Noise and vibration from the quarrying activities at the site, and~~
   ~~c. Dust generated by quarrying activities.~~

   Public notification is precluded for applications under this rule.

GRUZ-QZPO-R3	Visitor accommodation in the Quarry Zone Protection Overlay

This rule replaces GRUZ-R12 within the Quarry Zone Protection Overlay.

1. **Activity status:** Restricted discretionary

   Matters of discretion are restricted to:
   ~~1.~~ Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~
   ~~a. Visibility of the quarry from the sensitive activity~~
   ~~b. Noise and vibration from the quarrying activities at the site, and~~
   ~~c. Dust generated by quarrying activities.~~

   Public notification is precluded for applications under this rule.

Commented [SB35]: Winstone Aggregates (444.82, 444. Recommendation from the right or reply.

Commented [SB36]: Winstone Aggregates (444.83, 444. Recommendation from the right or reply.

Commented [SB37]: Winstone Aggregates (444.84, 444. Recommendation from the right or reply.

RLZ — Rural Lifestyle Zone

Quarry Zone Protection Overlay

To address the potential for reverse sensitivity effects on quarrying activities within the Quarry Zone from new land use within the rural area near the Quarry Zone, the District Plan identifies the rural areas through the Quarry Zone Protection Overlay, and includes specific objectives, policies, and rules to manage new land use in the identified area. This includes objectives, policies and rules in both the General Rural Zone and Rural Lifestyle Zone chapters.

These objectives, policies, and rules are additional to the other objectives, policies, and rules for the zones.

Objective — Quarry Zone Protection Overlay

RLZ-QZPO-O1	Protection of the quarrying activities in the Quarry Zone
This objective is additional within the Quarry Zone Protection Overlay.	
~~New a~~Activities and development in the Rural Lifestyle Zone do not restrict quarrying activities in the Quarry Zone.	

Commented [SB38]: Winstone Aggregates (444.79). Recommendation from the s42A report.

Policies — Quarry Zone Protection Overlay

RLZ-QZPO-P1	Activities in the Quarry Zone Protection Overlay
This policy is additional within the Quarry Zone Protection Overlay.	
Only allow activities in the Quarry Zone Protection Overlay where they do not increase reverse sensitive effects on quarrying activities within the Quarry Zone.	

Rules — Quarry Zone Protection Overlay

RLZ-QZPO-R1	Construction of new residential units in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:** ~~1.~~ Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~ ~~a. Visibility of the quarry from the sensitive activity~~ ~~b. Noise and vibration from the quarrying activities at the site, and~~ ~~c. Dust generated by quarrying activities.~~ Public notification is precluded for applications under this rule.	

Commented [SB39]: Winstone Aggregates (444.85, 444. Recommendation from the right or reply.

RLZ-QZPO-R2	Residential activities in the Quarry Zone Protection Overlay
This rule is additional within the Quarry Zone Protection Overlay.	
1. **Activity status:** Restricted discretionary **Matters of discretion are restricted to:**	

1. Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~
   ~~a. Visibility of the quarry from the sensitive activity~~
   ~~b. Noise and vibration from the quarrying activities at the site, and~~
   ~~c. Dust generated by quarrying activities.~~

Public notification is precluded for applications under this rule.

RLZ-QZPO-R3	Visitor accommodation in the Quarry Zone Protection Overlay

This rule is additional within the Quarry Zone Protection Overlay.

1. **Activity status:** Restricted discretionary

Matters of discretion are restricted to:

1. Reverse sensitivity effects on quarrying activities in the Quarry Zone~~, including, but not limited to, the impact on the:~~
   ~~a. Visibility of the quarry from the sensitive activity~~
   ~~b. Noise and vibration from the quarrying activities at the site, and~~
   ~~c. Dust generated by quarrying activities.~~

Public notification is precluded for applications under this rule.

Commented [SB40]: Winstone Aggregates (444.86, 444.
Recommendation from the right or reply.

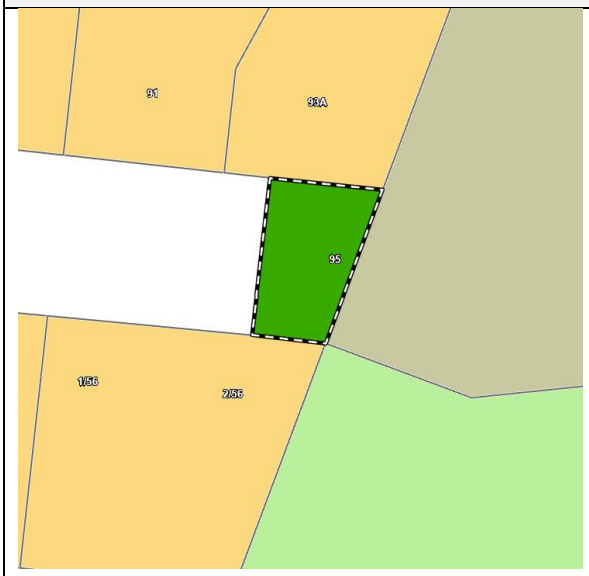
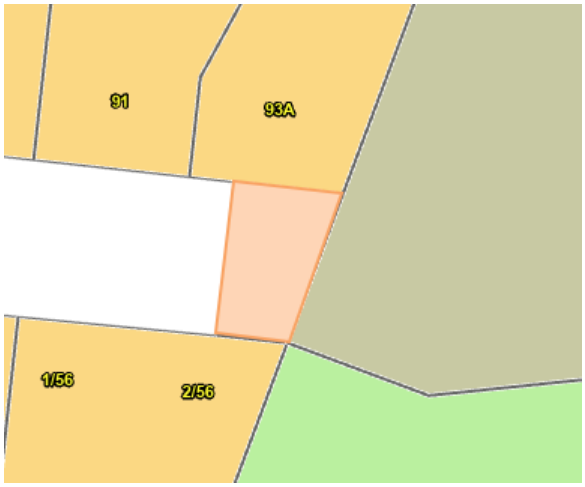
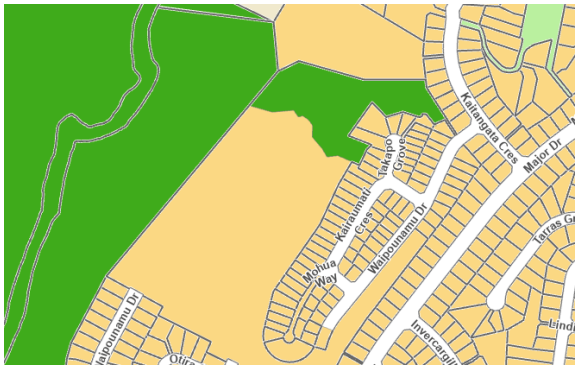
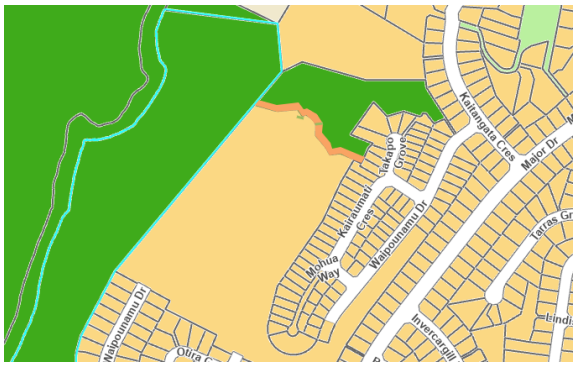
Commented [SB41]: Winstone Aggregates (444.87, 444.
Recommendation from the right or reply.

Definitions

Term	Definition
emergency activity	for the purpose of activities in the Quarry Zone, means earthworks, land disturbance, or ancillary engineering activity that is immediately necessary to prevent, reduce, or respond to an imminent threat to human life, safety, structural stability, or the surrounding environment. This includes, but is not limited to, the minimum earthworks urgently needed to manage a natural hazard event or hazardous substance spill but excludes normal quarrying activities.

Commented [SB42]: Winstone Aggregates (444.63) recommendation from the right of reply.

APPENDIX 2: AMENDMENTS TO RECOMMENDATIONS TO REZONING FOR NATURAL OPEN SPACE AND QUARRY ZONES

95 Kingsley Street, Stokes Valley	
Proposed District Plan	**Recommended amendment**
	
Recommended amendment: Rezoning a land at 95 Kingsley Street, Stokes Valley from Natural Open Space Zone to Medium Density Residential Zone.	
64 Waipounamu Road, Kelson	
Proposed District Plan	**Recommended amendment**
	
Recommended amendment: Rezoning a 10m buffer at 64 Waipounamu Road, Kelson from Natural Open Space Zone to Medium Density Residential Zone.	

Quarry Amenity Protection Overlay	
Proposed District Plan	**Recommended amendment**
	
Recommended amendment: Change to Area 3 of the Quarry Amenity Protection Overlay to a 20m buffer at the Quarry Zone boundary.	