

# Submission on publicly notified proposed district plan

Clause 6 of Schedule 1, Resource Management Act 1991



## Privacy Statement

Your submission must include your name, and an address for service (preferably email, but you can use a postal address). All information you include in this submission, including your name and address for service, will be provided to other submitters and published on Hutt City Council's website. Paper copies may also be made available. Hutt City Council is required to collect and publish this information to carry out its functions under the Resource Management Act 1991 and to enable others to take part in the district plan process. The Council, other submitters, and the Environment Court may need to contact you during this process.

If your submission does not include your name and an email or postal address for service, it will be rejected.

While the Council will retain all information provided in your submission in secure council systems, all contact details will be removed from any documents published on Council's website once the district plan process is complete. However, your name and the contents of your submission will still appear in these documents.

You have the right to ask for a copy of any personal information we hold about you, and to ask for it to be corrected if you think it is wrong. If you'd like to ask for a copy of your information, or to have it corrected, please contact us at [contact@huttcity.govt.nz](mailto:contact@huttcity.govt.nz), call 04-570-6666, or write to us at Private Bag 31912, Lower Hutt 5040.

To: Chief Executive, Hutt City Council

1. This is a submission from:

Full name OR Company/organisation	Winstone Aggregates
Contact person <i>if different</i>	Phil Heffernan
Email address <i>the Council, hearing panel, and courts will use this to contact you, and will publish this information so other submitters can contact you if necessary</i>	phil.heffernan@winstoneaggregates.co.nz
Postal address <i>Required if you did not provide an email address, otherwise optional</i>	
Phone <i>optional</i>	

3. This is a submission on the Proposed Lower Hutt District Plan 2025.

4. I ☐ could ☒ could not gain an advantage in trade competition through this submission.  
(Please tick one)

5. If you could gain an advantage in trade competition through this submission:

- I ☐ **am** ☐ **am not** directly affected by an effect of the subject matter of that submission that—
- (a) adversely affects the environment; and
- (b) does not relate to trade competition or the effects of trade competition:

*(you must tick one if you answered "could" to the question in paragraph 3 above)*

*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.*

6. The specific provisions of the proposal that my submission relates to are:

*Give details:*

Please see attached documentation.

*(We recommend using additional pages if your submission is lengthy)*

7. My submission is:

*Include whether you support or oppose the specific provisions or wish to have them amended; and reasons for your views:*

Please see attached documentation.

*(We recommend using additional pages if your submission is lengthy)*

8. I seek the following decision from Hutt City Council:

*Give precise details:*

Please see attached documentation.

*(We recommend using additional pages if your submission is lengthy)*

9. I ☒ **wish** ☐ **do not wish** to be heard in support of my submission.

*(please tick one)*

10. If others make a similar submission,

I ☐ **will** ☒ **will not** consider presenting a joint case with them at the hearing.

*(please tick one)*

Signature of submitter:

*(or person authorised to sign on behalf of submitter)*

*(a signature is not required if you make your submission by electronic means)*

02/05/2025

Date

### Where to send your submission

- **By email (preferred):** [district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)
- **By post:** Hutt City Council, Private Bag 31912, Lower Hutt 5040
- **In person:** At the Hutt City Council Customer Service Centre, 30 Laings Road, Lower Hutt

Jo Miller  
Chief Executive  
Hutt City Council  
30 Laings Road  
Lower Hutt 5010  
[district.plan@huttcity.govt.nz](mailto:district.plan@huttcity.govt.nz)

02 May 2025

## **WINSTONES SUBMISSION ON LOWER HUTT PROPOSED DISTRICT PLAN REVIEW**

Tēnā koe Jo,

Thank you for the opportunity to provide a submission on the Proposed Lower Hutt City District Plan on behalf of Winstone Aggregates. Winstone acknowledge and support the Council's objectives to balance land use, growth and environmental outcomes. Winstone Aggregates, owns and operates Belmont Quarry, which is a key feature of the district and has supported growth of Hutt City and wider region since the 1920's and Winstone's has been a proud part of that since 1988. Winstone also consider it is essential that the Proposed District Plan continues to provide for the ongoing operation, development, and sustainability of quarrying activities at Belmont Quarry. Our submission seeks targeted amendments to specific provisions to ensure that the planning framework is practical, enabling, and aligned with regional development needs while addressing managing the environmental effects of quarrying.

### **Winstone Aggregates**

Winstone Aggregates, a proud division of Fletcher Concrete and Infrastructure, boasts a rich heritage spanning over a century in New Zealand's aggregates industry. As the nation's premier manufacturer and distributor of aggregates, our presence is notably strong in the Wellington region, especially within Hutt City. Our operations, including the strategically vital Belmont, Petone, and Dry Creek quarries play a critical role in the development of the region's infrastructure. Belmont produces approximately 30% of all aggregate for Wellington, and 50% of the high-grade aggregate.

Our approach to quarrying is not just about extraction; it embodies a deep commitment to sustainable practices, environmental stewardship, and meaningful community engagement. The quarries we operate in Hutt City are vital components in the local economy, providing essential materials for various infrastructure and construction projects, while maintaining a minimal environmental footprint.

In the context of the Wellington region, where the demand for aggregates is spurred by both population growth and significant infrastructure projects like Te Wai Takamori o Te Awakairangi and Melling Link, and upcoming River link, Winstone Aggregates stands as a key contributor. Our proximity to these projects, combined with our extensive expertise in aggregate production, enables us to supply high-quality materials in an efficient manner, thereby reducing transportation costs and minimising our environmental impact.

### **Proposed Lower Hutt City District Plan Review**

Winstone Aggregates has reviewed the Proposed Lower Hutt City District Plan. We recognise and appreciate the regulatory role of Hutt City Council and the unique position that our operations, particularly the Belmont Quarry, hold within the Hutt community. As a market leader, Winstone Aggregates is not only known for its operational scale but also for high environmental standards across

sites. This leadership extends to our proactive approach in collaborating with Hutt City Council, ensuring that our operations align with the sustainable development goals of the region.

Aggregate is essential in the creation of new and on-going maintenance of housing, business, roads, cycleways and three waters infrastructure. Without strong recognition and provision for aggregates in the district plan, and security of aggregate supply close to where it is needed, this growth is not sustainable.

### **General relief**

In addition to the **attached** table, Winstone Aggregates wish to make a number of general submission points, and request the following general relief on the District Plan Review, (including any amendments to provisions, or new provisions, including any consequential amendments to the district plan address these concerns):

- Winstone is generally supportive of HCC decision to update the 20 year old Extraction Zone provisions, and note while they have worked well, some aspects are out of date and Winstone has approached the district plan review as an opportunity to request updates to these standards, in particular to noise and vibration based on current best practice, amendments are sought to better reflect updated best practice for quarrying both acoustic and vibration measurement, while at the same time recognising that the Quarry is a long and lawfully established activity, with existing use rights and to ensure that the district plan is fit for purpose to manage its quarrying activities for the life of the plan.
- Belmont Quarry is a significant regional mineral deposit, (is one of the last remaining aggregate resources within the Wellington/Hutt urban area), as aggregate is a mineral, quarries do not have a choice of location, they must locate where the aggregate resource exists and is accessible. Much of the accessible resource within the Wellington Region, (this side of the Remutaka Range) has been sterilised, due to urban development of the land, current use of the land or legal/planning protections of the land which make quarrying impossible. By way of relief Winstone seek changes to the plan, including to the Quarry Zone and realignment of existing overlays to ensure that the planning framework allows it to sustainably manage the remaining aggregate resource, by maximising the life of the Belmont Quarry, and opportunities for aggregate extraction in order to avoid risking land becoming sterilised for quarrying in the quarry zone due to planning provisions being placed on the land above, that restrict access.
- Winstone seek relief to ensure that the new provisions do not impede its existing use rights or otherwise interfere or create an obstacle or interfere with the day to day operations of the Belmont quarry by imposing new limits/ provisions and ensure that a good balance is struck in terms of what is needed to manage these effects.
- Winstone also seek changes to the plan to restrict ad-hoc, sporadic or uncontrolled development in the vicinity, including greater protections in the plan to protect Quarrying operations from reverse sensitivity effects, including updates to recognise best practice provisions in this area.
- Winstone request amendments aimed at providing for a fair and efficient operation and consenting framework that manages environmental effects of quarrying while recognising the unique nature of quarrying, for example quarrying by definition results in progressive and constant changes in ground levels and topography as aggregate is quarried and overburden disposed, makes quarrying an uncomfortable fit for traditional plan approaches to stormwater, hazards and earthworks. Winstone support the use of a Special Purpose Zone for the Quarry Zone to recognise that it is best to manage these effects in a bespoke way.

- Winstone wishes to ensure that the district provisions give effect to consenting pathways and recognition for quarrying and clean filling and extraction of aggregate pathways provided for in the National Policy Directions, and associated provisions such as freshwater and vegetation clearance, hazard management and relevant National Environmental Standards. It is particularly requested by way of relief that amendments are sought to ensure that the District Plan Review gives effect to the suite of National Direction both NPS and NES (where there is opportunity to do so), so that the plan is fit for purpose and up to date from determination as it can be.
- Winstone also notes the dynamic planning and regulatory environment and wishes to ensure that the District Plan Review captures any amendments that occur to those National Policy Directions and Standards over the course of the notification, hearing and determination of the District Plan Review, to ensure that the plan provides an avenue to give effect to any changes to those directions/standards. In particular relief is sought that:
  - The District Plan Review is updated to accurately reflect the directions in National Policy Statements and National Environmental Standards:
  - including ensuring that the district plan is amended to give effect to any new or updated/amended National Policy Statements and National Policy Statement or RMA amendment legislation released prior to the district plan review being decided and can be appropriately recognised via the district plan review.
- That the district plan be amended to recognise relevant matters in the higher order planning documents, RPS, Natural Resources Plan, Part 2, s32,s32AA and RMA.

### **Parallel Processes – Belmont Quarry Development**

Winstone Aggregate's Belmont Quarry Development Project is a Schedule 2 listed project under the Fast Track Approval Act 2024. That listed project includes a proposed land exchange swapping land owned by Winstone's adjacent to the existing Belmont Quarry, with land owned by the Department of Conservation and managed by GWRC as part of Belmont Regional Park, as well as approval for resource consents and other authorisations needed to construct and operate an overburden disposal area (OBDA) on that land.

Winstone requests zoning changes so that the new HCC District Plan will accurately reflect the anticipated changes in ownership and future uses of the land that will result from approvals being granted via the fast track process. These changes are:

- Certain areas to be rezoned as Quarry Zone with an Overburden Disposal Area overlay, where those areas are anticipated to be owned and used by Winstone as a consequence of the proposed land exchange. The Overburden Disposal Area overlay will mean that there are limits on the type of quarrying activities that can occur in that area, such as no blasting, excavation, crushing or processing of aggregate.
- Other areas to be rezoned as Natural Open Space Zone with a Quarry Zone Protection Overlay, where those areas are anticipated to be owned by the Department of Conservation as a consequence of the proposed land exchange.

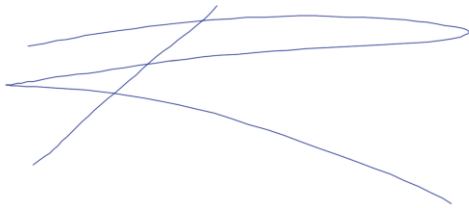
The timing of the HCC district plan review and fast track approval process will occur in parallel. Winstone

is seeking a rezone of the land it hopes to acquire as part of the land exchange and develop as an OBDA. Winstone may not pursue these rezoning requests through the HCC district plan review process in the event that it is not successful in obtaining a land exchange under the fast-track process.

### **Continued Commitment to Collaborate**

Winstone Aggregates is committed to the development of the Wellington region, while concurrently upholding our core values of environmental and community care. Our operations are instrumental in providing the materials necessary for the region's infrastructure and housing, significantly contributing to the local economy. This submission is an expression of our dedication to collaborate with Hutt City Council in achieving these shared goals. The Proposed Plan makes changes to the existing Quarry Management Area, which has been in the district plan for over 20 years. Winstone welcome the introduction of a new Special Purpose Zone for the Quarry and see this as a timely opportunity to ensure the provisions are up to date with best practice and better align with its operations.

Winstone Aggregates intend to support the District Plan preparation, by undertaking additional technical reports that will offer in-depth insights based on the submission points we have raised, in order to give Council a better understanding of our Belmont operations and requirements of the Special Purpose Zone, thereby assisting in the formulation of a well-rounded and effective District Plan.



**Phil Heffernan**

Project Manager

w: [winstoneaggregates.co.nz](http://winstoneaggregates.co.nz)



## **Submission on the Proposed Lower Hutt District Plan**

This submission is provided in two sections. The first section provides a part-by-part analysis and summary of key points. The second section provides an accompanying table with targeted amendments to ensure that the 2025 PDP appropriately provides for the ongoing operation and future planning of Belmont Quarry—a regionally significant source of aggregate critical to Lower Hutt and the wider Wellington region.

We note for completeness while Winstone have offered suggested ways to address their concerns, the submission from our experience is more than one way of achieving that relief and so request for relief includes alternative wording or mapping and/or consequential amendments that would also adequately address the concerns raised by Winstone in relation to the general and detailed relief sought in this submission.

### **PART 1: General Provisions**

We support the retention of the definitions for “*quarry*” and “*quarrying activities*” as currently drafted. These are functional and fit-for-purpose. However, we oppose the inclusion of quarrying under the definition of “*activities potentially sensitive to natural hazards*” and request its removal from that list. Additionally, to support implementation clarity, we seek the introduction of a new definition for the Overburden Disposal Area (OBDA), identifying relevant legal descriptions.

### **PART 2: District Wide Matters**

#### *Strategic Direction*

We support a planning framework that recognises aggregate as a regionally significant resource. Accordingly, we seek amendment to INFSD-O3 to reflect the importance that quarrying lends in support of infrastructure delivery, and to ensure consistency with the objectives of the Quarry Zone.

#### *Indigenous Biodiversity*

We support the application of the effects management hierarchy to indigenous vegetation clearance and specifically seek that ECO-R2.3 does not apply to the OBDA.

#### *Noise*

We support the refinement of noise and vibration rules to reflect the operational and functional needs of quarrying. Quarry activities are not noise-sensitive and should be excluded from provisions that control noise within the zone. We also seek confirmation that overlays such as the Highway and Railway Noise Overlay do not unduly constrain quarry operations. Finally, we seek that noise sensitive activities within the Protection Overlay do not restrict quarry activities through reverse sensitivity effects.

#### *Transport*

We support TR-P6 and TR-R4 in relation to managing reverse sensitivity risks on Liverton Road. We seek an amendment to TR-R4 to acknowledge the Quarry Zone Protection Overlay. In addition, we request that quarrying activities be exempted from High Trip Generation Thresholds in Table 8 as such movements are already regulated under the Quarry Management Plan and consents and subject to existing use rights.

#### *Natural Hazards – Slope and Flood Overlays*



We support the exclusion of quarrying from the Slope Hazard Overlay, as these provisions are not applicable to our operations. In contrast, we oppose the application of Flood Hazard Overlays (low, medium, and high) to quarry land, as these overlays are static and do not reflect the evolving quarry landform. We recommend amendments to NH-O3, NH-P2, and NH-P9 to reflect the operational and regional significance of the Quarry Zone, and to align it with the policy treatment of other industrial and metropolitan zones.

#### *Earthworks*

We support the exclusion of quarrying from the Earthworks chapter, as this avoids regulatory duplication and ensures that quarry operations are managed through the bespoke Quarry Zone framework.

#### *National Grid*

We support a tiered framework for quarry activities in relation to the National Grid. Activities located outside the Grid Yard should be permitted, while those within the Grid Yard should be managed as restricted discretionary, ensuring safety and operational integrity.

### **PART 3: Quarry Zone Provisions**

We support the application of the Quarry Zone to the Belmont Quarry site, consistent with the National Planning Standards and stated purpose of the zone. Objectives QUARZ-O1 and O2 are appropriate, and we support retention. We seek amendments to QUARZ-O3 and QUARZ-P5 to ensure future expansion is not unnecessarily constrained, and to clarify that amenity effects should only be managed at the edge of the Quarry Zone Protection Overlay, not at the internal zone boundary.

Policy QUARZ-P6 should clarify that vibration should not compromise health at the zone boundary, with health and safety within the site managed under the Health and Safety at Work Act 2015. Policy QUARZ-P7 should be amended to better align with Rule ECO-R2, and to reflect the operational and functional needs of progressive vegetation clearance. Rehabilitation obligations should be practical, scalable, and consistent with the Belmont Quarry Rehabilitation Strategy.

Rules relating to buildings (QUARZ-R1 to R4) and conservation activities are supported. However, we seek targeted changes to quarrying rules (QUARZ-R5 to R8) to remove reliance on overlays that are not mapped, allow a controlled activity pathway where standards are not met, and ensure ancillary activities are properly provided for. Non-quarry activities should remain non-complying, with mandatory limited notification to Winstone Aggregates to manage reverse sensitivity.

In terms of standards, we support QUARZ-S2 with the addition of an emergency exemption clause. QUARZ-S1 should be updated to reflect the Wellington 2016 vertical datum and provide for ancillary structures such as silos and radio towers where visually appropriate. QUARZ-S4 and S5 should be removed due to unclear mapping, duplication with existing QEII covenants, and enforcement uncertainty. Standards QUARZ-S6 and S7 should be clarified to improve workability and enforcement.

### **PART 4: Overlays and Zoning**

We support retention of the General Rural Zone over land to the west of the quarry and oppose overlays which lack clear policy direction—specifically the Quarry Amenity Protection Overlay, which should be removed from planning maps. We strongly support retention of the Quarry Zone Protection Overlay (QZPO) as a key tool for managing reverse sensitivity and recommend strengthening associated policies and changing activity statuses within the overlay from Restricted Discretionary to Non-Complying.



Provisions should also clarify that limited notification remains available within the QZPO to ensure Winstone Aggregates has standing in applications affecting quarry operations.

#### **PART 5: Natural Open Space Zone (NOSZ) and OBDA**

We oppose the current application of the NOSZ to land required for the Overburden Disposal Area (OBDA). We propose rezoning 29 ha of this area to Quarry Zone to better reflect its future ownership and use. We also propose application of the Quarry Zone Protection Overlay to 27.7 ha of Winstone-owned land already subject to QEII covenant protection is rezoned NOSZ.

#### **PART 6: Designations**

We support the removal of WRC-12 from the OBDA land (29 ha), which is required to enable delivery of the OBDA project. Retaining the designation introduces the potential for conflict, which is not in the best interests of the GWRC as the land manager. We recommend the spatial extent of WRC-12 be amended accordingly to exclude these areas. No changes are sought to NZTA-01 as it does not significantly overlap with quarry land.

#### **PART 7: Planning Maps**

We support the planning maps as they relate to the Quarry Zone, Quarrying Activity Overlay, and the QZPO. However, we oppose application of the Low, Medium, and High Flood Hazard Overlays over quarry land for the reasons outlined above. We also seek removal of the Special Amenity Area Overlay and Quarry Setback Overlay due to their lack of mapping and policy integration.

#### **Conclusion**

Winstone Aggregates remains committed to working constructively with Council throughout the remainder of the plan-making process. Belmont Quarry is a natural and physical resource of regional importance that must be supported by a robust and enabling planning framework. The 2025 Proposed District Plan provides a valuable foundation, and we submit that the proposed targeted amendments will ensure the plan enables sustainable quarrying while managing environmental effects appropriately.

#### **Appendix 1: Acronyms**

- Overburden Disposal Area (OBDA).
- 2025 Proposed Lower Hutt District Plan (2025 PDP).
- Quarry Zone Protection Overlay (QZPO).
- Quarry Amenity Protection Overlay (QAPO).
- Natural Open Space Zone (NOSZ).

## **Appendix A: Provisions table**

WINSTONE AGGREGATES  
2025 Proposed Lower Hutt District Plan  
APPENDIX A: PROVISIONS TABLE

Written Submission on the 2025 Proposed Lower Hutt District Plan (PDP)

To: Hutt City Council  
Submitted by: Winstone Aggregates Limited  
Location: Belmont Quarry, Lower Hutt

*This submission is made pursuant to Schedule 1 of the Resource Management Act 1991 in response to the notification of the 2025 Proposed Lower Hutt District Plan. This submission is made on behalf of Winstone Aggregates Limited, as the operator of Belmont Quarry. The land holdings of the Quarry and surrounds are Fletcher Concrete and Infrastructure Ltd. As a critical supplier of aggregates within the Wellington Region, Belmont Quarry plays a fundamental role in supporting the region’s infrastructure, development, and growth. The quarry is a regionally significant mineral resource. Its ongoing operation is essential to ensuring a reliable and sustainable supply of aggregate materials to support both public infrastructure and private development projects within Lower Hutt and the wider Wellington Region. Winstone Aggregates has an extensive history of operating Belmont Quarry in a manner that adheres to strict environmental, social, and regulatory frameworks within the Quarry Management Plan. The Quarry contributes significantly to the local economy through employment and the provision of materials that underpin regional and national development. Winstone Aggregates acknowledges and supports the Council’s objectives in providing for urban growth, sustainability, and the protection of natural and physical resources. However, it is imperative that the Proposed District Plan recognises the strategic importance of quarrying activities and provides for their ongoing operation and development in a manner that is both enabling and consistent with the principles of sustainable management under the RMA 1991.*

*Winstone Aggregate’s Belmont Quarry Development Project is a Schedule 2 listed project under the Fast Track Approval Act 2024. That listed project includes a proposed land exchange swapping land owned by Winstone’s adjacent to the existing Belmont Quarry, with land owned by the Department of Conservation (DoC) and managed by GWRC as part of Belmont Regional Park, as well as approval for resource consents and other authorisations needed to construct and operate an overburden disposal area on that land. Winstone requests zoning changes so that the new HCC District Plan will accurately reflect the anticipated changes in ownership and future uses of the land that will result from approvals being granted via the fast-track process.*


*This table sets out specific relief sought by Winstone’s, but needs to be read in conjunction with General submission points and explanations raised in Part 1 of the submission. While Winstone has suggested wording to address its concerns, it’s request includes alternative wording and/or any consequential relief that adequately addresses the specific and general concerns raised in its submission.*

REVIEW OF RELEVANT PROPOSED LOWER HUTT DISTRICT PLAN CHAPTERS

Analysis, proposed submission points and rationale

Relevant provision	Submission Detail	Rationale
PART 1 General provisions		
Definitions		
Quarry	Support the retention of the definition.	No changes.
Quarrying activities	Support the retention of the definition.	No changes.
Sensitive Activities	Oppose: Amend the definition to remove “ <del>o. quarrying activities</del> ” from activities potentially sensitive to natural hazards.	Quarrying activities interact with natural hazards but itself is not sensitive.
Overburden Disposal Area	Add a new definition:	The addition of this definition to the 2025 PDP would be clearer for plan users when this term is used throughout the plan. This definition would be inserted in the event that the rezoning request is granted.

WINSTONE AGGREGATES  
2025 Proposed Lower Hutt District Plan  
APPENDIX A: PROVISIONS TABLE

	<p>The Overburden Disposal Area means the 29.04 hectares as part of the Belmont Quarry that is located on an area of land as identified in the following table:</p> <table><tr><td>Part Section 200A Hutt DIST</td><td>48.0305 ha</td></tr><tr><td>Section 255 Hutt DIST</td><td>21.2459 ha</td></tr><tr><td>Part Section 261 Hutt DIST</td><td>18.67 ha</td></tr></table> <p>The Overburden Disposal Area is shown as an overlay below in the green area.</p>  <table><tr><td>Project</td><td>Hutt City Plan Review</td></tr><tr><td>Site</td><td>Belmont Quarry</td></tr><tr><td>Drawing</td><td>100</td></tr><tr><td>Rev</td><td>1</td></tr><tr><td>Date</td><td>2 May 2025</td></tr><tr><td>Author</td><td>PWH</td></tr></table>	Part Section 200A Hutt DIST	48.0305 ha	Section 255 Hutt DIST	21.2459 ha	Part Section 261 Hutt DIST	18.67 ha	Project	Hutt City Plan Review	Site	Belmont Quarry	Drawing	100	Rev	1	Date	2 May 2025	Author	PWH	
Part Section 200A Hutt DIST	48.0305 ha																			
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Project	Hutt City Plan Review																			
Site	Belmont Quarry																			
Drawing	100																			
Rev	1																			
Date	2 May 2025																			
Author	PWH																			
Industrial activity	means an activity that manufactures, fabricates, processes, packages, distributes, repairs, stores, or disposes of materials (including raw, processed, or partly processed materials) or goods. It includes any ancillary activity to the industrial activity. <u>Industrial activity excludes quarrying activities.</u>	The ‘disposes of materials (including raw, processed, or partly processed materials)’ would inadvertently capture quarrying activities, including the OBDA. This is unintended and shall be amended to be more explicit. The definition in the ODP specifically excludes quarrying activities for this reason.																		
Activities Sensitive To The National Grid - Definition	Support. Retain with no changes.	Quarrying activities are not sensitive to the National Grid, and this is appropriately captured in the definition.																		
PART 2 District Wide Matters																				
Strategic Direction (SD)																				
Relevant provision	Submission Detail	Rationale																		
INFSD-O3	Consistent with QUARZ-O1, the SD Chapter needs to recognise and provide for the Quarry as a natural and physical resource of regional importance. O3 is amended to read:	Aggregate is a foundational material for the development and use of land in the district. We support the establishment of a Quarry Zone (QUARZ) with clear objectives, policies, and rules. We welcome the recognition of the finite																		



WINSTONE AGGREGATES  
2025 Proposed Lower Hutt District Plan  
APPENDIX A: PROVISIONS TABLE

	<i>“Infrastructure of national and regional significance, including those services that enable ongoing operation and maintenance, is supported and protected.”</i>	and regionally significant nature of aggregate resources and the need to protect and manage quarry operations.											
SD Objectives and Policies	<p><b>New INFSD-O7</b></p> <p><u>As a regionally significant source of aggregate, activities in the Quarry Zone are recognised for the benefit they provide in the delivery in infrastructure, and their ongoing operation and provided for.</u></p>	This is a regionally significant natural and physical resource, and the PDP needs to acknowledge and provide for operations and maintenance of the quarry zone.											
<b>Ecosystems and Indigenous biodiversity</b>													
ECO-R2.1	ECO-R2.1 has no permitted activity standards. This is supported.	Modification or clearance of indigenous biodiversity is an inherent part of quarry activities. Quarry operators are able to apply the effects management hierarchy to vegetation clearance.											
ECO-R2.3	ECO-R2.3 support with changes, that the rule does not apply to the Overburden Disposal Area as defined in this submission, on the condition that the OBDA is rezoned to Quarry Zone.	This rule need not apply to the OBDA, as vegetation clearance is already known to be appropriate.											
<b>Noise (including Highway and Railway Noise Overlay)</b>													
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>											
NOISE-R5	<p>NOISE-R5.1.a should be updated to include vibration velocity limits (mm/s PPV) at occupied buildings containing noise sensitive activities. The limits should depend on the time of day and the receiving environment. They should not apply to blasting vibration, which is subject to other standards.</p> <p>An example rule is provided below based on typical values for maintaining amenity during the day and avoiding sleep disturbance at night. This would be an appropriate replacement for NOISE-R5.1.a.</p> <p><u>Activities must be controlled to ensure any resulting vibration does not exceed the limits in the following table in any axis when measured in the corner of the floor of the storey of interest for multi-storey buildings, or within 500 mm of ground level at the foundation of a single storey building. These limits do not apply to vibration from blasting.</u></p> <table border="1"> <thead> <tr> <th>Receiver</th><th>Period</th><th>Peak Particle Velocity Limit</th></tr> </thead> <tbody> <tr> <td rowspan="2">Occupied building housing an activity sensitive to noise</td><td>Night-time 22:00 to 07:00</td><td>0.3 mm/s</td></tr> <tr> <td>Daytime 07:00 to 22:00</td><td>2 mm/s</td></tr> <tr> <td>Other occupied buildings</td><td>At all times</td><td>2 mm/s</td></tr> </tbody> </table> <p>NOISE-R5.1.b is an appropriate control for avoiding building damage but should adopt the current version of the Standard, DIN 4150-3:2016 <i>Vibration in buildings – Part 3: Effects on structures</i>.</p>	Receiver	Period	Peak Particle Velocity Limit	Occupied building housing an activity sensitive to noise	Night-time 22:00 to 07:00	0.3 mm/s	Daytime 07:00 to 22:00	2 mm/s	Other occupied buildings	At all times	2 mm/s	Rule Noise-R5.1.as notified contains the qualitative threshold of ‘do not compromise’ and does not include any measurable criteria. This provides less certainty for a permitted activity standard, makes rule interpretation unclear, and makes compliance monitoring enforcement challenging. The Belmont Quarry is well established, and aspects of the Quarry such as noise emission have existing use rights under section 10, RMA. Noise and vibration controls should support ongoing quarrying activities while protecting amenity. Provisions should reflect quarry-specific operational realities and monitoring findings, the proposed amendments reflect up to date best practice for vibration.
Receiver	Period	Peak Particle Velocity Limit											
Occupied building housing an activity sensitive to noise	Night-time 22:00 to 07:00	0.3 mm/s											
	Daytime 07:00 to 22:00	2 mm/s											
Other occupied buildings	At all times	2 mm/s											

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NOISE-R6 NOISE-R7	Support with conditions: 1. That the district plan be made explicit that an exception be made to Noise-R6 for quarry activities.	Quarry activities are not noise sensitive activities. The HRNO covers only a small portion of the lower site. Retain Overlay as this will manage noise sensitive activities in the zone.
Noise-R8 Noise-S7 Noise-S8	Rule Noise-R8.3 is incorrectly labelled as R8.1.  The status of noise sensitive activities in the Quarry Zone under NOISE-R8 should be amended to be consistent with NOISE-O2, and with QUARZ-R7 and QUARZ-R8 – which state that residential activity and all other activities not otherwise provided for in the Quarry Zone have either a non-complying or prohibited status.	NOISE-R8 states that new buildings, or alterations and additions to existing buildings, to be used by an activity sensitive to noise (including residential activity) have a permitted activity status in the Quarry Zone if the acoustic insulation and ventilation requirements in NOISE-S7 are complied with. No limits would apply to noise generated by quarrying activities when received at these noise sensitive sites and the potential noise effects on residential outdoor amenity could be significant. This exposes existing quarry activities to reverse sensitivity effects, greater protection is sought to guard against the risk of sterilising aggregate resource at the quarry due to poor controls of residential activity in the vicinity.
Noise-S1	We support the updated references to the current versions of the New Zealand environmental noise Standards NZS 6801:2008 <i>Acoustics – Measurement of environmental sound</i> , NZS 6802:2008 <i>Acoustics – Environmental noise</i> , and NZS 6803:1999 <i>Acoustics – Construction noise</i> .	NZS 6801 and 6802 (2008) are the appropriate standards. The adoption of these Standards and the use of the $L_{Aeq}$ noise descriptor is consistent with industry best practice and it complies with the requirements of Chapter 15 Noise and Vibration Metrics Standard of the National Planning Standards.
Noise-APP1	The numerical noise limit for activities in the Quarry Zone between 07:00 and 19:00 should be 68 dB $L_{Aeq}$ .	$L_{A10}$ levels under the operative District Plan are assessed between 07:00 and 22:00 in accordance with NZS 6802:1991. Under the proposed rule, $L_{Aeq}$ levels would be assessed over a shorter timeframe of 07:00 to 19:00 and in accordance with NZS 6802:2008.
Noise-APP2	The permitted construction noise limits should reflect the criteria of NZS 6803:1999. They should only apply at buildings that are occupied during the works and should be categorised by:  a. Occupied buildings in which an activity sensitive to noise occurs b. Occupied buildings used for all other activities.  An example of an appropriate rule is provided below.  Noise generated by construction activities must comply with the following limits when measured and assessed in accordance with NZS 6803:1999 <i>Acoustics – Construction noise</i> . Short-term duration means construction work at any one location for 14 days or less. Typical duration means construction work at any one location between 15 days and 20 weeks. Long-term duration means construction work at any one location for more than 20 weeks.	The proposed construction noise limits only apply at buildings in which an activity sensitive to noise occurs. This means there are no construction noise limits outside buildings used for commercial activities or offices, which is not appropriate. The proposed limits apply whether or not the building is occupied, but it should not be necessary to comply with construction noise limits outside an unoccupied building.  The proposed permitted construction noise limits are categorised by zone, even though the limits only apply to activities sensitive to noise. The proposed limits would enable considerable noise effects at night on activities sensitive to noise that are located in commercial zones. The permitted limits should reflect the guidelines of NZS 6802:1999 which recommend that construction noise limits for residential areas should be applied to noise sensitive activities in commercial and industrial areas.



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	Time of week	Time period	Short-term duration		Typical duration		Long-term duration		The construction noise limits under NOISE-APP2 are therefore not consistent with NZS 6803:1999 or best practice.
			dB L <sub>Aeq</sub>	dB L <sub>Amax</sub>	dB L <sub>Aeq</sub>	dB L <sub>Amax</sub>	dB L <sub>Aeq</sub>	dB L <sub>Amax</sub>	
	Occupied buildings with activities sensitive to noise								
	Weekdays	06:30 – 07:30	65	75	60	75	55	75	
		07:30 – 18:00	80	95	75	90	70	85	
		18:00 – 20:00	75	90	70	85	65	80	
		20:00 – 06:30	45	75	45	75	45	75	
	Saturdays	07:30 – 18:00	80	95	75	90	70	85	
		18:00 – 07:30	45	75	45	75	45	75	
	Sundays and public holidays	07:30 – 18:00	55	85	55	85	55	85	
		18:00 – 07:30	45	75	45	75	45	75	
	All other occupied buildings								
	All days	07:30 – 18:00	80	-	75	-	70	-	
		18:00 – 07:30	85	-	80	-	75	-	

Transport		
Relevant provision	Submission Detail	Rationale
TR-P6	Support. Retain with no changes.	Liverton Road needs further upgrades before rural and rural lifestyle intensification is appropriate.
TR-R1	Support. Retain with no changes.	The Rule aligns with current operations.
Trip Generation TR-R3 TR-Table 8	Insert <i>Quarrying Activities</i> into Table 8 of the Transport Chapter.  Add a new row into Table 8: High trip generating activity thresholds to specify that <ul style="list-style-type: none"><li><i>Quarrying Activities have a threshold of 500 vehicle movements per day.</i></li></ul>	Recognise quarry-related traffic movements as distinct from other high-volume activities in their patterns. The Quarry has existing use rights due to the historical nature of activities on site and is a long-established activity. The recommended trip threshold in the notified plan does not accommodate current traffic levels and would significantly impact quarry operations.  That the high trip generator threshold for the quarry activity is either:

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		<ol style="list-style-type: none"> <li>1. Included as a line item in TR Table 8 with a 500 vehicle movement per day threshold as applies through the ODP at present; or</li> <li>2. The quarry is included in the Specified High Trip Generation Exemption Overlay with a 500 vehicle movement per day threshold.</li> </ol>
<b>Slope Hazard Overlay</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
NH-P12	Support the retention of the definition	Slope Hazard Overlay (SHO) does not apply to quarrying activities; SHO only applies to subdivision.
<b>Flood Hazard Overlay</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
Low Flood Hazard Overlay	Oppose the inclusion of this overlay within the Quarry Zone. Relief sought: Remove this overlay from the Quarry Zone.	Quarrying activities will result in changes to levels and falls, so it is likely that these static overlays will not remain accurate over the lifetime of the plan. This reflects the dynamic nature of quarry landforms. Quarries are dynamic; static mapping does not reflect this.
Medium Flood Hazard Overlay		
High Flood Hazard Overlay		
NH-O3 NH-P2 NH-P9	<p>Amend O3 to read: “Provide for subdivision, use and development in the <u>Quarry Zone</u>, General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone while also ensuring development and use in this area minimises the risk from flood hazards to people, buildings and infrastructure.”</p> <p>Amend P2 to read: “1. Avoiding buildings and activities in the High Natural Hazard Overlays (with the exception of the <u>Quarry Zone</u>, General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone) unless there is an operational need or functional need for the subdivision, use, or development to be located in this area and the subdivision, use, or development maintains or reduces the existing risk from the natural hazard to people, buildings and infrastructure.</p> <p>2. Within the <u>Quarry Zone</u>, General Industrial Zone and Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone, recognise the regional importance of these areas, while ensuring that subdivision, use, or development located in these areas minimises the risk from flood hazards in the High Flood Hazard Overlay to people, buildings, and infrastructure.”</p> <p>Amend P9.4 to read: “Provide for new buildings and structures, building platforms and the conversion of existing buildings for activities potentially sensitive to natural hazards or activities most sensitive to natural hazards within the Medium Flood Hazard Overlay and High Flood Hazard Overlay but also in the <u>Quarry Zone</u>, General Industrial Zone in Seaview,</p>	Provide for the Quarry Zone in line with other zones of a similar nature and character such as the General Industrial Zone and Heavy Industrial Zone in Seaview, Metropolitan Centre Zone in Pito One and Seaview Marina Zone. These Zones are an important supply of business land under the NPSUD.

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	<p><i>the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone, or the Seaview Marina Zone where:</i></p> <p>Amend P9.6 to read: “...in all zones (with the exception of <i>the Quarry Zone</i>, General Industrial Zone in Seaview, the Heavy Industrial Zone in Seaview, the Metropolitan Centre Zone in Petone and the Seaview Marina Zone) unless:”</p>	
<b>Earthworks</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
EW Chapter	Support/Retain. Make no changes to the extent that the chapter relates to Quarry Zone and or Quarry Activities.	Earthworks are better managed by the policies and rules of the Quarry Zone than the Earthworks chapter. The exclusion of quarrying activities from the Earthworks Chapter reduces regulatory duplication.
EW-P15	Support/Retain. Make no changes.	The provisions of this chapter do not apply to quarrying activities in the Quarry Zone. Placement and management of overburden in the OBDA is adjacent but not within the National Grid Yard. Subject to a change in zoning of the OBDA from NOSZ to QZ, then Rule EW-P15 will not regulate the placement of overburden materials.
<b>General District Wide Matters</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
Coastal Environment CE-P7	Support. Retain policy with no changes.	The Belmont Quarry does not contain any High, Very High or Outstanding Coastal Natural Character Areas.
Light Table-1	Support. Request no changes are made to Quarry Zone in Light-Table-1.	There are safety and operational needs for lighting in the Quarry Zone, and this can be appropriately managed so as to not affect any light sensitive area outside of the zone.
Signs. Sign-R2.	Retain	There is a safety and operational need for signs to identify areas within the quarry, and to allow for way finding from Hebden Crescent into the Quarry Zone. These signs may relate to third parties for navigation or functional reasons such as transporters.
Wind	<p>Support (Conditional). Retain Wind-S1 and Wind-S1 without changes.</p> <p>Amend definition of public space to read: “means those places in the public realm which are available for public access (physical or visual) or leisure and that are characterised by their public patterns of use. Public spaces include, but are not limited to, streets, accessways, squares, urban parks, open space and all open areas that are generally available for use by the public, notwithstanding that access may be denied at certain times. <u>Public space excludes any land subject to the Quarry Zone.</u>”</p>	<p>Changes in topography and ground level can change wind patterns across the Quarry site. There is no need to protect amenity within the zone, and the standard relates to public spaces.</p> <p>Wind-S1, and Wind-S2 relate to <u>public spaces</u>. Winstone supports this specification, insofar that the standards do not apply to non-public space.</p> <p>This will ensure that the application of wind rules are at the zone boundary and beyond, but there is no need to apply wind rules <u>within</u> the zone. There are no public spaces on site, but there is public space adjacent to the OBDA.</p>
<b>PART 3 Zones and Designations</b>		

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Quarry Zone		
Relevant provision	Submission Detail	Rationale
Quarry Zone	Retain the Quarry Zone over the subject site as showing on planning maps.	Quarry Zone is the most appropriate zone from the National Planning Standards. The Quarry Zone Purpose Statement recognises the critical role of quarries in regional development. Objectives QUARZO1, O2, O3 & O4 align with enabling efficient quarry operations while managing effects. Policies QUARZP1, P2 & P3 acknowledge aggregates as a limited resource and restrict incompatible activities.
QUARZ-O1	QUARZ-O1 as worded is a clear indication of the objective of the quarry zone.	Support.
QUARZ-O2	Winstone supports the inclusion of <i>functional need or operational need to be within the zone</i> in the objective.	Support.
QUARZ-O3	Amend the objective to read: Adverse effects of activities and development within the Quarry Zone are effectively managed within the <del>Zone</del> <b>Quarry Zone Protection Overlay</b> .	<p>QUARZ-O3 requires that adverse effects are managed “within the zone.” This could be interpreted as a requirement to internalise all effects, which:</p> <ul style="list-style-type: none"> <li>• Is inconsistent with the RMA, which allows for adverse effects if they are appropriately managed.</li> <li>• Could prevent future expansion even where adjoining land is zoned General Rural or subject to buffer overlays.</li> </ul> <p>Issue: This wording is overly restrictive and should reference management “to an acceptable level” or “in accordance with objectives and policies.” This objective is too restrictive on future plans and spatial expansion.</p> <p>As the QZPO is located over the General Rural Zone to the west, there is no need to internalise effects at the QZ boundary. Instead, activities that are sensitive to noise and dust effects are managed within the QZPO and therefore adverse effects within the QZPO do not need to be avoided, but the full suite of <i>avoid, remedy, mitigate</i> should be made available.</p>
QUARZ-P1	QUARZ-P1 reads ‘Enable the operation and development of quarrying activities and conservation activities within the Quarry Zone.’ This should be amended as follows: ‘Enable the operation and development of quarrying activities and <del>conservation activities</del> within the Quarry Zone.’	The PDP definition of quarrying activities includes ' <i>deposition of overburden material, <u>rehabilitation</u>, landscaping and clean filling of the quarry</i> ' (emphasis added). Therefore, the restoration/rehabilitation of the quarry at the end of its life cycle is already provided for in QUARZ-P1 with reference to quarrying activities. There is no need for conservation <u>within</u> the zone as much as this demand is around the edges of the Quarry Amenity Protection Overlay and the Quarry Zone Protection Overlay which provide for the ARM of adverse effects and the transition of land use from sensitive to non-sensitive. As part of the proposed exchange of reserve land, the Winstone land subject to QEII land covenant will be acquired by the Crown if the fast track approval is successful and therefore need not be zoned Quarry as this land will become

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		part of the Regional Park, due to the timing of the district plan review and fast track application run concurrently, if the approval is granted there is an opportunity to ensure that the new boundaries in the plan accurately reflect land ownership and use.
QUARZ-P2	Winstone supports the inclusion of <i>functional need or operational need to be within the zone</i> in the objective.	Support.
QUARZ-P3	Winstone supports the recognition of the Quarry Zone as a natural and physical resource of regional importance.	Support.
QUARZ-P5	Amend the objective to read: “ <i>Require land use and development in the Quarry Zone to maintain reasonable amenity for adjoining zones outside of the Quarry Zone Protection Overlay, including through management of:</i> ”	If the QZPO is located over the General Rural Zone to the west, there is no need to internalise effects at the QZ boundary.
QUARZ-P6	Amend the policy to read: “Does not compromise people's health <b>at the zone boundary</b> ”.	<p>QUARZ-P6 enables vibration where it “does not compromise people’s health” but doesn’t specify the point of assessment (e.g. zone boundary vs. within site). Health and safety <u>within</u> the site are most appropriately managed under the Health and Safety at Work Act 2015, not the District Plan.</p> <p>Issue: The provision should clarify that health effects are assessed at the zone boundary, to avoid overlap with workplace legislation. The policy does not specify where it applies to within the environment.</p> <p>Outcome: Avoid redundant overlap with health and safety legislation.</p>
QUARZ-P7	<p>This policy does not align well with permitted activity rule ECO-R2 that allows for the removal of indigenous vegetation in the QZ. QUARZ-P7 prioritises the retention of indigenous vegetation, yet the ECO-R2 rule permits vegetation clearance in the Quarry Zone without needing resource consent. This creates an internal inconsistency between:</p> <ul style="list-style-type: none"> <li>• A policy (QUARZ-P7) that signals strict retention and screening.</li> <li>• A rule (ECO-R2) that provides operational flexibility and recognises the absence of section 6(c) values <u>within</u> the Zone.</li> </ul> <p>Issue: The policy and rule framework sends mixed signals and risks confusion for both Council and quarry operators. Policy intent should reflect what is actually enabled by rules.</p> <p>Outcome: Align policies with rules to avoid internal inconsistency.</p> <p>Amend QUARZ-P7 to provide greater flexibility around the clearance of existing indigenous vegetation where there is an operational necessity of vegetation clearance in active quarry areas. Ensure any replanting requirements are practical, scalable, and reflect functional and operational needs of the quarry.</p>	<p>Quarrying requires progressive stripping of vegetation to access aggregate resources. Current wording may unduly restrict operations by prioritising vegetation retention over quarry productivity. We propose a balanced approach, with practical rehabilitation strategies as already implemented in the Belmont Quarry Rehabilitation Strategy (BM).</p> <p>In terms of equity across the balance, PDP Rule ECO-R2 permits the removal of vegetation (both exotic and native), and therefore consideration of the policy is unnecessary and internally inconsistent with other parts of the PDP.</p> <p>Policy QUARZ-P7 also does not specify where it shall be applied. As a policy within the QUARZ Zone, it will apply within the Quarry Zone. There is a functional and operational need to remove vegetation within the Zone. The retention of vegetation for visual amenity and screening purposes better relates to the Quarry Amenity Protection Overlay which is within the General Rural and Rural Lifestyle zones. Policy QUARZ-P7 should be removed from the QUARZ as there is no need to retain vegetation within the Zone, and if</p>

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		needed this can be reapplied in other parts of the plan such as the GRZ outside and adjacent to the QUARZ.
QUARZ-R1 QUARZ-R2 QUARZ-R3	Retain rules without change.	Support. The efficient reuse of buildings, removal of buildings, and construction of new buildings is ancillary to quarry activities.
QUARZ-R4	Retain rules with amendment of <del>conservation</del> to <u>rehabilitation</u> .	Support (conditional). Rehabilitation activities are crucial to the successful management, remedy, and offset of effects permitted within the zone. Part of the zone is subject to QEII covenant. As part of the proposed exchange of reserve land, this QEII land will be acquired by DOC. Therefore, while conservation activities will occur in the environment (if the fast track is approved that land will become part of the Regional Park), they will not be occurring <u>within</u> the Quarry Zone.
QUARZ-R5.1	Remove conditions QUARZ-S4 and QUARZ-S5 as they are not shown on planning maps, and the wording of the standard is unclear and unenforceable.	The Quarry Setback Overlay and the Special Amenity Area Overlay are not shown on maps and not provided for in the objectives and policies.
QUARZ-R5.2	Winstone supports a consenting pathway be provided where permitted activity standards cannot be complied with. This activity status should be amended to Controlled Activity.	<p>Where standards like QUARZS3 to S6 are not met, the activity status defaults to restricted discretionary or higher. However, controlled activity pathways are not provided, even for common deviations or minor exceedances.</p> <p>Issue: Lack of controlled activity options reduces certainty for operators and may dissuade future investment or innovation.</p> <p>Outcome: Support in part. Introduce controlled activity pathway for practical (binary) compliance and certainty for the consent holder to invest into a remediation.</p> <p>A controlled activity status gives the site operator more certainty in the future investment into quarry operations as well as environmental enhancements.</p>
New Rule 5A.1	<p><u>QUARZ-R5A.1 Quarrying activities within the Overburden Disposal Area Overlay.</u></p> <p><u>Activity status: Permitted</u></p> <p><u>The transport, storage, of aggregates (clay, silt, rock, sand), the deposition of overburden material, rehabilitation, landscaping and clean filling of the quarry, but excluding the extraction, sale, blasting, recycling and or processing of aggregates where compliance is achieved with:</u></p> <ul style="list-style-type: none"> <li>i. <u>QUARZ-S2: Hours of operation.</u></li> <li>ii. <u>QUARZ-S3: Vibration associated with blasting.</u></li> <li>iii. <u>QUARZ-S7: Quarry Management Plan.</u></li> </ul>	<p>This new rule framework limits the extent of quarrying activities within the OBDA Overlay to only the disposal of overburden cleanfill (and ancillary activities) but new quarrying needs consent.</p> <p>Overburden disposal is subject to conditions, and a controlled activity pathway is available for non-compliances. New extractive and processing require consent as a discretionary activity.</p>



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New Rule 5A.2	<p><u>QUARZ-R5A.2 Quarrying activities (as defined in Rule 5A.1) within the Overburden Disposal Area Overlay that does not comply with one or more activity standards.</u></p> <p><u>Activity status: Controlled</u></p> <p><u>Where compliance is not achieved with QUARZ-R5A.1.</u></p> <p><u>Matters of control are restricted to:</u></p> <ul style="list-style-type: none"> <li>i. <u>The matters of discretion in any standards not met.</u></li> <li>ii. <u>Any positive benefits that can only be achieved through non-compliance with any standards not met.</u></li> </ul>	This Rule allows for consent to be sought for non-compliance with standards.
QUARZ-R6	Support in part. This activity status should be amended to <u>Controlled Activity</u> .	Winstone support a consenting pathway be provided for ancillary activities. A controlled activity status gives the site operator more certainty in the future investment into high quality ancillary services.
QUARZ-R7	Support in part. Preclude notification.	Living quarters on the Quarry site will have no adverse effect on any person other than Winstone itself, therefore notification is not required on a limited or public basis.
QUARZ-R9	Support in part. Winstone supports a consenting pathway be provided for activities not related to quarry activities, with the appropriate activity status of <u>Non-Complying Activity</u> .	Winstone is concerned about reverse sensitivity. Poor planning control of neighbouring activities is a key risk to sterilise resource and continued life of the quarry. Winstone considers it should be notified about these activities and have the chance to submit, given the potential impact on their activities, due to the significant changes in form of quarry over time there is a risk neighbours and Council officers make assumptions about land use in their area and effects without checking with Winstone that prevent sustainable use of the Belmont Quarry and hamper future quarrying opportunities.
QUARZ-S1	In s1 amend “For the purpose of this standard, RL = MSL, 1949 Geodetic Datum.” to read “For the purpose of this standard, RL = MSL, <del>1949</del> <u>2016</u> Geodetic Datum.”	<p>The height standard (QUARZS1) refers to RL (MSL) using the 1949 Geodetic Datum. This is inconsistent with:</p> <ul style="list-style-type: none"> <li>• Current geospatial practice in New Zealand, which uses the NZVD2016 (Wellington 2016) datum.</li> <li>• Modern surveying technology and LINZ standards.</li> </ul> <p>Issue: Use of an outdated vertical reference could lead to errors in compliance calculations, surveyor confusion, and technical disputes. Outcome: Reconsider vertical datum to modern LINZ standards.</p>
QUARZ-S1	Exception should be made for radio towers, cell towers, support structures and cement silos as these structures which have a small cross-sectional area have little effect on visual amenity in the context of the Quarry Zone.	The plan applies standard bulk and location controls (like height limits) without exemptions for narrow, functional structures such as:

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		<ul style="list-style-type: none"> <li>• Cement silos</li> <li>• Radio towers</li> <li>• Conveyor supports</li> </ul> <p>Issue: These structures are common to quarry operations and, while tall, are often not visually intrusive due to topography. The rules should include function-based exemptions or acknowledge the context of quarrying.</p> <p>Outcome: Provide functional exemptions for narrow or essential structures.</p>
QUARZ-S2	Winstone supports the standard as drafted and propose the addition of a new <a href="#">1.4 subclause to allow for emergency activities to be exempt from hours of operation.</a>	This will mitigate the need for retrospective consenting after an incident.
QUARZ-S2	<p>The matter of discretion of 'impacts on the transport network' is removed from QUARZ-S2 given that the movement of vehicles may occur at any time.</p> <p><i>Matters of discretion if the standard is breached:</i></p> <p><i>1. The impact on adjacent sites and residential units in adjacent zones, including effects from:</i></p> <p><i>1a. Noise and vibration, and</i></p> <p><i>1b. Light and glare.</i></p> <p><del><i>2. Impacts on the transport network.</i></del></p>	Loading, unloading and movement of vehicles can occur at any time (24 hours/7 days). As such it would seem that under QUARZ- S2 (hours of operation) that the matter of discretion of the impact on the transport network resulting from a breach of the standard is redundant. Vehicles can move onto and off the site (24 hours/7 days) so transport movements cannot breach the standard.
QUARZ-S3	<p>Update the airblast provisions to use the current descriptor of <u>126 dB L<sub>Zpeak</sub> at the notional boundary</u> and include an <u>overpressure limit of 133 dB L<sub>Zpeak</sub> at the façade of unoccupied buildings.</u></p> <p>Delete QUARZ-S3.5, QUARZ-S3.6, QUARZ-S3.5, and QUARZ-S3.12.</p> <p>Update QUARZ-S3.11 to require <u>blasting vibration to comply with the guideline vibration values of DIN 4150-3:2016 <i>Vibration in buildings – Part 3: Effects on structures when measured and assessed in accordance with that Standard at any building on any other site – and not the informative values of AS 2187.2:2006.</i></u></p>	<p>There are no measurable criteria in QUARZ-S3.5. It is not stated how the occupiers should be notified, and compliance depends on their availability to be contacted. This standard is unclear and would be difficult to assess compliance with.</p> <p>QUARZ-S3.6. sets unclear requirements for monitoring blasting within a 'Quarry Management Area' which is not defined. It requires monitoring to continue after sufficient data is available to ensure continued compliance, which is unnecessary.</p> <p>The reference in QUARZ-S3.10 to Appendix J4.2.2 of AS2187.2 2006 is incorrect. Compliance with the proposed rule would depend on access to the nearest receiving site being obtained for all blasting vibration monitoring. Additionally, the referenced locations for measurements are not the most appropriate for monitoring the effects of blasting vibration on buildings. Compliance with the blasting vibration limits can be determined by</p>

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		<p>monitoring at proxy locations when access to a receiving site is not available, so this rule is unnecessary.</p> <p>The AS 2187.2:2006 Table referenced in QUARZ-S3.11 for vibration limits does not exist. The guideline values in the AS Standard are provided for information and guidance only, and they do not include values for structures that may be particularly sensitive to vibration (e.g., heritage buildings). They are significantly higher than the guideline values of DIN 4150–3:2016, which are based on zero damage occurring.</p> <p>QUARZ-S3.12 requires compliance with the 1997 version of NZS/ISO 2631, which has been withdrawn and is no longer available. It contains values that are significantly higher than the zero damage guideline values of DIN 4150–3:2016. The current version of NZS/ISO 2631 does not recommend any guideline values to comply with. The NZS/ISO 2631 Standard is therefore not an appropriate reference for permitted vibration limits.</p> <p>Compliance with the guideline values of DIN 4150–3:2016 is more typical and appropriate as a permitted rule than compliance with the Standards referenced in QUARZ-S311 and QUARZ-S312. It would also be consistent with NOISE-R5.</p>
QUARZ-S4	The standard refers to the ‘ <i>Quarry Setback Overlay</i> ’, at QUARZ-S4 but that does not feature on planning maps, objectives, or policies of the QZ. <b>Recommend delete QUARZ-S4.</b>	<p>Standard QUARZ-S4 refers to overlay Quarry Setback Overlay and the Special Amenity Area Overlay (QUARZS4 and S5), yet these overlays are not shown on the planning maps and not defined elsewhere in the plan. This creates:</p> <ul style="list-style-type: none"> <li>• Interpretation ambiguity for plan users.</li> <li>• Enforcement issues for Council officers.</li> <li>• Regulatory uncertainty for consent applicants.</li> </ul> <p>Issue: Standards that depend on spatial layers must be linked to mapped overlays and clearly defined in the plan. Without mapped overlays, these provisions are unenforceable and introduce risk to all parties.</p>
QUARZ-S4	Remove/delete QUARZ-S4 from within the Quarry Zone.	<p>QUARZ-S4 reads a policy not as a permitted activity standard. Standards QUARZS4 and S5 use language like “must be maintained” in reference to indigenous vegetation cover. This terminology is:</p> <ul style="list-style-type: none"> <li>• Vague and subjective: What constitutes “maintenance”?</li> </ul>

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		<ul style="list-style-type: none"> <li>• Difficult to monitor: Maintenance could refer to density, height, or even species composition.</li> <li>• More akin to policy wording than a measurable standard.</li> </ul> <p>Issue: These standards read as policy directives, not quantifiable rules. They should be replaced with clear, measurable thresholds.</p> <p>Outcome: Rewrite unclear standards in measurable, enforceable terms that do not impact existing operation of the quarry.</p> <p>Vegetation is already protected by QEII covenant, and no further district plan protection is warranted. If further protection is needed from the Quarry Amenity Protection Overlay, then vegetation clearance rules can be applied within the GRZ and RLZ.</p> <p>As part of the proposed exchange of reserve land that is subject to QEII covenant will become NOSZ so is not needed within the Quarry Zone.</p>
QUARZ-S5	The 'Special Amenity Area Overlay' is not shown on maps and does not relate to any policies or rules. The objective and policies of the QZ, and the district planning maps do not provide any reference to the ' <i>Special Amenity Area Overlay</i> '. Remove QUARZ-S5 from the plan.	<p>This is an outdated reference from the DDP. Vegetation is already protected by QEII covenant, and no further district plan protection is warranted. Expert LV assessment from DCM Urban demonstrates minimal visual impacts when viewed from the Valley Floor. The proposed vegetation removal would enable access to additional aggregate resources and OBDA, extending the quarry life by up to 20 years. Recognise that existing QEII covenant already provides this area with appropriate environmental protection.</p> <p>As part of the proposed exchange of reserve land that is subject to QEII covenant will become NOSZ so is not needed within the Quarry Zone.</p>
QUARZ-S5	Remove QUARZ-S5.	<p>QUARZ-S5 reads as a policy not as a permitted activity standard.</p> <p>Specification of 'maintenance' in the standard is inappropriate. Use of 'maintain' QUARZ-S5 functions more as a policy directive. It is difficult for a plan user to determine whether compliance with s4 and or s5 is achieved in its current configuration.</p> <p>Issue/outcome: Rewrite unclear standards in measurable, enforceable terms.</p>
QUARZ-S6	Remove QUARZ-S6.	<p>This standard requires the reader to exercise discretion in its application and is not binary as to whether compliance is able to be achieved prior to the commencement of works.</p>

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		<p>Issue/outcome: Rewrite unclear standards in measurable, enforceable terms.</p> <p>“is not increased” is not a sound permitted activity standard and cannot readily be enforced.</p>
QUARZ-S7	Retain QUARZ-S7 without changes.	<p>There is already a compliant QMP in place, that applies to the Quarry’s existing use and operation of the site, for which existing use rights exist. Outcome: Recognise the role of the QMP as a critically important management tool.</p>
<b>General Rural</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
GRZ	Retain GRZ on Lot 100 DP 322126 and make no changes.	GRZ is an appropriate zone for the Quarry boundary.
<b>Quarry Amenity Protection Overlay</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
Quarry Amenity Protection Overlay	Remove the Quarry Amenity Protection Overlay from the Planning Maps.	This is shown on maps but no other provisions. Uncertain in its implementation. Unclear what the objective this overlay relates to, and does not appear to link to any policies, rules, and methods.
<b>Quarry Zone Protection Overlay</b>		
<b>Relevant provision</b>	<b>Submission Detail</b>	<b>Rationale</b>
Quarry Zone Protection Overlay	Winstone supports the QZPO as reverse sensitivity effects could compromise the ongoing operation of the quarry as a natural and physical resource of regional importance. Retain the QZPO.	This buffer zone will slow down the encroachment of sensitive activities ie rural residential. The protection of regionally significant infrastructure from reverse sensitivity is provided for by RPS Policy 22(m).
GRUZ-QZPO-O1 RLZ-QZPO-O1	Remove the word ‘new’ from the objective.	New and existing activities can each have reverse sensitivity effects on the quarry zone.
GRUZ-QZPO-P1 RLZ-QZPO-P1	<p>Agree with the intention of the policy but do not support the wording.</p> <p>Amend to: “<del>Only allow</del> <b>Avoid</b> activities <b>within 500 m</b> of in the Quarry Zone Protection Overlay <del>where they do not increase reverse</del> that are sensitive <b>to any</b> effects on of quarrying <b>lawfully established</b> activities within the Quarry Zone.”.</p> <p>Clean version: “<b>Avoid</b> activities <b>within 500 m</b> of the Quarry Zone Protection Overlay <b>that are</b> sensitive <b>to any</b> effects <b>of lawfully established</b> activities within the Quarry Zone.”</p>	Support the proposed Quarry Protection Area provisions but request additional recognition of reverse sensitivity issues. Prohibit or tightly control sensitive activities (e.g., residential development) within 500 metres of the Quarry Zone boundary. This policy creates a bottom line for any further loss of protection from reverse sensitivity.
GRUZ-QZPO-R1 GRUZ-QZPO-R2 GRUZ-QZPO-R3 RLZ-QZPO-R1	<p><u>These rules are amended to be subject to compliance with the following standard:</u></p> <ul style="list-style-type: none"> <li><b>35 dB L<sub>Aeq</sub> between 10 pm and 7 am within bedrooms and sleeping spaces</b></li> <li><b>40 dB L<sub>Aeq</sub> at all other times within all other noise sensitive spaces.</b></li> </ul>	These rules are fit for purpose except do not provide standards which design, and construction must achieve. This rule framework provides a viable consenting pathway where adverse effects (reverse sensitivity) are avoided

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RLZ-QZPO-R2 RLZ-QZPO-R3	These rules should remain with limited notification available.	and the ongoing operation of lawfully established quarrying activities in the Quarry Zone are not compromised.  Public notification is precluded but need to keep limited notification available. The owner and operator of the quarry should be allowed opportunity to be heard in matters with (potential or actual) adverse effects on the quarry.			
GRUZ-QZPO-R4 GRUZ-QZPO-R5 GRUZ-QZPO-R6 RLZ-QZPO-R1A RLZ-QZPO-R2A RLZ-QZPO-R3A	These rules have an activity status of <i>non-complying. This is supported.</i>  Applications under this rule must be limited notified to the quarry owner and or operator.	Non-compliant development within the QZPO will compromise the operation of the quarry, as a natural and physical resource of regional importance.  This allows for the quarry owner (and operator if separate) fair representation in the management of reverse sensitivity effects, including that it prevents assumptions by neighbours and processing Officers about quarrying activities given that topography can change over time.			
Natural Open Space Zone					
Relevant provision	Submission Detail	Rationale			
Planning Maps	<p>Winstone Aggregate’s Belmont Quarry Development Project is a Schedule 2 listed project under the Fast Track Approval Act 2024. That listed project includes a proposed land exchange swapping land owned by Winstone’s adjacent to the existing Belmont Quarry, with land owned by the Department of Conservation (DoC) and managed by GWRC as part of Belmont Regional Park, as well as approval for resource consents and other authorisations needed to construct and operate an overburden disposal area (OBDA) on that land.</p> <p>Winstone requests zoning changes so that the new HCC District Plan will accurately reflect the anticipated changes in ownership and future uses of the land that will result from approvals being granted via the fast-track process.</p> <p>Winstone requests that the 29.04 hectare area as defined in <i>Overburden Disposal Area</i> is rezoned to Quarry Zone with an Overburden Disposal Area overlay.</p> <p>Table 1: Land parcels to be rezoned to Quarry Zone (29.04 ha shown in green in the figure below).</p> <table><tr><td>Part Section 200A Hutt DIST</td></tr><tr><td>Section 255 Hutt DIST</td></tr><tr><td>Part Section 261 Hutt DIST</td></tr></table> <p>Winstone proposes to limit the type of quarrying activities that can occur in that OBDA area to those it seeks to be provided for in the fast-track approval for overburden disposal</p>	Part Section 200A Hutt DIST	Section 255 Hutt DIST	Part Section 261 Hutt DIST	The rezoning is sought so that the zoning provided for in the new HCC District Plan accurately reflects the anticipated change in ownership and future use of the land. This maintains the integrity of the new plan and ensures that the plan is aligned with the future development at Belmont Quarry.
Part Section 200A Hutt DIST					
Section 255 Hutt DIST					
Part Section 261 Hutt DIST					



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<p>activities. No blasting, excavation or crushing or processing of aggregate in this area would occur. This is outlined by new proposed rules in the Quarry Zone chapter. (Refer to New Rule 5A.1 and 5A.2 above on page 10 and 11 of this table).</p> <p>At the same time Winstone also seeks that the following parcels of land in Table 2 are rezoned to Natural Open Space Zone with a Quarry Zone Protection Overlay. This is to reflect that these parcels of land proposed for exchange with DoC as part of the land exchange process and will become part of Belmont Regional Park if the fast-track approvals are granted.</p> <p>Table 2: Winstone land to be rezoned NOSZ with Quarry Zone Protection Overlay.</p> <table><tr><td>Area A DP 494230</td><td>2.8724 ha</td></tr><tr><td>Area B DP 494230</td><td>9.4673 ha</td></tr><tr><td>Area C DP 494230</td><td>0.1364 ha</td></tr><tr><td colspan="2">And</td></tr><tr><td>Part of 620 Hebden Crescent Part Lot 1 DP 28205</td><td>Gross: 16.0593 ha Excluded: -0.8393 ha Net: 15.22</td></tr></table> <p>This land in Table 2 is retired quarry land. Winstone’s submission is the land in Table 2 should be rezoned to NOSZ, with the exclusion of 8,393 m<sup>2</sup> (0.8393 ha) of 620 Hebden Crescent (Pt Lot 1 DP 28205) which will need to be retained as its current zoning as it is operated as a concrete plant. This area is shown by the dashed blue line in the figure below.</p>		Area A DP 494230	2.8724 ha	Area B DP 494230	9.4673 ha	Area C DP 494230	0.1364 ha	And		Part of 620 Hebden Crescent Part Lot 1 DP 28205	Gross: 16.0593 ha Excluded: -0.8393 ha Net: 15.22
Area A DP 494230	2.8724 ha										
Area B DP 494230	9.4673 ha										
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And											
Part of 620 Hebden Crescent Part Lot 1 DP 28205	Gross: 16.0593 ha Excluded: -0.8393 ha Net: 15.22										

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An aerial photograph of a quarry site. A blue dashed line outlines the quarry area, which includes several buildings and a large pile of material. The quarry is surrounded by dense green forest. To the right of the quarry, there is a multi-lane road with a roundabout. A north arrow is in the top left corner. A scale bar at the bottom left indicates 0, 50, and 100 meters. A metadata table is in the bottom right corner of the image.

Project	Hutt City Plan Review
Site	Belmont Quarry
Drawing	200
Rev	1
Date	2 May 2025
Author	PWH

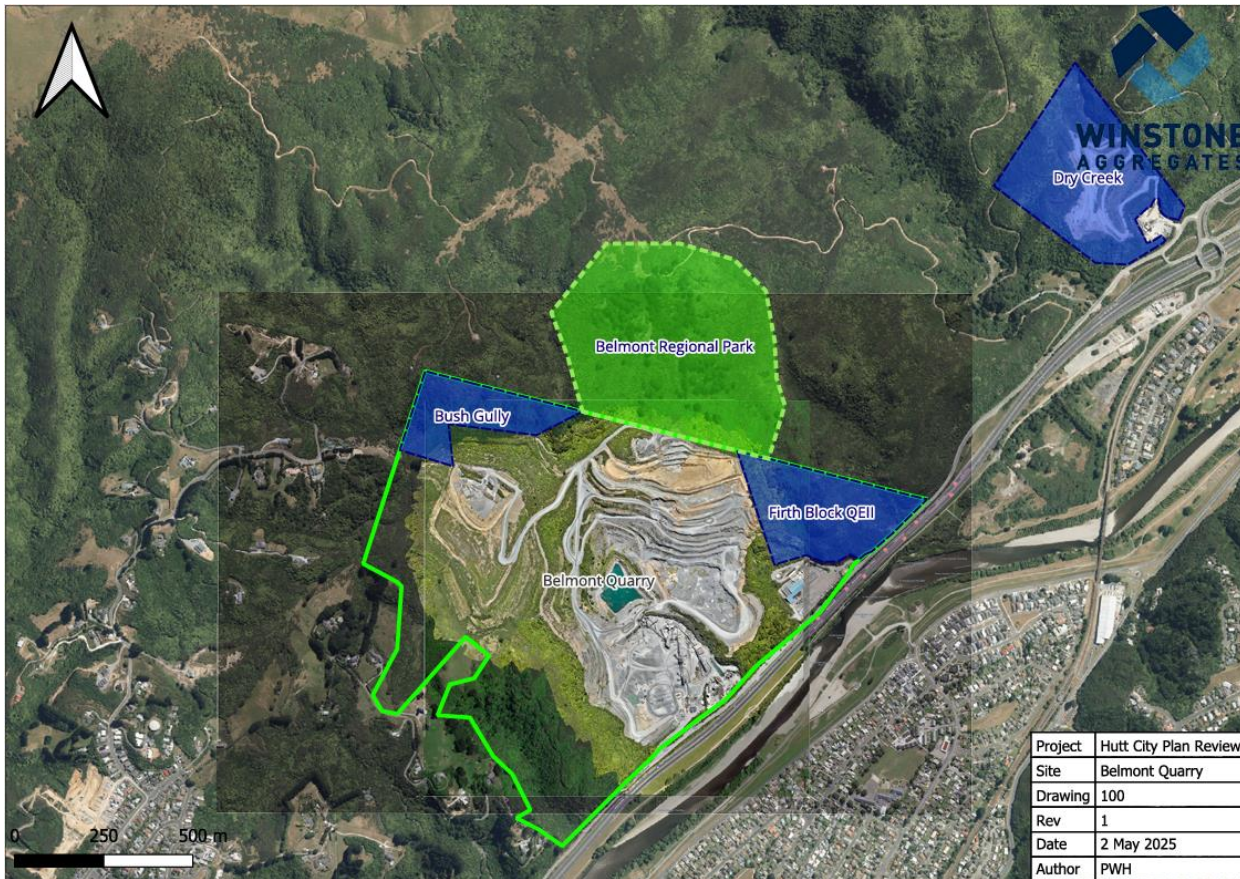
Winstone records that it may not pursue these rezoning requests through the HCC district plan review process in the event that it is not successful in obtaining a land exchange under the fast-track process.

The zoning changes sought to the plan, reflect the change in ownership and use of this land as a result of the proposed exchange of land in the Fast-Track Application.

Designations						
Relevant provision	Submission Detail	Rationale				
NZTA-01	No changes sought.	No effect on operations. No substantial area of overlap with the quarry site.				
WRC-12	<p>Winstone Aggregate’s Belmont Quarry Development Project is a Schedule 2 listed project under the Fast Track Approval Act 2024. That Project includes a proposed overburden disposal area (OBDA) of 29.04 ha.</p> <p>As above, the OBDA relies on land that is outside of the ownership of Fletcher Concrete and Infrastructure Ltd; that land is subject to NoR, amongst other matters. Winstone submits that this area of land should be excluded from GWRC’s NoR.</p> <p>Table 3: Land subject to the Belmont Quarry Development Project</p> <table><tr><td>Part Section 200A Hutt DIST</td><td>48.0305 ha</td></tr><tr><td>Section 255 Hutt DIST</td><td>21.2459 ha</td></tr></table>	Part Section 200A Hutt DIST	48.0305 ha	Section 255 Hutt DIST	21.2459 ha	Ensure the Belmont Regional Park NOR and the quarry operations are appropriately mapped to avoid conflicting objectives.
Part Section 200A Hutt DIST	48.0305 ha					
Section 255 Hutt DIST	21.2459 ha					



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			<table><tr><td>Part Section 261 Hutt DIST</td><td>18.67 ha</td></tr></table> <p>The land in Table 3 is currently owned by DOC and managed by the Wellington Regional Council (GWRC) as part of Belmont Regional Park.</p> <p>As per Fig. 1 below, the OBDA is 29.04 ha of the land identified in Table 3. This land is subject to Notice of Requirement WRC-12 in the Proposed District Plan.</p> <p>Winstone submits that the spatial envelope of the NoR be amended to exclude 29.04 ha of GWRC land needed for the OBDA. That area is shown on plans below, area marked in green with dashed border. For the remainder of the NoR outside of the 29.04 ha, there is no relief sought in terms of the NoR.</p>  <table><tr><td>Project</td><td>Hutt City Plan Review</td></tr><tr><td>Site</td><td>Belmont Quarry</td></tr><tr><td>Drawing</td><td>100</td></tr><tr><td>Rev</td><td>1</td></tr><tr><td>Date</td><td>2 May 2025</td></tr><tr><td>Author</td><td>PWH</td></tr></table>	Part Section 261 Hutt DIST	18.67 ha	Project	Hutt City Plan Review	Site	Belmont Quarry	Drawing	100	Rev	1	Date	2 May 2025	Author	PWH
Part Section 261 Hutt DIST	18.67 ha																
Project	Hutt City Plan Review																
Site	Belmont Quarry																
Drawing	100																
Rev	1																
Date	2 May 2025																
Author	PWH																
PART 4 Maps																	
Maps																	
Relevant provision	Submission Detail		Rationale														
Quarry zone	Support Retain		Most appropriate zone from National Planning Standards														

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Low Flood Hazard Overlay Medium Flood Hazard Overlay High Flood Hazard Overlay	Oppose Remove	Over the 10+ year life of the plan these overlays will not remain accurate due to quarrying activities and changes in ground levels.
Quarry Zone Protection Overlay	Support Retain	Critical to manage reverse sensitivity.
Quarrying Activity Overlay	Support Retain	Applies to 620 Hebden Crescent Part Lot 1 DP 28205.
Quarry Amenity Protection Overlay	Oppose Remove	Quarry Amenity Protection Overlay is shown on maps but does not relate to policies, rules, or methods.
Special Amenity Area Overlay	Oppose Remove	The Special Amenity Area Overlay from QUARZ-S5 is not shown on maps.
Quarry Setback Overlay	Oppose Remove	The Quarry Setback Overlay from QUARZ-S4 is not shown on maps.
NoR WRC-12	Oppose, in part Amend to exclude 29 ha Overburden Disposal Area.	Clear delineation of Quarry Zone, Quarry Zone Protection Overlay, and Belmont Regional Park designations.
Natural Open Space Zone	Oppose, in part Amend to rezone 29 ha Overburden Disposal Area from NOSZ to QZ.	Clear delineation of Quarry Zone, and Belmont Regional Park Natural Open Space Zone.
Overburden Disposal Area Overlay	Recommend the addition of an <a href="#">Overburden Disposal Area Overlay</a> being an overlay of the 29 ha Overburden Disposal Area.	This allows for the clear identification of the OBDA on planning maps relative to surrounding zoning and the NOR.

**Appendix 1: Acronyms:**

- Overburden Disposal Area (OBDA).
- 2025 Proposed Lower Hutt District Plan (2025 PDP).
- Quarry Zone Protection Overlay (QZPO).
- Quarry Amenity Protection Overlay (QAPO).
- Natural Open Space Zone (NOSZ).
- Highway and Railway Noise Overlay (HRNO).
- Highly Constrained Road Overlay (HCRO)
- National Grid (NG)
- Quarry Zone (QZ)
- Earthworks (EW)
- Special Amenity Area (SAA)
- Quarry Setback Overlay (QSO)
- Notice of Requirement (NoR or NOR).
- Greater Wellington Regional Council (WRC or GWRC or GW)

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- Requiring Authority (RA)
- Quarry Management Plan (QMP)
- Health and Safety at Work Act 2015 (HSWA 2015).