


<b>Date</b>	10 December 2025
<b>To</b>	Waitaha Hydro Expert Panel FTAA-2505-1069
<b>From</b>	Mason Jackson
<b>Project advice provided for</b>	<i>Waitaha Hydro Scheme</i>
<b>Documents referred to</b>	<i>Waitaha Hydro Scheme Substantive Application Assessment of Environmental Effects</i>
<b>Signature</b>	

1. I prepared Part B, Assessment of Environmental Effects of the Waitaha Hydro Substantive Application.

### **Introduction**

2. I provide this statement as Attachment 5 of Westpower's Memorandum #5 to the Panel for the purpose of presenting a fresh statutory assessment of the Waitaha Hydro Project in light of relevant objectives and policies set out in the recently notified Decisions Version of the Te Tai o Poutini Plan ("TTPP – Decisions Version").
3. Appendix A of this statement sets out a detailed statutory assessment of all relevant provisions within the TTPP – Decisions Version and replaces pages 71 to 120 of Appendix 51<sup>1</sup> of the Substantive Application. This information has been prepared by Mr Martin Kennedy and peer reviewed by me.
4. The following paragraphs of this statement provide a summary overview of the assessment presented in Appendix 1 and replaces Section 7.1.11 of the Substantive Application<sup>2</sup> on pages 335 to 337.

### **Proposed Te Tai o Poutini Plan**

<sup>1</sup> Statutory Assessment – Regional and District Plans

<sup>2</sup> Titled "Proposed Te Tai o Poutini Plan"

## **Introduction**

5. The TTPP – Decisions Version is a single, unified district planning framework covering the districts of Buller, Grey and Westland on the West Coast. In terms of its preparation process, the Decisions Version appeal period closed on 8 December 2025, with s 274 notices to be filed by 19 January 2026.

## **Assessment Overview**

6. In the interests of brevity, a high-level overview of the assessment of TTPP - Decisions Version objectives and policies is presented below, with a focus on those provisions considered most relevant in this case.

## **Energy - Te Pūngao (ENG)**

7. The energy chapter of the TTPP - Decisions Version includes various objectives and policies that recognise and provide for existing and new renewable electricity generation activities and associated electricity distribution and transmission activities, while managing adverse effects in light of their functional and operational needs. Overall, and perhaps unsurprisingly, the Project fully achieves the energy chapter's policy direction to the extent it is considered either consistent or highly consistent with the relevant individual provisions set out within it.

## **Ecosystems and Indigenous Biodiversity - Ngā Pūnaha Rauropi me te Kanorau Koiora (ECO)**

8. In terms of the TTPP Decisions Version's ecosystems and indigenous biodiversity provisions, the proposal is considered generally consistent with these. This is largely due to the Project having been the subject of considerable expert assessment to identify indigenous biodiversity values, to assess potential effects and provide for their avoidance, remedy or mitigation through both the design and layout of the Waitaha Hydro Scheme (**Scheme**) and through the proposed suite of conditions and management plans. Notwithstanding, some provisions still include protection directives<sup>3</sup>, which the proposal cannot practicably achieve given its nature and location. Instead, as

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<sup>3</sup> ECO - 02, ECO- 05

advised by relevant technical experts engaged by Westpower, such effects will be managed in line with the effects management hierarchy in a manner consistent with the National Policy Statement for Indigenous Biodiversity - even though this higher order planning document provides an exclusion for renewable electricity projects (in recognition of the importance of renewable electricity generation to addressing climate change and the future of indigenous biodiversity).

### **Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa (NFL)**

9. The TTPP - Decisions Version confirms that the Scheme lies within:

- ONL18 and ONL22 for activities above Macgregor Creek; and
- ONL20 for upgrading of transmission lines in the vicinity of the State Highway and Beach Road.

For the avoidance of doubt, Morgan Gorge is not an ONF identified in Appendix 6 of the plan.

10. The NFL provisions are designed to ensure that the values of outstanding natural landscapes and outstanding natural features are protected from inappropriate subdivision, use and development.

11. Although there will be adverse effects on values which contribute to the ONL status of ONL18 and ONL22, the Landscape Report confirms that the landscape, including Morgan Gorge (noting that Morgan Gorge is not a feature identified in Schedule 6), will remain outstanding even with the Scheme in place. With respect to ONL 20, Mr Bentley's recent memorandum dated 17 November 2025<sup>4</sup> confirmed that proposed transmission line upgrades within this area will result in effects that will be the same in scale and character as currently exists. It is also worth noting that Schedule 5 (ONL) of the TTPP – Decisions Version confirms that existing infrastructure was not recognised in the landscape assessments undertaken when identifying ONLs. To these extents, the values that qualify these areas as ONLs will be maintained and the

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<sup>4</sup> Attachment 2A of Westpower's Memorandum #2 (17 November 2025).

proposal is not considered inappropriate within its setting. It follows that the overall desired outcome of these provisions will be achieved.

### **Natural Character and Margins of Waterbodies Ngā Āhua me ngā Mahi ka Noho Hāngai ki ngā Hopua Wai (NC)**

12. Regarding the TTPP - Decisions Version's provisions on natural character and margins of waterways, it is considered that the Scheme also achieves most of these, for similar reasons to those discussed above in relation to indigenous biodiversity provisions. Despite this, some wording seeks the "preservation" of the natural character of lakes, rivers and requires that the Scheme's "form and scale will not adversely affect the natural character of the riparian area". These directive provisions cannot be fully achieved by the Scheme given it has a functional and operational need to be located on a river. Importantly, whilst there will not be total preservation of the margin of the river, and although not all effects on natural character can be avoided or mitigated as discussed above, the affected areas will not lose their status as outstanding natural landscapes and, overall, the proposal is considered an appropriate activity for this setting.

### **Open Space and Recreation Zones - Objectives and Policies Ngā Mokowā Pōaha me ngā Takiwā Hākinakina - Ngā Whāinga me ngā Kaupapa Here (OSRZ)**

13. Waitaha Hydro Scheme's components and related ancillary activities are located within this zone.
14. Provisions with this chapter of the plan are designed to avoid conflict with the functions and values of open space areas and the surrounding environment, while recognising that open space may accommodate other activities - including renewable electricity generation and transmission. Despite this, some provisions in this chapter conflict with this outcome by requiring that natural values within this zone are protected<sup>5</sup> and/or enhanced<sup>6</sup>. In this regard, while some provisions recognise the establishment and operation of renewable electricity generation may occur in this zone, others don't appropriately

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<sup>5</sup> OSRZ - P9

<sup>6</sup> OSRZ – P7

recognise the functional and operational needs of such activities, nor recognise that the location of such activities can have adverse effects. It seems apparent that this is because these particular provisions are not intended to apply to “Energy Activities”. Therefore, relevant objectives and policies with the Energy Chapter should be prioritised. In any event, it is considered the Project is not inconsistent with any relevant OSRZ provisions.

### **Rural Zones - Objectives and Policies - Ngā Whāinga me ngā Kaupapa Here (RURZ)**

15. The Scheme itself is not located in this zone, but some associated ancillary activities are. These include Construction Staging Area 1, gravel extraction activities during construction and parts of the access road and transmission lines north of Macgregor Creek. These activities are considered to be consistent with all relevant RURZ objectives and policies largely because the bulk of the activities occurring in this zone are temporary and related to the construction phase, and those aspects that remain in the zone permanently are things that are typical of this zone (i.e. transmission lines and access roads). Because of this, the proposal will not result in any reverse sensitivity effects. Similar to the comments above regarding why Energy Activity provisions should be prioritised over the Open Space Recreation Zone provisions, for the same reasons, Energy Activity provisions should also be prioritised over RURZ provisions. Overall, the proposal achieves all relevant rural zone objectives and policies.

### **Climate Change and Resilience - Te Āhuarangi Hurihui me te Manawaroa (CCR)**

16. The Project is considered demonstrably consistent with all climate change and resilience provisions of the plan because:
  - it is a renewable electricity generation proposal that has been designed to take account of potential natural hazards and adverse events, including those arising from climate change;
  - it will assist the West Coast with meeting its energy use needs while reducing electricity supply disruption and greenhouse gas emissions;

- it makes use of the local transmission network; and
- it provides local electricity users with more certainty and incentive to transition to renewable electricity.

### **Natural Environment - Te Taiao (NENV)**

17. These provisions recognise, protect and promote restoration of the natural environment while seeking opportunities for Poutini Ngāi Tahu to be involved in related decision making and resource management. Although the Scheme will result in some unavoidable adverse effects on the natural environment, and accordingly, cannot fully achieve the “protection” wording of objective NENV-01, it is noted that supporting policy NENV-P2 conflicts with this objective by recognising the functional or operational need for regionally significant infrastructure to sometimes be located in significant and/or outstanding natural environment areas. Through Poutini Ngāi Tahu’s direct involvement in the Project, the proposal certainly addresses, very directly, the desired outcome of providing tangible opportunities for mana whenua to exercise kaitiakitanga and tino rangatiratanga.
18. Overall, it is considered that the Project is consistent with the relevant natural environment objectives and policies.

### **Poutini Ngāi Tahu (POU)**

19. As discussed in the application, Poutini Ngāi Tahu have confirmed that cultural effects and the effects on the environment, wildlife, taonga species and taonga fish species have been appropriately addressed to their satisfaction. As partners to the Scheme, Poutini Ngāi Tahu will also have tangible opportunities to exercise kaitiakitanga and tino rangatiratanga. For these main reasons, it is considered that the Project is consistent with all Poutini Ngāi Tahu provisions.

### **TTPP – Decisions Version Conclusion**

20. In considering the provisions of the TTPP – Decisions Version, it is noted that the operative West Coast Regional Policy Statement still contains the most

recent RMA objectives and policies for the West Coast. However, at this time, the TTPP – Decisions Version provisions are in effect so should be considered.

21. Notwithstanding some remaining identified conflicts within the TTPP – Decisions Version’s planning framework, it is concluded that, in the round, the Scheme is consistent with its relevant provisions, and pertinently, is highly consistent with its provisions relating to climate change and resilience<sup>7</sup> and with several energy provisions<sup>8</sup>.

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<sup>7</sup> CCR - O2, CCR - P3, CCR - P5 and CCR - P6

<sup>8</sup> ENG - O1, ENG - O2, ENG - P2, ENG - P11

## **APPENDIX A: Waitaha Hydro Project: TTPP – Decisions Version, Objectives & Policy Provisions**



WAITAHA PROJECT: TTPP – DECISIONS VERSION OBJECTIVES & POLICY PROVISIONS

In relation to objectives and policies for Historic Heritage, there are no heritage items or areas, notable trees, archaeological areas or sites of significance to Māori shown on the plan maps. To this extent, these matters are not considered further.

In relation to objectives and policies for Sites and Areas of Significance to Māori, the only relevant matter is the Pounamu Management Area which extends over the site, however there are no proposals to extract pounamu as part of the proposed activity and accidental pounamu discovery protocols will be adhered to for any riverbed gravel extraction activities. To this extent, these matters are also not considered further.

ENG ENERGY - TE PŪNGAO

The Energy Chapter contains the objectives, policies, rules for managing energy activities - the Infrastructure Chapter rules and the Area Specific Provisions (Zone chapters) do not apply to energy activities, however the Overlay chapters and other District Wide rules also apply where relevant.

Energy Objectives		Assessment
ENG - O1	To recognise the local, regional and national benefits of electricity transmission, distribution and <u>renewable electricity generation activities</u> , by providing for their development, operation <u>maintenance</u> and <u>upgrading</u> to meet the needs of Te <u>Tai o Poutini</u> /the West Coast.	Highly Consistent  The benefits of the proposed scheme in regard to these matters are provided within the application. They are also discussed in the assessment of the provisions of the RPS,  > Chapter 4, Objectives 1-3, Policies 1-2;  > Chapter 5, Objective 1, Policy 1; and  > Chapter 6, Objective 1 and Policies 1-2
ENG - O2	To recognise the <u>functional need</u> or operational needs associated with the location and design of <u>renewable electricity generation</u> , investigation, and distribution and transmission activities, and to manage adverse effects of these activities on communities and the <u>environment</u> .	Highly Consistent  The proposed scheme has a functional and operational need to locate adjacent to, and within the Waitaha River. The location, design and layout has been carefully considered and developed through an iterative process. The values of, and potential effects on, the area have been subject to specific assessment to ensure effects a managed and the scheme appropriately sits in the environment within which proposed.
ENG - O3	To provide for development and enable the operation, <u>maintenance</u> and <u>upgrade</u> of <u>renewable electricity generation</u> and investigation, and electricity distribution and transmission activities and to protect them from the adverse effects of incompatible subdivision, use and development.	Consistent  The plan seeks to provide for the development of new renewable electricity activities, including lines, such as the scheme proposed. Furthermore, the plan seeks to enable the operation maintenance and upgrade of new lines. Both of these matters will be achieved through the construction use and operation of the scheme.
ENG - O5	To ensure the efficient provision and use of electricity distribution and transmission activities by co-ordinating with subdivision, use and development.	Consistent  The outcome of the project is an additional source of renewable electricity generation located within the region to enhance the supply of renewable electricity to support further subdivision, use and development on the West Coast, thereby contributing to growth in an efficient manner.

Energy Policies		Assessment
ENG - P1	Provide for and enable the development, operation, <u>maintenance</u> and <u>upgrading</u> of existing and new electricity transmission, distribution and renewable generation <u>infrastructure</u> .	Consistent  The plan seeks to provide and enable activities related to the scheme. This includes the development of new renewable electricity activities, including lines, and the upgrade of existing lines infrastructure (including the Waitaha substation). This policy will be achieved through the construction use and operation of the scheme.
ENG - P2	When considering proposals to develop and operate new and existing <u>renewable electricity generation</u> , investigation, and distribution and transmission activities have particular regard to the benefits to be obtained from the proposal, including;  a. Maintaining or increasing security of renewable electricity supply;	Highly consistent  There are a range of benefits arising from the proposed scheme, including;

	<div><div><div><div><div>b.</div><div>Providing for diversity of the type and location of <u>renewable electricity generation</u>;</div></div><div><div>c.</div><div>Maintaining or increasing <u>renewable electricity generation</u> capacity while avoiding, reducing or displacing greenhouse gas emissions;</div></div><div><div>d.</div><div>Economic, social, environmental or cultural wellbeing;</div></div><div><div>e.</div><div>The contribution the proposal will have towards Aotearoa me te <u>Waipounamu</u>/New Zealand meeting its <u>renewable electricity generation</u> targets;</div></div><div><div>f.</div><div>Effective transmission and distribution of electricity supply;</div></div><div><div>g.</div><div>Facilitation and use of renewable energy;</div></div><div><div>h.</div><div>Security of electricity supply; and</div></div><div><div>i.</div><div>Meeting Aotearoa me te Waipounamu/New Zealand's climate change obligations.</div></div></div></div></div>	<div><div><div>&gt;</div><div>The scheme will increase security of supply.</div></div><div><div>&gt;</div><div>The scheme is a new hydro generation asset for the West Coast</div></div><div><div>&gt;</div><div>The scheme is in renewable generation asset in a different location, ie assisting with diversity of location.</div></div><div><div>&gt;</div><div>The scheme will increase generation of renewable electricity on the West Coast and enable opportunities for a reduction in use of non-renewable energy sources.</div></div><div><div>&gt;</div><div>The scheme will contribute to economic, social, environmental and cultural well-being, and assist with resilience of the community.</div></div><div><div>&gt;</div><div>The scheme contributes toward the national renewable electricity generation targets.</div></div><div><div>&gt;</div><div>New lines will be required to carry the renewable electricity generated to the distribution network, thereby assisting the efficient and effective operation of the Westpower network on the West Coast.</div></div><div><div>&gt;</div><div>The scheme will facilitate the use of renewable electricity through development of a new source of such energy.</div></div><div><div>&gt;</div><div>The scheme assists with meeting the nation’s climate change obligations.</div></div></div>
<div>ENG - P4</div>	<div><div><div>Avoid, remedy or mitigate adverse effects on the <u>environment</u> from <u>renewable electricity generation</u>, investigation, distribution and transmission activities by:</div><div><div><div>a.</div><div>Having regard to effects on urban amenity;</div></div><div><div>b.</div><div>Having regard to the effect on areas of significant environmental values identified in Schedules One - Eight and Appendix Ten;</div></div><div><div>c.</div><div>Implementing industry best management practices around electrical safe distances;</div></div><div><div>d.</div><div>Maintaining ongoing access to grid and distribution <u>infrastructure</u> and structures for operation, <u>maintenance</u> and <u>upgrading</u> works; and</div></div><div><div>e.</div><div>Avoiding exposure to health and safety risks.</div></div></div></div></div>	<div><div>Consistent</div><div>In terms of relevant Schedules;</div><div><div><div>&gt;</div><div>Schedule 5 (Outstanding Natural Landscapes) - the scheme lies within –<div><div><div>▪</div><div>ONL18 and ONL22 (scheme components upstream of Macgregor Creek), and</div></div><div><div>▪</div><div>ONL20 (upgrading of lines from the northern end of Waitaha Valley Road to the Waitaha Substation passes through parts of ONL20).</div></div></div></div></div><div><div>&gt;</div><div>Schedule 6 (Outstanding Natural Features) – there are no natural features listed in schedule 6 within the project area.</div></div><div>The assessment of environmental values and potential effects has been an integral component in the design and layout of the scheme, including the suite of suggested conditions and management plans.</div><div>More than minor effects have been identified in terms of landscape matters, however, the area will retain its outstanding status with the Scheme in place. Ultimately the landscape report concludes that the proposed scheme is appropriate in this location.</div><div>Residual recreation effects are limited to local scale impacts on the backcountry remote experience. These experiential and/or perceptual effects are considered as part of the landscape report’s assessment which is considered most appropriate. Local adverse landscape, natural character and visual amenity effects were considered more than minor, but on a broad scale, were considered minor at most. Overall, notwithstanding some more than minor effects, the Landscape Report considers the Scheme is appropriate and, importantly, the landscape retains its outstanding natural values and the Morgan Gorge will still be a significant natural feature (although not a feature identified in Schedule 6) when the Scheme is in operation.</div><div>Potential effects on health and safety of other recreational users of the area have also been a key consideration that is provided for through the design of the scheme and suggested conditions and management measures. Despite these measures, which minimise any health and safety risk, there will always be some level of residual risk to people associated with unavoidable changes to river flows caused by the Scheme. It is not possible to avoid all risks.</div><div>It is considered that the proposal has appropriately avoided, remedied or mitigated adverse effects and, therefore, achieves this policy.</div></div></div>
<div>ENG - P5</div>	<div><div><div>Avoid, remedy or mitigate adverse effects from the development of new or the development, operation, <u>maintenance</u> or <u>upgrading</u> of existing <u>renewable electricity generation</u>, investigation, distribution and transmission activities by:</div><div><div><div>a.</div><div>Recognising their <u>functional need</u> or <u>operational need</u>; and</div></div><div><div>b.</div><div>Having regard to the extent to which any adverse effects of new significant electricity distribution lines have been minimised in the route, <u>site</u> and method selection.</div></div></div></div></div>	<div><div>Consistent</div><div>The functional and operational needs of the scheme have been an integral component in its design and layout. The scheme requires a location close to, and elements within, the river to generate renewable electricity.</div><div>Consideration of the effects of development of new scheme infrastructure has included connection from the scheme to the existing Westpower distribution network. The route chosen has been to minimise the need for vegetation clearance and works in riparian margins by co-locating scheme access and transmission corridors above Macgregor Creek to the greatest degree practicable. This route chosen includes traversing from the power station to developed farmland and then to the developed road corridor for connection with, and upgrade of, the network at the northern end of Waitaha Valley. This approach has sought to avoid a new crossing the Waitaha</div></div>

		River, including earthworks and vegetation clearance within riparian margins and vegetation clearance along parts of that route).  Consideration of route options is more fully discussed in the Attachment 2A (landscape addendum) of Westpower’s Memorandum #2 (17 November 2025).
ENG - P6	Provide for the development, <u>upgrading, maintenance</u> and operation of:  a. A range of <u>renewable electricity generation activities</u> ; and  b. Activities that seek to investigate, identify and/or assess potential sites and energy sources for <u>renewable electricity generation</u> .	Consistent  The proposed scheme adds to the range of renewable generation schemes on the West Coast, and provides for further investigation activities to continually improve scheme design.
ENG - P11	Discourage the development of <u>non-renewable electricity generation activities</u> .	Highly Consistent  The proposed scheme is the development of a new renewable electricity generation source on the West Coast. This will assist in reducing demand of the use and generation on non-renewable electricity generation.
ENG - P12	Ensure that subdivision and development is adequately serviced including:  a. <u>Infrastructure</u> networks have sufficient capacity to accommodate the additional development, and requiring any necessary upgrades to be completed at the time of subdivision; and  b. <u>Infrastructure</u> is installed at the time of subdivision, except for on-site <u>infrastructure</u> that cannot be determined until the <u>allotment</u> is developed.	Consistent  The outcome of the project is an additional source of renewable electricity generation located within the region to enhance the supply of renewable electricity to subdivision, use and development on the West Coast, thereby contributing to growth in an efficient manner.

ECO      ECOSYSTEMS AND INDIGENOUS BIODIVERSITY -NGĀ PŪNAHA RAUROI ME TE KANORAU KOIORA

Ecosystems and Indigenous Biodiversity Objectives		Assessment
ECO - O1	To maintain <u>indigenous biodiversity</u> across Te Tai o Poutini/the West Coast so there is at least no overall loss in <u>indigenous biodiversity</u> , while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.  Maintaining <u>indigenous biodiversity</u> requires:  1. the <u>maintenance</u> and at least no overall reduction of all of the following: a. the size of populations of indigenous species; b. indigenous species occupancy across their natural range; c. the properties and function of ecosystems and habitats used or occupied by <u>indigenous biodiversity</u> ; d. the full range and extent of ecosystems and habitats used or occupied by <u>indigenous biodiversity</u> ; e. connectivity between, and buffering around, ecosystems used or occupied by <u>indigenous biodiversity</u> ; f. the resilience and adaptability of ecosystems; and g. where necessary, the restoration and enhancement of ecosystems and habitats.	Consistent  The proposal is for a discrete site on the Waitaha River and has been the subject of considerable investigation of environmental values to ensure that potential effects are appropriately managed. Overall, the proposal will not reduce the matters in 1(a)-(f) across the region. Although it results in a small amount of permanent indigenous vegetation loss, given that the proposed ecosystem programme compensation initiatives assist in not only supporting some of these matters, but could also result in enhancements, when biodiversity is considered as a “whole” (i.e. flora and fauna) then this policy is achieved.
ECO - O2	To protect areas of significant <u>indigenous vegetation</u> and significant habitats of indigenous fauna.	Partially consistent  The proposed project has been the subject of considerable expert assessment to identify the indigenous biodiversity values, assess potentially effects and provide for their avoidance, mitigation or remedy through both the design and layout of the scheme and the proposed suite of conditions and management plans. That being said there will be some level of effects as a result of undertaking the scheme, while noting that potential adverse effects are being managed to ensure effects are no more than minor and the areas will not lose their significance status. This is due to the functional and operational needs for such an activity, including the requirement to locate where the hydro resource is. To provide for such effects that have not been able to be fully avoided, remedied or mitigated, ecosystem compensation is proposed to ensure that there is no overall loss, with some potential for enhancement. See also comments in regard to Chapter 7 of the RPS.
ECO - O3	To manage the adverse effects of subdivision, use and development on significant <u>indigenous vegetation</u> and significant	Consistent

	habitats of indigenous fauna.	<p>The proposed projects has been the subject of considerable expert assessment to identify the indigenous biodiversity values, assess potentially effects and provide for their avoidance, mitigation or remedy through both the design and layout of the scheme and the proposed suite of conditions and management plans. That being said there will be some level of effects as a result of undertaking the scheme, while noting that potential adverse effects are being actively “managed” to ensure effects are no more than minor and the areas will not lose their significance status. This is due to the functional and operational needs for such an activity, including the requirement to locate where the hydro resource is. To provide for such effects that have not been able to be fully avoided, remedied or mitigated ecosystem compensation is proposed to ensure that there is no overall loss, with some potential for enhancement. See also comments in regard to Chapter 7 of the RPS.</p>
<b>ECO - O4</b>	To provide for tino rangatiratanga in relation to management of areas of significant <u>indigenous vegetation</u> and significant habitats of indigenous fauna where these are located on <u>Poutini Ngāi Tahu land</u> .	<p>Consistent</p> <p>As discussed elsewhere the applicant is working in partnership with Iwi in developing the proposed scheme. This has included sharing information regarding the values of, and potential impacts on, the area. See also discussion above regarding RPS Chapter 3 Objectives 1-2 and Policies 1-3.</p>
<b>ECO- O5</b>	To identify, map and protect in consultation with landowners areas of significant <u>indigenous vegetation</u> and significant habitats of indigenous fauna on Te <u>Tai o Poutini</u> /the West Coast.	<p>Partially Consistent</p> <p>This objective is, in the main, an outcome sought through the plan process as administered by the Councils. To date there has been no identification of areas within the Westland District, and accordingly there are no sites listed in Schedule 4 of the TPPP in the Westland District.</p> <p>Having said that, the RPS includes provision for identification through the consent process. A discussion of these matters is provided above in terms of the provisions of the RPS above; see RPS Chapter 7, Objectives 1 and 2.</p> <p>Accordingly, it is considered that the proposal is consistent in terms of identifying significant indigenous vegetation and significant habitats of indigenous fauna, and Partially consistent in terms of protection with this objective. See also discussion above regarding ECO-R2.</p>
Ecosystems and Indigenous Biodiversity Policies		Assessment
<b>ECO - P1</b>	<p>Identify significant natural areas and include these in <u>Schedule Four</u> through a Plan Change introduced no later than 31 December 2030. The <u>Significant Natural Area</u> identification process will be undertaken in accordance with the criteria and process set out in the National Policy Statement for <u>Indigenous Biodiversity</u> and as outlined in Appendix Thirteen and will include;;</p> <p>a. Buller and Westland District - wide assessment, identification and mapping of Significant Natural Areas; and Confirming that areas already identified in <u>Schedule Four</u>, as well as Regionally Significant Wetlands identified in Schedule 1 of the West Coast Regional Land and Water Plan meet the National Policy Statement for <u>Indigenous Biodiversity</u> criteria.</p>	<p>N/A – this is a policy requiring the Councils in each district to undertake an identification process.</p> <p>Having said that the development of the scheme has included extensive expert investigation of indigenous biodiversity within the project area. Including assessment of potential significance values. Identification of areas of significance has been undertaken utilising the criteria set out in Appendix 1 of the RPS and it is apparent that there is significance values present as set out in the expert reports accompanying the application. This has formed that basis for assessment and management of potential effects, including the proposed suite of conditions, management plans and proposed ecosystem programme compensation.</p>
<b>ECO - P2</b>	<p>Provide for activities within areas of significant <u>indigenous biodiversity</u> where:</p> <p>a. This is for a <u>lawfully established activity</u> and the adverse effects are no greater in intensity, scale or character over time than at 4 August 2023, and do not result in the loss of ecosystem representation and extent or degradation of ecological integrity; or</p> <p>b. This is for <u>maintenance of improved pasture</u> as part of a regular cycle of periodic <u>maintenance</u>; or</p> <p>c. It is for <u>Poutini Ngāi Tahu Activities</u>; or</p> <p>d. This is undertaken on <u>Poutini Ngāi Tahu land</u> in accordance with an <u>Iwi/Papatipu Rūnanga Management Plan</u> or on <u>specified Māori land</u>; or</p> <p>e. This is the construction or <u>upgrade</u> of <u>regionally significant infrastructure</u>.</p>	<p>Consistent</p> <p>The proposed activity is for the construction use and operation of a hydro-electricity scheme. The scheme is defined as an “Energy Activity”, “Renewable Electricity Generation Activity” and “Regionally Significant Infrastructure” in the TPPP, and accordingly is an activity provided for under ECO-P2.e.</p>
<b>ECO - P3</b>	<p>Provide for activities within Significant Natural Areas within <u>Schedule Four</u> where the adverse effects of the <u>activity</u> on the <u>significant natural area</u> are managed in accordance with the <u>effects management hierarchy</u>, the <u>activity</u> has a <u>functional need</u> or <u>operational need</u> to be located within the area and there is no practicable alternative location, and it is for the purpose of:</p> <p>a. Construction or <u>upgrade</u> of <u>regionally significant infrastructure</u>; or</p> <p>b. <u>Mineral extraction</u> that provides significant national public benefit that could not otherwise be achieved using resources within New Zealand; or</p>	<p>N/A – The proposed project is not located in the Grey District (ie sites identified in the Grey District) or within a Regionally Significant Wetland identified in the West Coast Regional Land and Water Plan.</p>

Ecosystems and Indigenous Biodiversity Policies		Assessment
	<p>c. Aggregate extraction that provides significant national or regional public benefit that could not otherwise be achieved using resources within New Zealand.</p>	
<b>ECO - P4</b>	<p>Encourage the protection, enhancement and restoration of significant <u>indigenous biodiversity</u> and the protection of significant habitat for indigenous fauna by:</p> <p>a. Providing for up to three additional bonus allotments and reduced minimum <u>allotment</u> sizes when subdividing if areas of significant <u>indigenous vegetation</u> or significant habitat of indigenous fauna within the same property are legally protected as part of the subdivision;</p> <p>b. Promoting the creation of connections and ecological corridors between areas of significant <u>indigenous biodiversity</u>;</p> <p>c. Promoting the use of eco-sourced species from the relevant <u>ecological district</u>;</p> <p>d. Supporting opportunities for <u>Poutini Ngāi Tahu</u> to exercise their cultural rights and responsibilities as <u>mana whenua</u> and kaitiaki in restoring, protecting and enhancing areas of significant <u>indigenous biodiversity</u>;</p> <p>e. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant <u>indigenous biodiversity</u>;</p> <p>f. Promoting <u>site</u> and landscape scale biodiversity programmes to manage plant and animal pests; and</p> <p>g. Supporting any other measures to protect, enhance and restore <u>indigenous biodiversity</u>.</p>	<p>Consistent</p> <p>The application contains a suite of suggested conditions and management plans to ensure that effects of significant indigenous biodiversity are appropriately managed. This includes rehabilitation of areas disturbed during construction and not required for operation. Rehabilitation is included within the proposed management plans to ensure appropriate species are sourced and used for these purposes.</p> <p>Further, as discussed above, ecosystem programme compensation is proposed that will assist with maintenance of indigenous biodiversity at a broader scale.</p>
<b>ECO - P5</b>	<p>Provide for eco-tourism activities that complement the protection and/or enhancement of areas of significant <u>indigenous vegetation</u> or significant habitats of indigenous fauna and contribute to the vitality and resilience of the economy and wellbeing of the community.</p>	<p>N/A</p>
<b>ECO - P6</b>	<p>Enable the use of Māori Purpose Zoned land with areas of <u>indigenous vegetation</u> and indigenous fauna habitat, where land use and subdivision is consistent with <u>tikanga</u> and <u>mātauranga Māori</u> and manages adverse effects on any significant values of the vegetation or fauna habitat.</p>	<p>N/A</p>
<b>ECO - P7</b>	<p>In relation to all <u>indigenous biodiversity</u>, when providing for subdivision, use and development, avoid activities that will:</p> <p>a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the <u>Ecological District</u>;</p> <p>b. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land <u>environments</u> in category one or two of the Threatened <u>Environment</u> Classification at the <u>Ecological District</u> level; and</p> <p>c. Result in a reduction in the local population size or occupancy of <u>Threatened or At Risk (Declining)</u> species or in the population or occupancy of locally endemic species; and</p> <p>d. Within a <u>Significant Natural Area</u> result in:</p> <p>i. disruption to sequences, mosaics or ecosystem function;</p> <p>ii. fragmentation or the loss of buffers or connections; or</p> <p>iii. reduction in the function of the <u>Significant Natural Area</u> as a buffer or connection to important habitats or ecosystems.</p> <p><b>Advice Note:</b></p> <p>Information on the Threat Classification status of individual species can be found on the New Zealand Threat Classification System database at <a href="https://nztns.org.nz">https://nztns.org.nz</a></p>	<p>Consistent</p> <p>These matters are discussed above under RPS – Chapter 7, Policy 2. Those matters are relevant to this policy where the outcomes are assessed as being consistent with the RPS.</p> <p>None of the adverse effects listed are expected as a result of the Project.</p>
<b>ECO - P8</b>	<p>When assessing resource consents in areas of significant <u>indigenous biodiversity</u>, consider the following matters:</p> <p>a. The necessity for the <u>activity</u> to provide for <u>regionally significant infrastructure</u>;</p> <p>b. The <u>functional need</u> or <u>operational need</u> of <u>regionally significant infrastructure</u>, <u>mineral extraction</u> of significant national public benefit or aggregate extraction of significant regional or national public benefit to locate in that area, and whether there are any practicable alternative locations for those activities;</p>	<p>Consistent</p> <p>The proposed activity is both Regionally Significant Infrastructure (RSI) and a Renewable Electricity Generation activity in terms of the provisions of the TTPP. It is also broadly an Energy Activity.</p> <p>The project as RSI has both a functional need and operational need to locate on a site adjacent to the Waitaha River as this is the resource required for a hydro-electricity scheme. A full consideration of alternative locations, including locations along the river itself, has been an</p>





Ecosystems and Indigenous Biodiversity Policies		Assessment
<p>b. In relation to <u>renewable electricity generation activities</u> by:</p> <p>i. Recognising and providing for the operation, <u>maintenance</u>, repair and <u>upgrade</u> of existing <u>renewable electricity generation activities</u>, and in areas of significant <u>indigenous biodiversity</u> and SNA identified in Schedule Four, avoiding, remedying or mitigating adverse effects to the extent practicable;</p> <p>ii. Where appropriate, using substantial upgrades as an opportunity to reduce existing adverse effects;</p> <p>iii. Seeking to avoid adverse effects on areas of significant <u>indigenous biodiversity</u> and SNA identified in Schedule Four and where it is not practicable to avoid because of <u>functional need</u> or <u>operational need</u>, remedy or mitigate any residual adverse effects to the extent practicable;</p> <p>iv. Within the <u>coastal environment</u>, seeking to avoid significant adverse effects on <u>indigenous biodiversity</u> values that meet the criteria in Policy 11 (b) of the NZCPS 2010, and where adverse effects cannot be avoided, remedy or mitigate any residual adverse effects to the extent practicable;</p> <p>By considering the <u>net gain</u> for biodiversity values of biodiversity offsetting or compensation where this is offered.</p>		
ECO - P12	To promote the resilience of <u>indigenous biodiversity</u> to climate change and recognise its role in mitigating the effects of climate change.	<p>Consistent</p> <p>The proposed scheme does not reduce the resilience of indigenous biodiversity to climate change or its role in mitigation effects of climate change. Indeed the proposed scheme also assists in reducing the effects of climate change, and effects on indigenous biodiversity, by providing a new source of renewable electricity for the communities of the West Coast. This in turn provides opportunities to reduce the use of energy from non-renewable sources.</p>

NC NATURAL CHARACTER AND MARGINS OF WATERBODIES NGĀ ĀHUA ME NGĀ MAHI KA NOHO HĀNGAI KI NGĀ HOPUA WAI

Natural Character and the Margins of Waterbodies Objectives		Assessment
NC - O1	To preserve the natural character of lakes, rivers and wetlands and their margins and the protection of them from inappropriate subdivision, use and development.	<p>Consistent</p> <p>The plan seeks to manage the margins of the river and wetlands to ensure that only appropriate use and development is provided for. Small wetlands have been identified in the vicinity of the access road and transmission line however the identification of these has ensure all proposed works occur outside the margins of those areas. Effects on the natural character of the river have been the subject of expert landscape assessment. Considerable amendments have been made over time to reduce landscape and visual impacts from the scheme but the structures will be present in the landscape, and for functional and operational reasons activities must occur within the margin of the river for the purpose of renewable hydro electricity generation. On the basis of the introduction of scheme elements the assessment concludes that there will be more then minor effects, particularly at the intake site. Ultimately the landscape assessment concludes that the proposal is not an inappropriate activity in the setting.</p> <p>Whilst there will not be total preservation of the margin of the river and not all effects can be avoided or mitigated it is considered that the introduction of a renewable hydro electricity generation scheme is an appropriate activity and is consistent with this objective.</p>
NC - O2	To recognise and provide for the relationship of <u>Poutini Ngāi Tahu</u> and their traditions, values and interests associated with the natural character of lakes, rivers and wetlands and their margins.	<p>Consistent</p> <p>As discussed above, Iwi are a partner to the proposed scheme and have been kept informed of the proposed design and layout, assessment of values in the area, and proposed management of effects.</p>
NC - O3	To provide for activities which have a <u>functional need</u> to locate in the margins of lakes, rivers and wetlands while ensuring adverse effects on natural character are minimised.	<p>Consistent</p> <p>These matters are generally canvassed in the discussion regarding O1 above.</p> <p>The scheme has a functional and operational need to locate in the margins of the river.</p> <p>The location, design and layout of the scheme have been an iterative process resulting in a range of amendments to reduce effects on the landscape and character of the area. This is carried through to a range of conditions and management plans, including</p>

rehabilitation of areas not required for operational reasons.

Ultimately the landscape assessment concludes that there will be more than minor effects from the introduction of structures, however the proposal is not inappropriate to the setting within which it is located.

Natural Character and the Margins of Waterbodies Policies		Assessment
NC - P1	Avoid, remedy or mitigate adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision, development and land use maintains the elements, patterns and processes that contribute to their natural character.	<p>Consistent</p> <p>The landscape assessment concludes that the area is an outstanding landscape and the Morgan Gorge an outstanding natural feature. Whilst there will be more than minor effects from the introduction of the scheme elements, particularly at the intake, the area remains an outstanding landscape and the gorge an outstanding natural feature. In conclusion the report concludes that the scheme is appropriate with respect to natural character.</p>
NC - P2	<p>Provide for <u>earthworks</u> within riparian margins of lakes, rivers and wetlands where adverse effects on natural character are avoided, remedied or mitigated and:</p> <p>a. It is for the purpose of natural hazard mitigation; or</p> <p>b. It is for the <u>maintenance</u>, repair, <u>upgrade</u> and extension of network utilities and <u>regionally significant infrastructure</u> including the <u>national grid</u>; or</p> <p>c. It is for the establishment, operation, <u>maintenance</u> or <u>upgrading</u> of <u>renewable electricity generation activities</u> or <u>regionally significant infrastructure</u> where this has a functional or <u>operational need</u> to be located in a <u>riparian margin</u>; or</p> <p>d. It is for <u>Poutini Ngāi Tahu Activities</u> or <u>Māori Purpose Activities</u> in accordance with an <u>Iwi/Papatipu Rūnanga Management Plan</u>; or</p> <p>e. It is for the repair and <u>maintenance</u> of legally established structures; or</p> <p>f. The <u>activity</u> has a <u>functional need</u> to be located <u>adjoining</u> a <u>waterbody</u>.</p>	<p>Consistent</p> <p>The scheme includes works to mitigate potential hazards from waterways, and is ultimately intended for the establishment and operation of a renewable hydro electricity generation structures and regionally significant infrastructure which have both a functional and operation need to locate within the margins of rivers, and adjoining the Waitaha River. As discussed elsewhere adverse effects have been managed as far as is practicable through the design and layout of the scheme, suggested conditions and a range of management plans (including rehabilitation of areas not required for operation).</p> <p>The landscape reports concludes, following all proposed design and layout amendments and proposed mitigations, that ultimately there will be more than minor effects from the introduction of the structures but the scheme remains appropriate with respect to natural character.</p>
NC - P3	<p>Provide for new buildings and structures and the <u>upgrading</u> of <u>existing buildings and structures</u> within riparian margins of lakes, rivers and wetlands where these:</p> <p>a. Have a <u>functional need</u> for their location; and</p> <p>b. They are of a form and scale that will not adversely affect the natural character of the <u>riparian margin</u>.</p>	<p>Partially consistent</p> <p>As discussed above the scheme does have, given its nature, a functional and operation need to located activities within the margin of rivers. There will be effects that are more than minor following management of effects. However, ultimately, the scheme is appropriate with respect to natural character and the area does not lose its status as an outstanding landscape and the gorge (although not identified in Schedule 6 of the TTPP) retains its outstanding natural feature values.</p>
NC - P4	Encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands including pest plant and pest animal control.	<p>Consistent</p> <p>Rehabilitation is proposed for areas disturbed through construction activities and not required for operation of the scheme. Conditions and management plans will ensure this is achieved.</p>

ASW      ACTIVITIES ON THE SURFACE OF WATER - NGĀ MAHI KI TE KĀREWA O TE WAI

Activities on the Surface of Water Objective		Assessment
ASW - O1	The ecological, recreational, natural character, natural landscape and features, amenity and <u>Poutini Ngāi Tahu</u> values of the District’s rivers, lakes and lagoons are protected from the adverse effects of activities and structures on the surface of water.	<p>Partially consistent</p> <p>The TTPP does not set outcomes with respect to “Energy Activities”, “Regionally Significant Infrastructure”, “Infrastructure” or “Renewable Electricity Generation Activities” which have functional or operational needs to locate on the surface of water</p> <p>Based on the expert reports and assessment of effects the potential effects on ecological, natural character and cultural values it is considered that potential effects of the scheme are appropriately managed. This is through the design and layout of the scheme, and a suite of suggested conditions and management plans. It is also noted that Iwi are a partner to the proposed scheme and Westpower have worked closely with them to ensure relevant matters are recognised and provided for.</p> <p>Having said that it is noted that local effects on recreational values are assessed as significant. These matters relate to both perceptual</p>



		effects of the scheme being located on the river and an actual effect on kayaking opportunities at the Morgan Gorge.
		With regard to perceptual effects there is considerable overlap with the assessment of landscape values and effects which has concluded that whilst effects are more than minor on natural character at the local level the scheme is not an inappropriate use in the setting.
		With respect to kayaking the Morgan Gorge an agreement has been reached with Whitewater NZ which ensures an opportunity remains. The recreation report concludes that these effects have been mitigated.
		The proposal is partially consistent with this objective.

Activities on the Surface of Water Policies		Assessment
ASW - P1	Enable the non-commercial use of non-motorised water craft on rivers lakes and lagoons.	N/A
ASW - P2	Enable the non-commercial use of motorised water craft on rivers lakes and lagoons on Te <u>Tai o Poutini</u> /the West Coast where this does not have more than minor adverse effects on natural character, ecosystem and biodiversity values, <u>Poutini Ngāi Tahu</u> values, public access, amenity or disruption of natural quiet.	N/A
ASW - P3	Provide for commercial activities and structures on the surface of West Coast/Te Tai o Poutini rivers, lakes and lagoons provided that the activity does not create:  a. Adverse effects on <div><div>i. Significant natural <u>environment</u> values including identified scheduled sites;</div><div>ii. Cultural and spiritual values including sites and areas of significance to Māori;</div><div>iii. <u>Poutini Ngāi Tahu</u> values and in particular as relate to culturally significant rivers and lakes;</div></div> b. More than minor adverse effects on <div><div>i. <u>Amenity values</u>;</div><div>ii. Ecological values;</div><div>iii. Natural character;</div><div>iv. Other recreational uses; and</div><div>v. Cumulative adverse effects with any other structures or activities on the surface of waterbodies.</div></div>	Partially consistent  The proposed activity is not a “commercial activity” in terms of the definitions in the TTPP. It is defined in a number of ways, including as; “Energy Activity”, “Regionally Significant Infrastructure”, “Infrastructure” and “Renewable Electricity Generation Activity” amongst others. This policy is therefore not directly applicable to the proposed activity.  This policy therefore provides little consideration of activities such as the scheme which has a functional and operational need to locate certain components on the surface.  Where these matters to be considered the issues are discussed above under O1. Based on that discussion there will be effects relevant to matters in P3.a.i and P3.b. Assessment and discussion of these matters is provided above and elsewhere in terms of relevant objectives and policies in relation to natural values.  The only outstanding matters relate to P3.c. relating to cumulative effects of structures and activities on the surface of water. With regard to this issues there are no other structures or activities on the surface of water other than potential kayaking of the Morgan Gorge which has been discussed and considered above.  The proposal is partially consistent with P3.a.  The proposal is partially consistent with P3.b.  The proposal is consistent with P3.c.

HS      HAZARDOUS SUBSTANCES - NGĀ MATŪ MŌREAREA

Hazardous Substances Objectives		Assessment
HS - O1	The benefits associated with the use of <u>hazardous substances</u> are recognised while ensuring that risks to the <u>environment</u> and human health arising from subdivision use and development activities involving <u>hazardous substances</u> are minimised.	Consistent  Hazardous substances will be required to be used in developing and maintaining the scheme. The substances will be managed in accordance with relevant New Zealand Standards.  Suggested conditions are also proposed to ensure substances are appropriately used and stored.

Hazardous Substances Policies		Assessment
HS - P1	Activities and facilities involving the use and storage of <u>hazardous substances</u> shall be designed, located, constructed and operated so as to <u>minimise</u> residual risk to people and the <u>environment</u> .	Consistent
		These matters have been factored into the proposed scheme design, including construction activities.
		Suggested conditions are also proposed to ensure substances are appropriately used and stored.

NH      NATURAL HAZARDS - NGĀ MŌREAREATANGA AOTŪROA

Relevant Definitions	
Hazard Sensitive Activity	means buildings accommodating: <div><div>a. Residential activity, including residential units, respite care, sleep outs and rehabilitation housing</div><div>b. Visitor accommodation and worker accommodation</div><div>c. Retirement village</div><div>d. Healthcare and Medical Activities</div><div>e. Community facility</div><div>f. Critical response facility</div></div>
Less Hazardous Sensitive Activity	means <div><div>a. Buildings used for non-habitable purposes</div><div>b. Fences</div><div>c. Minor storage facilities</div><div>d. Parks facilities</div><div>e. Parks furniture</div><div>f. Buildings associated with primary production, including intensive indoor primary production</div><div>g. West Coast Regional Council monitoring structures</div><div>h. Buildings associated with port activities</div><div>i. Buildings associated with quarrying and mining activities</div><div>j. Decks</div><div>k. Buildings and structures associated with any other activity that is not identified as a Hazard Sensitive Activity or Potentially Hazard Sensitive Activity</div></div>
Potentially Hazardous Sensitive Activity	means buildings accommodating: <div><div>a. Commercial activity</div><div>b. Crematoriums and funeral homes</div><div>c. Entertainment facility</div><div>d. Food and beverage activity</div><div>e. Industrial activity</div><div>f. Stadium activity</div><div>g. Retail activity</div><div>h. Rural Industrial.</div></div>

The proposed Activity is a “Less Hazard Sensitive Activity”

Natural Hazards Objectives		Assessment
NH - O1	Adopt a risk-based approach to natural hazard management where:	Consistent
	<div><div>1. Subdivision, use and development within Severe Natural Hazard Overlays reduces or does not increase the existing risk from natural hazards to people, buildings, and <u>regionally significant infrastructure</u>.</div><div>2. Subdivision, use and development within all other Natural Hazard Overlays manages and does not increase the risk from natural hazards to people, buildings, and <u>regionally significant infrastructure</u>.</div></div>	The proposed scheme is not located within any Severe Natural Hazard Overlay. The access road and transmission line does traverse the Earthquake Hazard Susceptibility Overlay. The dynamic nature of the environment has been a considerable component in the design and layout of the scheme with respect to potential natural hazards. This includes recognition of the alpine fault in proximity to the scheme and proposals for further investigative drilling and geophysical investigations to better inform structural design and works.
NH - O2	To only locate <u>regionally significant infrastructure</u> within the <u>Severe Natural Hazard Overlays</u> where there is an <u>operational need</u> or <u>functional need</u> to be located within these overlays, and to design the <u>infrastructure</u> so as not to increase the risk to people and other buildings.	Consistent  The proposed scheme is not located within any Severe Natural Hazard Overlay.

NH - O3	Green <u>Infrastructure</u> that reduces the susceptibility of people, buildings, and <u>regionally significant infrastructure</u> to damage from natural hazards are created, retained, or enhanced and protected	N/A
NH - O4	To recognise and provide for the impacts of climate change, and its influence on the frequency and severity of natural hazards.	Consistent  Potential hazard effects, including climate change, have been an integral component in the design and layout of the scheme. The proposed scheme also assists the government’s climate change outcomes and renewable electricity targets.
NH - O5	Measures taken to mitigate natural hazards do not increase the risks to people, buildings and <u>regionally significant infrastructure</u> .	Consistent  The location of the scheme is remote from other built development and people. Consideration of the potential for hazard mitigation to exacerbate adverse effects on the environment and other property has formed part of development of the design of the scheme. The design and layout of the scheme ensures that such adverse effects are not created or exacerbated.

Natural Hazards Policies		Assessment
NH - P1	Identify areas subject to natural hazards within Te Tai o Poutini Plan and take a risk-based approach to the management of subdivision, use and development based on:  a. The sensitivity of the activities to the impacts of natural hazards; b. The risk posed to people's lives and wellbeing, buildings and <u>regionally significant infrastructure</u> , by considering the likelihood and consequences of natural hazard events; and c. The <u>operational need</u> or <u>functional need</u> for some activities to locate within the Natural Hazard Overlays.	Consistent  This is matter for councils and has been a considerable focus of hearings into natural hazard matters resulting in the current provisions.  The location of the scheme is remote from other built development and people. Consideration of the potential for hazard mitigation to exacerbate adverse effects on the environment and other property has formed part of development of the design of the scheme. The design and layout of the scheme ensures that such adverse effects are not created or exacerbated. Given the natural of the proposed scheme there is a requirement to locate where the resource is available and accordingly there is both a functional and operational need to locate elements of the scheme within the Earthquake Hazard Susceptibility Overlay.
NH - P2	Where a natural hazard has been identified and the natural hazard risk to people and communities is uncertain apply a precautionary approach to allowing subdivision, use and development of the area.	Consistent  Planning for hazard occurrence, particularly flooding will be a major factor in the construction process. The proposed buildings and structures are not occupied, other than for limited times when maintenance occurs. As above the scheme is design taking into account the hazard environment within which it is located.
NH - P3	When managing natural hazards:  a. Promote the use of green <u>infrastructure</u> and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, and buildings; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting communities and <u>regionally significant infrastructure</u> ; and d. Enabling natural hazard mitigation works where these works are being undertaken by a <u>Statutory Agency</u> or their nominated contractor acting on their behalf and these will decrease the existing risk to people’s lives and wellbeing, buildings and <u>regionally significant infrastructure</u> .	Consistent  The scheme is “Regionally Significant Infrastructure” in terms of the TPPP as currently worded. The proposed scheme will not increase natural hazard risk in the area. Some mitigation works are required, ie raising areas around the power station, waterway training works to managed flow direction and protect infrastructure. All works have been subject to assessment to ensure that potential effects are appropriately managed. Westpower is a Statutory Agency with respect to its lines activities.
NH - P4	Natural hazard assessment for subdivision, use and development (including for managed retreat) will consider the impacts of climate change. In particular the following matters will be considered:  a. Change in sea level over the next 100 years; b. Increased inundation of low lying areas; c. Changes in rainfall patterns; d. Increase in cyclonic storms; and e. Changes in the magnitude, frequency and duration of severe weather events.	Consistent  As part of sound risk management, the potential effects of climate change, particularly on; inundation, rainfall patterns and storms has formed part of the design process and layout of the scheme. A benefit of the scheme will be to assist with targets to manage climate change.

Natural Hazards Policies		Assessment
NH - P6	Allow for subdivision, use and development for <u>Less Hazard Sensitive Activities</u> in all Natural Hazard Overlays.	Consistent
		The proposed activity is a “Less hazard Sensitive Activity” in terms of the definitions within the TTPP.
NH - P9	<p>When assessing the actual and potential effects of subdivision, use and development in the Natural Hazard Overlays consider:</p> <p>a. The level of risk posed by natural hazards to people, buildings and <u>regionally significant infrastructure</u>;</p> <p>b. Existing and proposed technological and engineering mitigation measures and other non-engineered options;</p> <p>c. The location and design of proposed sites, buildings, vehicle access, <u>earthworks</u> and on-site <u>infrastructure</u> in relation to the natural hazard risk;</p> <p>d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</p> <p>e. The timing, location, scale and nature of any <u>earthworks</u> in relation to the natural hazard;</p> <p>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other <u>site</u>.;</p> <p>g. The <u>functional need</u> or <u>operational need</u> to locate in these areas; and</p> <p>h. Any adverse effects on the <u>environment</u> of any proposed mitigation measures.</p>	Consistent
		<p>The proposed scheme has a functional and operational need to locate adjacent to the Waitaha River. As discussed above, given the need for the location, the potential impacts of natural hazards has formed part of design consideration for the scheme. This has included recognition of potential flood and seismic hazards. Further pre-construction drilling and geophysical investigations are proposed to assist with final design and risk management associated with the scheme. All works have been subject to assessment to ensure that potential effects on the environment are appropriately managed, including the avoidance, remedy or mitigation of effects of those works as required.</p> <p>Consideration of the potential for hazard mitigation to exacerbate adverse effects on the environment and other property has formed part of development of the design of the scheme. The design and layout of the scheme ensures that such adverse effects are not created or exacerbated.</p>

TRN     TRANSPORT - TE TŪNUKU

Transport Objectives		Assessment
TRN - O2	To provide for the safe and efficient operation of <u>land transport infrastructure</u> while managing adverse effects on the <u>environment</u> .	Consistent
		The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads and State Highways is maintained.
TRN - O3	To enable accessibility, safety and connectivity of <u>land transport infrastructure</u> and to provide for the amenity of all transport users, including pedestrians and cyclists.	Consistent
		The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads and State Highways is maintained.
TRN - O5	To ensure that the provision of safe and efficient parking, loading and access is consistent with the character, scale and intensity of the zone, the roading hierarchy and the <u>activity</u> being undertaken.	Consistent
		The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads is maintained. Parking, loading and access to the scheme is consistent with the character, scale and intensity of the zone, roading hierarchy and activity proposed. In terms of the open space zone in particular, it is noted that there will be a period of time where traffic (including heavy traffic) will be higher during construction and traffic levels will reduce during operation.

Transport Policies		Assessment
TRN - P1	<p>The road and rail <u>transport networks</u> shall:</p> <p>a. Be maintained or enhanced to provide safe and efficient transportation;</p> <p>b. Consider the needs of all transport users and modes of transport;</p> <p>c. <u>Minimise</u> effects on <u>adjoining</u> properties including the impacts of vibration, <u>noise</u> and glare; and</p> <p>d. Recognise the different functions and design requirements for each road classification under the National <u>Transport Network</u> classification system.</p>	Consistent
		The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads and State Highways is maintained.

TRN - P2	<p>Vehicle crossings and associated access will;</p> <p>a. Be designed and located to provide for safe, effective and efficient movement to and from sites;</p> <p>b. <u>Minimise</u> potential conflicts between vehicles, pedestrians and cyclists on the <u>adjacent</u> road network; and</p> <p>c. Manage separation of vehicle access to and from sites <u>adjacent</u> to intersections, rail level crossings and where State Highways meet.</p>	<p>Consistent</p> <p>The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of the local road, including the design and layout of the proposed new entrance to ensure the ongoing safe and efficient operation of the Andersons Road and Waitaha Valley Road. The proposed entranceway from Andersons Road has been specifically designed taking in to account the road layout, speed environment, traffic volumes and type, and the duration of construction.</p>
TRN - P8	<p>Manage the number, location and type of parking and loading spaces, including bicycle parking and electric car charging spaces to support the following:</p> <p>a. The safe, efficient and effective operation of the <u>transport network</u>;</p> <p>b. The functional and operational requirements of activities;</p> <p>c. The use of sustainable transport options including cycling and walking;</p> <p>d. Provision of safe access and egress for vehicles, pedestrians and cyclists;</p> <p>e. Avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists;</p> <p>f. Mitigation of <u>stormwater</u> contamination from vehicles through treatment of <u>stormwater</u> from large areas of car parking; and</p> <p>g. Provision for flexible approaches to parking, including more efficient use of parking spaces, and reduce incremental and individual parking provision.</p>	<p>Consistent</p> <p>The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads is maintained. Parking, loading and access to the scheme is consistent with the character, scale and intensity of the zone, roading hierarchy and activity proposed. It is noted that there will be a period of time where traffic (including heavy traffic) will be higher during construction and traffic levels will reduce during operation.</p>
TRN - P9	<p>Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:</p> <p>a. The safe, effective and efficient operation of roads including State Highways; or</p> <p>b. Pedestrian access and amenity; or</p> <p>c. Safe and functional access.</p>	<p>Consistent</p> <p>There will be no requirement of reverse manoeuvring onto or off Andersons Road as part of the proposed activity.</p>
TRN - P10	<p>Recognise the function of <u>land transport infrastructure</u> and provide for the safe and efficient movement of people and goods.</p>	<p>Consistent</p> <p>The development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads and State Highways is maintained.</p>
TRN - P11	<p>Only allow high traffic generating activities where these activities support the safe, efficient and effective use of transport <u>infrastructure</u> as demonstrated through an integrated transport assessment (ITA).</p>	<p>Consistent</p> <p>&gt; SH6 is an arterial (TRN-S15)</p> <p>&gt; Waitaha Rd is a local road (TRN-S15)</p> <p>&gt; Andersons Road is a local road (TRN-S15)</p> <p>The Site will generate;</p> <p>&gt; during the construction phase (50-100 ecm/d).</p> <p>&gt; during the operational phase (less than 50 ecm/d).</p> <p>A traffic assessment (TRN-S14) is not required (TRN-Table 7)</p> <p>Having said that, the development of the scheme has involved engineering assessment of traffic related matters and proposed mitigation measures to ensure the safe and efficient operation of both local roads and State Highways is maintained.</p>

NFL NATURAL FEATURES AND LANDSCAPES - NGĀ ĀHUA ME NGĀ HORANUKU AOTŪROA

Natural Features and Landscapes Objective	Assessment
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NFL - O1	The values of outstanding natural landscapes and outstanding natural features on Te <u>Tai o Poutini</u> /the West Coast are protected from inappropriate subdivision, use and development.	Consistent
		Landscape values and assessment of effects have been a considerable component of the design and layout of the scheme, including suggested conditions and management plans. The assessment has found that at the local level effects are more than minor, particularly at the headworks site. Following determining the level of effects the report further concludes that whilst values which make the area outstanding are adversely affected the landscape, and Morgan Gorge, remain outstanding. Further the report advises that the proposed scheme is appropriate to the setting within which it is located.

Natural Features and Landscapes Policies		Assessment
NFL - P1	<p>To identify Outstanding Natural Landscapes on Te <u>Tai o Poutini</u>/the West Coast by:</p> <p>a. Assessing the values and characteristics of the landscapes according to the following factors:</p> <p>    i. Physical characteristics and values;</p> <p>    ii. Perceptual characteristics and values;</p> <p>    iii. Associative characteristics and values</p> <p>b. Including these on the planning maps as Outstanding Natural Landscapes; and</p> <p>c. Describing the characteristics and values of each Outstanding Natural Landscape within <u>Schedule Five</u>.</p>	<p>Consistent</p> <p>The proposed scheme lies within;</p> <p>&gt; ONL18 and ONL22 for activities above Macgregor Creek</p> <p>&gt; ONL20 for upgrading of lines in the vicinity of the State Highway and Beach Road</p> <p>&gt; Morgan Gorge is not an ONF identified in Appendix 6</p> <p>It is noted with respect to Appendix 5 - ONL that values have been identified at a high level and do not address, amongst other activities, existing infrastructure that may be present and that such will require recognition through resource consent processes in terms of the values of such areas.</p>
NFL - P2	<p>Provide for activities within outstanding natural landscapes described in <u>Schedule Five</u> and outstanding natural features described in <u>Schedule Six</u> where they maintain the values that contribute to a natural feature or landscape being outstanding and are for:</p> <p>a. Existing land uses and <u>lawfully established</u> activities including residential activities, <u>regionally significant infrastructure</u>, network utilities, <u>renewable electricity generation activities</u>, <u>mineral extraction</u>, agricultural, horticultural and pastoral activities;</p> <p>b. <u>Conservation activities</u>;</p> <p>c. Recreational activities;</p> <p>d. <u>Maintenance</u> and repair of existing <u>lawfully established natural hazard mitigation structures</u>;</p> <p>e. <u>Upgrading</u> of existing <u>lawfully established natural hazard mitigation structures</u> where this is undertaken by a <u>statutory agency</u> of authorised contractor acting on its behalf;</p> <p>f. Operation, <u>maintenance</u> and <u>upgrade</u> of existing <u>lawfully established renewable electricity generation</u> facilities;</p> <p>g. Operation, <u>maintenance</u> and <u>upgrading</u> of existing <u>lawfully established</u> network <u>infrastructure</u> and <u>regionally significant infrastructure</u>;</p> <p>h. New <u>renewable electricity generation activities</u> where there is a <u>functional need</u> to be located in these areas;</p> <p>i. <u>Poutini Ngāi Tahu activities</u>; or</p> <p>j. The alteration, <u>maintenance</u> or removal of existing <u>lawfully established</u> buildings or structures; and</p> <p>k. Use and development of <u>Māori land</u>.</p>	<p>Consistent</p> <p>The proposed activity is both a new renewable hydro electricity generation activity, including associated infrastructure, and regionally significant infrastructure. The activity has a functional and operational need to locate within an outstanding landscape described in proposed Schedule 5.</p> <p>It is apparent that there will be adverse effects on values which contribute to the area being considered outstanding however it is the conclusion of the landscape report that the landscape including Morgan Gorge (noting that Morgan Gorge is not a feature identified in Schedule 6) will remain outstanding with the scheme in place. To this extent, the values that qualify the area as a ONL are maintained and the policy is, therefore, achieved.</p> <p>With respect to the upgrading of lines in ONL20, as discussed above, the existence of lines was not recognised or provided for in the identification of this area. The proposed upgrading will not prevent ONL20 from remaining an outstanding landscape.</p>
NFL - P3	<p>Avoid adverse effects on the values that contribute to outstanding natural landscapes described in <u>Schedule Five</u> and outstanding natural features described in <u>Schedule Six</u>. Where adverse effects cannot be avoided, ensure that the adverse effects are remedied and mitigated to be no more than minor.</p>	<p>Partially consistent</p> <p>This Policy is at odds with policy NFL-P2, NFL-P6 and the outcome sought in policy NFL-O1 with respect to protection from inappropriate use and development and provision for certain activities, particularly renewable electricity generation activities and regionally significant infrastructure, and the maintenance of values which make an area outstanding. Noting, also, that Morgan Gorge is not a feature identified in Schedule 6.</p> <p>The policy does not account for the lack of recognition of, and provision for, existing infrastructure when identifying Outstanding Natural Landscapes in the TTPP (see preamble to Schedule 5, i.e. ONL20 in this instance regarding existing lines infrastructure).</p> <p>Landscape values and assessment of effects have been a considerable component of the design and layout of the scheme, including</p>

		<p>suggested conditions and management plans. This has been an iterative process over the course of development of the scheme design and layout which has sought to avoid, remedy or mitigate effects, taking into account the functional and operational needs of the activity (both as a Renewable Electricity Generation Activity and Regionally Significant Infrastructure, including upgrading (NFL-P2)). Ultimately the scheme, by its nature, requires works, buildings and structures, and associated infrastructure within the landscape as this is where the water resource is located and to transmit the generated electricity to the Westpower network.</p> <p>The assessment has found that at the local level effects are more than minor, particularly at the headworks site, however, at a broad - scale, the adverse effects are no more than minor thereby achieving this policy in that respect. Following determining the level of effects the report further concludes that whilst values which make the area outstanding are adversely affected, the landscape, and Morgan Gorge, will remain outstanding even with the Project in place. Further the report advises that the proposed scheme is appropriate to the setting within which it is located (NFL-P6).</p>
NFL - P4	<p>Recognise that there are settlements, farms, land uses, and infrastructure and activities located within outstanding natural landscapes or outstanding natural features by providing for new activities and allowing existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are maintained.</p>	<p>Partially consistent</p> <p>This policy is potentially at odds with previous policies discussed above.</p> <p>Assessments of landscape values and the effects of the scheme are discussed above.</p> <p>As discussed above existing infrastructure has not been recognised in assessing the values of outstanding landscapes, in this case ONL20. What is apparent is that landscapes can be “outstanding” with infrastructure, in this case regionally significant infrastructure, being either newly established or upgraded.</p> <p>Having said that, and as discussed above there will be effects on values of the landscape within which new components of the scheme (ie ONL18 and ONL22, not that Morgan Gorge is not an ONF identified in Schedule 6), particularly those at the intake site. Consequently, any particular value may not be maintained but the landscape is not affected such that it ceases to be an outstanding landscape.</p> <p>In this case, following determining the level of effects the landscape report concludes that whilst values which make the area outstanding are adversely affected, the landscape, and Morgan Gorge, remain outstanding even with the Project in place. Noting that Morgan Gorge is not a feature list in Schedule 6 of the TTPP. Further the report advises that the proposed scheme is appropriate to the setting within which it is located.</p>
NFL - P5	<p>Require that new buildings, structures within outstanding natural features or landscapes avoid, remedy or mitigate any adverse visual effects including by:</p> <p>a. Ensuring the scale, design and materials of the <u>building</u> and/or <u>structure</u> are appropriate in the location;</p> <p>b. Using naturally occurring <u>building</u> platforms, materials and colour that blends into the landscape;</p> <p>c. Minimising landform modification from <u>earthworks</u>;</p> <p>d. Minimising the prominence or visibility of buildings and structures including by integrating it into the outstanding natural feature or landscape; and</p> <p>e. Landscaping buildings and structures with appropriate vegetation to reduce visual effects.</p>	<p>Consistent</p> <p>These matters have all be considered and provided for through the development of the landscape report, the AEE, and the design and layout of the scheme. As previously discussed, a suggested suite of conditions and management plans are also proposed to ensure effects on landscape values are appropriately managed.</p> <p>Again, the conclusion of the landscape report that the area, and Morgan Gorge, remains outstanding with the scheme in place and the proposed scheme is appropriate to the setting within which it is located.</p>
NFL - P6	<p>When assessing whether a proposal for land use or subdivision is appropriate, consider the following matters:</p> <p>a. The nature, scale and extent of modification to the landscape or feature;</p> <p>b. Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change;</p> <p>c. Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines;</p> <p>d. The temporary, short term or permanent nature of any adverse effects;</p> <p>e. The functional, technical, operational or locational need of any <u>activity</u> to be sited in the particular location, including an assessment of alternative sites;</p> <p>f. Any historical, spiritual or cultural association held by <u>Poutini Ngāi Tahu</u>;</p> <p>g. Any positive effects the development has on the identified characteristics and qualities;</p> <p>h. Any positive effects at a national, regional and local level;</p> <p>i. Any relevant public safety considerations; and</p> <p>j. The measures proposed to mitigate the effects on the values and characteristics;</p>	<p>Consistent</p> <p>The proposed project is defined as;</p> <ul style="list-style-type: none"><li>• Energy activity;</li><li>• Infrastructure;</li><li>• Regionally Significant Infrastructure; and</li><li>• Renewable Electricity Generation Activity</li></ul> <p>Many of the matters highlighted under this policy have been discussed and assessed in terms of policies in other sections of the TTPP, and those assessments remain relevant.</p> <p>The project has both a functional need and operational need to locate on a site adjacent to the Waitaha River as this is the resource required for a hydro-electricity scheme. A full consideration of alternative locations, including locations along the river itself, has been an important component of scheme development and design. Consideration of alternative locations is provided for in the Project Overview Report and in Section 3.2 of the Substantive Application.</p> <p>A full suite of expert assessments has been undertaken to identify values and consider potential effects on those values. This has</p>



	<div><div>k. The management of effects on natural character, amenity, recreation, historical and biodiversity values; and</div><div>l. Any effects on values of <u>Māori land</u>.</div></div>	<p>included consideration of both the temporary effects [predominantly through the construction phase, although including scheme maintenance] and permanent effects [arising from installation of scheme infrastructure and operation of the scheme]. This has included development of a suite of proposed conditions and management plans, including ecosystem programme compensation, to ensure effects are appropriately managed given the needs of the activity and the environment within which it is to be located.</p> <p>Landscape values and assessment of effects have been a considerable component of the design and layout of the scheme, including suggested conditions and management plans. The assessment has found that at the local level effects are more than minor, particularly at the headworks site, including on natural character, amenity and recreation values. Following determining the level of effects the report further concludes that whilst values which make the area outstanding are adversely affected, the landscape, and Morgan Gorge, remain outstanding even with the Project in place. Further the report advises that the proposed scheme is appropriate to the setting within which it is located.</p> <p>Consideration of cultural values has been a component of scheme design, layout and location. As discussed elsewhere Ngai Tahu at a partner to the scheme and therefore have direct involvement in its development to ensure that relevant matters are appropriately provided for.</p> <p>Public safety has been an integral consideration in design the scheme and its operation. Provision has been made for these matters including appropriate signage and warning devices.</p> <p>An overview of benefits of the scheme at local, regional and national level are described through the discussion of ENG-P2.</p>
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NFL - P7	Enable the use of Māori Purpose Zoned land in outstanding natural landscapes and on outstanding natural features where land use and subdivision are consistent with <u>tikanga</u> and <u>mātauranga Māori</u> as outlined within an <u>Iwi/Papatipu Rūnanga Management Plan</u> .	N/A
NFL - P8	Consider the incorporation of <u>mātauranga Māori</u> principles into the design, development and/or operation of activities in outstanding natural features and landscapes with cultural, spiritual and/or historic values, interests or associations of importance to <u>Poutini Ngāi Tahu</u> and opportunities for <u>Poutini Ngāi Tahu</u> to exercise their customary responsibilities as <u>mana whenua</u> and kaitiaki in respect of the feature or landscape.	<p>Consistent</p> <p>As discussed previously Iwi are a partner to the scheme. Westpower have ensure that they have been informed through the development of the scheme and application with respect to values of the area, potential effects and proposed management of effects.</p>

PA PUBLIC ACCESS - TE ĀHEINGA TŪMATANUI

Public Access Objective	Assessment
PA - O1	<p>To maintain and enhance customary and public access to and along the coastal marine area, waterbodies and public resources.</p> <p>Consistent</p> <p>The construction and operation of the scheme will not prevent public access to the Waitaha River, with the exception of areas where restrictions are required to maintain public health and safety. The existing ability to access the river and surrounding area will generally remain unchanged, although a relocation of the track in the vicinity of the power station site will provide an opportunity for recreationists to avoid that area if they wish. Potential impacts on kayaking of the Morgan Gorge have been an important factor and an agreement has been reached to retain a kayaking opportunity through the Gorge. The agreement to schedule No-Take days may improve the ability for kayaker’s to safely access Morgan Gorge.</p>

Public Access Policies	Assessment
PA - P1	<p>Provide for public access to and along the coastal marine area and waterbodies, while having regard to public safety.</p> <p>Consistent</p> <p>The construction and operation of the scheme will not prevent public access to the Waitaha River, with the exception of areas where restrictions are required to maintain public health and safety. The existing ability to access the river and surrounding area will generally remain unchanged, although a relocation of the track in the vicinity of the power station site will provide an opportunity for recreationists to avoid that area if they wish. Potential impacts on kayaking of the Morgan Gorge have been an important factor and an agreement has been reached to retain a kayaking opportunity through the Gorge.</p>



<b>PA - P2</b>	<p>Reduction in public access to waterbodies can be considered when natural hazard mitigation works are required to protect communities from a significant natural hazard threat or when required for public safety due to the operational requirements of <u>regionally significant infrastructure</u>. When assessing proposals, effects on public access should be considered and ways to <u>minimise</u> them found, including:</p> <p>a. Provision of alternate certain and enduring access; and</p> <p>Provision of public amenity or opportunity for environmental benefit along the <u>structure</u>, provided that the physical integrity of the <u>structure</u> is maintained.</p>	<p>Consistent</p> <p>The construction and operation of the scheme (defined as “Regionally Significant Infrastructure” in the TTPP) will require some restrictions in relation to scheme elements to maintain public health and safety. The ability to access the river and surrounding area will generally remain unchanged, although a relocation of the track in the vicinity of the power station site will provide an opportunity for recreationists to avoid that area if they wish. Potential impacts on kayaking of the Morgan Gorge have been an important factor and an agreement has been reached to retain a kayaking opportunity through the Gorge.</p>
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**FC FINANCIAL CONTRIBUTIONS - NGĀ ROUROU PŪTEA**

Financial Contributions Objectives		Assessment
FC - O1	Through the use of Financial Contributions Te <u>Tai o Poutini</u> /the West Coast's <u>infrastructure</u> is able to meet the demands generated by subdivision, land use and development so that it does not adversely affect natural and physical resources, or compromise the quality of service provided to existing users.	<p>Consistent</p> <p>The development of the project has included an assessment of traffic effects on the local road and State Highway, mitigation measures are proposed to ensure the safe and efficient operation of these transport routes. Works are proposed to ensure adequate sight distances around the State Highway intersection and widen/strengthen sealed edges. Work on the local road includes construction of passing bays and undertaking, if required, repair works on Waitaha Road following construction.</p>
FC - O2	To ensure that new activities and development contributes fairly and equitably towards the costs of managing adverse effects on the <u>environment</u> of Te <u>Tai o Poutini</u> /the West Coast.	<p>Consistent</p> <p>Through a range of expert assessments, consultation and identification and proposed management of potential effects of the development and operation of the scheme the applicant is proposing, through the suite of suggested conditions contributions toward;</p> <ul style="list-style-type: none"><li>&gt; Improvements to the Waitaha Road</li><li>&gt; Improvements to the State Highway intersection</li><li>&gt; Ecological programmes</li><li>&gt; Contributions to Whitewater NZ</li></ul>

Financial Contributions Policies		Assessment
FC - P1	To require financial contributions as a condition of subdivision, development and land use consents to remedy or mitigate adverse effects created by the need to create, extend or <u>upgrade</u> public <u>infrastructure</u> , reserves and community facilities as a result of the subdivision, land use or development.	<p>Consistent</p> <p>As discussed above the applicant is proposing works to improve safety along the Waitaha Road through the establishment of passing areas. Pre and post inspections will also be undertaken to ensure that any deterioration of the road through construction activities is appropriately remedied. A set of conditions relating to the State Highway intersection has also been the subject of consultation with the NZTA.</p>
FC - P2	<p>Financial contributions must be applied in a fair and equitable manner that:</p> <ul style="list-style-type: none"><li>a. Is financially transparent, reasonable and appropriate to the circumstances;</li><li>b. Reflects the adverse effects and demand on services and facilities generated by the subdivision, land use or development;</li><li>c. Is complementary to the Council’s other financial management policies; and</li><li>d. Takes into account any costs incurred and financial benefits associated with the taking, holding and allocating the financial contributions.</li></ul>	<p>Consistent</p> <p>The scope of proposed works and contributions has been the subject of review through the application development process and is set out in the suggested suite of conditions and management plans.</p>
FC - P3	Financial contributions may be taken in the form of cash, land, works or a combination of these.	<p>Consistent</p> <p>As above contributions are set out in the suite of conditions and management plans and include both cash and work. It is considered that these are the appropriate mechanisms and details are included. Conditions have been the subject of consultation with the</p>

		Councils.
FC - P5	To use financial contributions in money to provide additional capacity, and to meet the need for community <u>infrastructure</u> and facilities that arise from the <u>activity</u> . This can include roading, streetscape improvements, shared pathways, vehicle parking, EV charging spaces, service lanes, water supply, wastewater, <u>stormwater</u> , parks, reserves, recreation facilities and community facilities.	Consistent  Proposed works in relation to the Waitaha road are intended to improve safety for users of the road through the construction period. Maintenance and remediation, if required, with occur with a pre-construction and post construction survey of the road.

EW      EARTHWORKS - TE HUKE WHENUA

Earthworks Objectives		Assessment
EW - O1	To provide for earthworks to facilitate subdivision, use and development of Te Tai o Poutini/the West Coast's land resource, while ensuring adverse effects on the environment are avoided, remedied or mitigated.	Consistent  Earthworks are required to develop the scheme. The potential effects of earthworks have been assessed through a range of expert reports and the AEE, and a suite of suggested conditions and management plans. These management measures will ensure that potential effects arising from earthworks are appropriately avoided, remedied or mitigated taking into account the values of the environment within which the activities are situated.

Earthworks Policies		Assessment
EW - P1	Enable <u>earthworks</u> for the subdivision, use and development of land, the provision of <u>infrastructure</u> , and hazard mitigation, while managing those with the potential to create more than minor adverse effects..	Consistent  The proposed earthworks are required for construction of the scheme, where the scheme is defined as (amongst other definitions, including Regionally Significant Infrastructure) “Infrastructure” under “d.” ff that definition in the TTPP. Potential effects arising from earthworks have been an integral component in the design and layout of the scheme, as discussed throughout the AEE, and the suggested suite of conditions and management plans. Again, these management measures will ensure that potential effects arising from earthworks are appropriately avoided, remedied or mitigated taking into account the values of the environment within which the activities are situated.
EW - P2	Manage the adverse effects of <u>earthworks</u> on natural landscape values, natural character, <u>amenity values</u> , natural features, <u>indigenous biodiversity</u> , cultural and heritage items and areas and the quality of the <u>environment</u> to avoid, remedy or mitigate adverse effects, as appropriate.	Consistent  Potential effects arising from earthworks have been an integral component in the design and layout of the scheme, as discussed throughout the AEE, and the suggested suite of conditions and management plans. Again, these management measures will ensure that potential effects arising from earthworks are appropriately avoided, remedied or mitigated taking into account the values of the environment within which the activities are situated.
EW - P3	Require the use of accidental discovery protocols to mitigate the potential risk of <u>earthworks</u> to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.	Consistent  Whilst there are no identified sites identified in EW-P3 within the project area accidental discovery protocols are proposed through the suggested suite of conditions to ensure potential effects are appropriately managed.
EW - P4	Protect <u>regionally significant infrastructure</u> and natural hazard defences from the adverse effects of <u>earthworks</u> .	Consistent  There will be no impact on existing regionally significant infrastructure or natural hazard defences as a result of undertaking the activities related to the project.

LIGHT      LIGHT - NGĀ RAMA

Light Objectives		Assessment
LIGHT - O1	Artificial outdoor lighting enables night-time work, <u>primary production</u> activities, recreation activities, sport, entertainment	Consistent

	activities, transportation, energy activities and public health and safety.	Where required lighting will assist in enabling the scheme to be constructed, monitored and maintained, including providing for the health and safety of staff visiting the site.
<b>LIGHT - O2</b>	<p>Artificial outdoor lighting is located, designed and operated to:</p> <ul style="list-style-type: none"><li>a. Maintain the character and <u>amenity values</u> within zones;</li><li>b. Protect the natural character of the <u>coastal environment</u> and outstanding natural features and landscapes;</li><li>c. Provide for the health and safety of people, and the safe operation of the <u>transport network</u>;</li><li>d. Protect and maintain the qualities of the natural darkness of the night sky;</li><li>e. Outside the <u>coastal environment</u>, protect significant habitats of <u>indigenous biodiversity</u> and the species themselves by applying the <u>effects management hierarchy</u> and maintain the habitats of biodiversity and the species themselves;</li><li>f. Protect significant <u>indigenous biodiversity</u> within the <u>coastal environment</u> by avoiding adverse effects on <u>Threatened or At Risk</u> indigenous species and their habitats; and</li></ul> <p>Protect <u>indigenous biodiversity</u> within the <u>coastal environment</u> by avoiding significant adverse effects on indigenous species and their habitats.</p>	<p>Consistent</p> <p>Any lighting required for both construction and operation of the scheme will be sited and used to ensure potential effects are appropriately managed to achieve the outcomes sought whilst also achieving the objective O1. Consideration of these matters is set out in the AEE and the suggested suite of conditions and management plans,</p>

Light Policies		Assessment
<b>LIGHT - P1</b>	<p>Provide for the use of artificial outdoor lighting that:</p> <ul style="list-style-type: none"><li>a. Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces;</li><li>b. Maintains the character and <u>amenity values</u> of the zone;</li><li>c. Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety;</li><li>d. Maintains the natural darkness of the night sky within the <u>coastal environment</u> and minimises adverse effects on the darkness of the night sky in other areas;</li><li>e. Outside the <u>coastal environment</u>, avoids adverse effects on significant habitats of <u>indigenous biodiversity</u> and <u>threatened or at risk</u> species by applying the <u>effects management hierarchy</u> and maintains the habitats of other <u>indigenous biodiversity</u> and the species themselves;</li><li>f. Recognises the functional or operational needs of activities</li><li>g. Within the <u>coastal environment</u>, avoids adverse effects on significant <u>indigenous biodiversity</u>, habitats and <u>threatened or at risk</u> indigenous species and their habitats; and</li><li>h. Within the coastal environment, avoids significant adverse effects on indigenous biodiversity and their habitats.</li></ul>	<p>Consistent</p> <p>The functional and operational needs of the activity require a site that is remote from other activities and light sources and therefore a level of lighting is required for construction and operational purposes. The effects of lighting have been a consideration through the development of application and assessment of effects.</p> <p>The use and location/installation of lighting is to be managed to ensure potential effects are appropriately managed. A suite suggested conditions and management plans are proposed which include matters related to lighting. The proposed management measures will ensure the matters in this policy are achieved.</p> <p>During construction, lighting will be;</p> <ul style="list-style-type: none"><li>&gt; managed, with light sources being minimised as far as practicable during night-time.</li><li>&gt; controlled to minimise emission of blue/UV wavelengths.</li><li>&gt; installed to minimise lateral spread into surrounding areas.</li></ul> <p>During operation;</p> <ul style="list-style-type: none"><li>&gt; No outdoor light sources used except for unplanned shutdowns requiring night time work to be undertaken staff.</li><li>&gt; there will be no artificial lighting of access roads.</li></ul>
<b>LIGHT - P2</b>	<p>Enable artificial outdoor lighting where this is:</p> <ul style="list-style-type: none"><li>a. Of short duration outside of daylight hours associated with temporary activities; and</li><li>b. Artificial outdoor lighting for the purpose of emergency response or public health and safety.</li></ul>	<p>Consistent</p> <p>Consideration of the effects and management of lighting are discussed above, and through the AEE, and are relevant to this policy. Lighting is required for construction purposes to ensure such activities are undertaken safely and efficiently to minimise the construction period as far as practicable.</p> <p>During operation of the scheme outdoor lighting will only be used for unplanned situations to provide for the health and safety of staff undertaking work.</p>
<b>LIGHT - P3</b>	<p>Control the intensity, location and direction of any artificial outdoor lighting to:</p> <ul style="list-style-type: none"><li>a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses;</li><li>b. Internalise light spill within the <u>site</u> where the outdoor lighting is located;</li><li>c. Avoid, remedy or mitigate adverse effects on the natural darkness of the night sky and maintain natural character within</li></ul>	<p>Consistent</p> <p>The functional and operational needs of the activity require a site that is remote from other activities and light sources and therefore a level of lighting is required for construction and operational purposes. The effects of lighting have been a consideration through the development of application and assessment of effects.</p>

	the <u>coastal environment</u> ;	As discussed above lighting is to be managed in a manner appropriate to the environment within which the scheme is to be located.
d.	Avoid, remedy or mitigate adverse effects on the significant habitats of <u>indigenous biodiversity</u> and the species themselves and significant adverse effects on the habitats of other <u>indigenous biodiversity</u> and the species themselves;	Proposed management measures are discussed above under LIGHT-P1, and also in the AEE and the associated suite of suggested conditions and management plans.
e.	Avoid, remedy or mitigate adverse effects on <u>amenity values</u> , and the health and safety of people and communities in the receiving <u>environment</u> ; and	
f.	Recognise the functional and <u>operational need</u> of activities.	

NOISE    NOISE - NGĀ ORO

Noise Objectives	Assessment
<b><u>NOISE - O1</u></b> The benefits of <u>noise</u> generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not result in unreasonable <u>noise</u> that may compromise community health, safety and wellbeing.	Consistent  Consideration of potential noise effects has been a component of the development of the application, and is discussed in the AEE. This includes noise sources required to assist with health and safety.  The assessment of effects has concluded that;  >    During construction, noise effects will be no more than minor; and  >    During operation noise effects will be less then minor.  This assessment includes;  >    taking into account noise source, environmental values, the scheme location and proposed management measures.  >    suggested conditions and management plans including noise management and control measures.
<b><u>NOISE - O3</u></b> The health and wellbeing of people and communities, including sensitive activities are protected from significant levels of <u>noise</u> .	Consistent  Noise sources and effects on people are discussed in the AEE, including proposed management of potential noise effects. This includes noise sources required to assist with health and safety. The relatively remote location of the scheme, and its position beside a river, also assist with managing potential noise effects on people and communities.

Noise Policies	Assessment
<b><u>NOISE - P1</u></b> Enable the generation of <u>noise</u> of a type, character, scale and level that is appropriate to the zone, having regard to:  a.    The purpose, character and qualities of the zone that the <u>activity</u> is located in; b.    The nature, frequency and duration of the <u>noise</u> generating <u>activity</u> ; c.    Whether the <u>noise</u> generating <u>activity</u> is <u>regionally significant infrastructure</u> ; d.    Methods of mitigation; and e.    The sensitivity of the surrounding environment.	Consistent  As discussed above assessment and management of the potential effects of noise has been an integral part of development of the proposed scheme. These matters are discussed in the AEE, with proposed management measures set out in the suggested conditions and management plans.  The proposed activity is “Regionally Significant Infrastructure” as defined in the TTPP.
<b><u>NOISE - P4</u></b> Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to:  a.    Maximum <u>noise</u> limits to reflect the character and amenity of each zone; b.    Type, scale and location of the <u>activity</u> in relation to any sensitive activities; c.    Hours of operation and duration of <u>activity</u> ; d.    The temporary or permanent nature of any adverse effects; e.    The ability to internalise and/or avoid, remedy or mitigate adverse effects; and	Consistent  The functional and operational needs of the activity require a site that is remote from other activities and noise sources and located in an area of higher natural values. A level of noise is required for construction and operational purposes. As discussed above assessment and management of the potential effects of noise has been an integral part of development of the proposed scheme. This includes noise sources required to assist with health and safety.  The assessment of effects has concluded that;  >    During construction, noise effects will be no more than minor; and

f.	The functional or operational need of the activity.	>	During operation noise effects will be less then minor.
			This assessment includes;
		>	taking into account noise source, environmental values, the scheme location and proposed management measures.
		>	suggested conditions and management plans including noise management and control measures.

SIGN     SIGNS - NGĀ TOHU

Signs Objectives	Assessment
<b>SIGN - O1</b> Signs contribute to the social, cultural and economic wellbeing of Te <u>Tai o Poutini</u> /the West Coast while:  a.     Supporting the needs of business, <u>infrastructure</u> and community activities; b.     Ensuring that any proposed signage is compatible with the character, visual and <u>amenity values</u> of the surrounding area and that these are maintained or enhanced; and c.     Maintaining public safety.	Consistent  Signs related to the scheme will generally be for public information or health and safety relating to the scheme. There will be a mix of temporary and permanent signage integrated in the scheme. Overall the landscape report has found that the scheme is appropriate within the setting.

Signs Policies	Assessment
<b>SIGN - P1</b> Enable a diversity of <u>sign</u> types that provide for effective communication of government, business and community information and whilst maintaining public safety, access needs and the overall character of the area.	Consistent  Signs related to the scheme will generally be for public information or health and safety relating to the scheme. There will be a mix of temporary and permanent signage integrated in the scheme. Overall the landscape report has found that the scheme is appropriate within the setting.
<b>SIGN - P2</b> Ensure that the adverse effects, including cumulative effects of signs on the landscape, natural character and <u>amenity values</u> of residential areas, settlements, rural areas, open space and outstanding natural landscapes and features are avoided, remedied or mitigated.	Consistent  Signs related to the scheme will generally be for public information or health and safety relating to the scheme. There will be a mix of temporary and permanent signage integrated in the scheme. Overall the landscape report has found that the scheme is appropriate within the setting.
<b>SIGN - P3</b> Ensure that signs do not adversely affect traffic safety of all road users including motorists, cyclists, pedestrians, or obstruct roads or footpaths.	Consistent  The majority of signage will be located within the construction and operational areas of the scheme to inform the public and advise of any health and safety matters. Signs may be required on the Waitaha Road and State Highway during construction and these will comply with relevant roading authority standards and requirements.
<b>SIGN - P4</b> Enable temporary signage subject to meeting basic <u>activity</u> and built form standards.	Consistent  The majority of signage will be located within the construction and operational areas of the scheme to inform the public and advise of any health and safety matters. These will be standard signs for such purposes. Signs may be required on the Waitaha Road and State Highway during construction and these will comply with relevant roading authority standards and requirements.
<b>SIGN - P5</b> Ensure signs relating to a particular <u>activity</u> or/use of land or buildings on the <u>site</u> are located at the <u>site</u> of that <u>activity</u> , land or <u>building</u> .	Consistent  Proposed information and/or safety signage will be located on the site of the activity, land or building (including structures) to which it relates.
<b>SIGN - P6</b> Support the use of bilingual signage and the use of traditional <u>Poutini Ngāi Tahu</u> place names within Te <u>Tai o Poutini</u> /the West Coast.	Consistent  Signage proposed will meet all usual requirements.

<b>SIGN - P7</b>	Discourage new off-site signs in all RURZ - Rural and RESZ - Residential Zones and ensure that off-site signs in all other zones maintain transport safety and are compatible with the character and visual <u>amenity values</u> of the surrounding area, particularly where they are visible from any RESZ - Residential or RURZ - Rural Zone.	N/A – no off-site signage is proposed in the RURZ.
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**OSRZ    OPEN SPACE AND RECREATION ZONES - OBJECTIVES AND POLICIES    NGĀ MOKOWĀ PŌAHA ME NGĀ TAKIWĀ HĀKINAKINA - NGĀ WHĀINGA ME NGĀ KAUPAPA HERE**

OSRZ - Open Space and Recreation Zones Objectives		Assessment
<b>OSRZ - O2</b>	Development and activities should complement and not conflict with the functions and values of the open space areas and the surrounding <u>environment</u> including those identified in any relevant <u>Open Space Management Plan</u> . Where appropriate open space accommodates a range of functions.	Consistent  This matter has been assessed in terms of the RPS, Chapter 5, Policy 2 and the same comments apply in regard to this objective. There are no open space management plans for land within which the proposed scheme is to be located.
<b>OSRZ - O1</b>	To recognise the different functions, values and purpose of open space on Te <u>Tai o Poutini</u> /the West Coast through providing for three Open Space and Recreation Zones:  a.    The NOSZ - Natural Open Space Zone with high natural values and a low level of development and built form;  b.    The SARZ - Sport and Active Recreation Zone with sport and active recreation values and and associated buildings and facilities; and  c.    The OSZ - Open Space Zone with a very wide range of values including passive and active recreation, mineral extraction, local purposes and pastoral farming.	Consistent  None of the proposed activities occurs within the NOSZ or SARZ. The zone omits to recognise that there are a range of infrastructure, including regionally significant infrastructure, activities within these areas. Although read in conjunction with the “Energy” Chapter it is clear that such activities are to be provided for within the region.  The values of the area have been recognised and provided for through a range of expert assessments to identify the values of the area and the potential effects. These issues are discussed in detail in the AEE. The scheme design and layout, including the suggested suite of conditions and management plans has been developed to respond to the issues arising. This ensures that the scheme sits appropriately within the environment within which it is located.

OSRZ - Open Space and Recreation Zones Policies		Assessment
<b>OSRZ - P1</b>	Open space should be developed and used in accordance with any relevant operative Reserves Act or Conservation Act Management Plan.	Consistent  The proposed scheme is not located within an area covered by a management plan developed under the Reserves Act or the Conservation Act.
<b>OSRZ - P2</b>	Open space may accommodate recreational, cultural, natural, heritage, access and <u>amenity values</u> and functions and ancillary activities to support these, including electricity transmission, distribution and <u>renewable electricity generation</u> where this fits with the purpose of the open space and its classification under any relevant Act.	Consistent  The proposed activity is a Renewable Electricity Generation Activity, including transmission to the Westpower network. The land on which the proposed scheme is sited is land held for conservation purpose and separate applications under the Conservation Act are being sought. The appropriateness of locating the proposed activity in the area has been the subject of considerable expert assessment of the values of the area and potential effects. A suite of suggested conditions and management plans are proposed to ensure that the projects sits within the environment at the location in a manner that avoids, remedies or mitigation potential effects to the extent possible for such projects, taking into account their functional and operational needs. Ultimately it is considered that whilst there will be change as a result of the proposed scheme, the proposed activity is not inappropriate at the location.
<b>OSRZ - P3</b>	Buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and, where practicable fit within the character and amenity of the surrounding area.	Consistent  The proposed buildings and structures have been the subject of considerable review and assessment from a landscape perspective. These matters have been discussed previously in terms of natural values above, with respect to the RPS, WDP and the pTTPP. Whilst there will be more than minor local effects from the introduction of the scheme to the area ultimately the area retains its outstanding landscape values and the scheme is not considered inappropriate in the setting. In summary, Westpower has done all it practicably can to design the scheme to fit within the character and amenity of the surrounding area, thereby achieving this policy.
<b>OSRZ - P6</b>	Recognise that many open spaces have sites and areas of significance to <u>Poutini Ngāi Tahu</u> , and ensure that these are managed in collaboration with iwi and hapū.	Consistent  The scheme is not within any site or area of importance to Māori, as scheduled in the TTPP. The applicant has been conscious of values of importance to Iwi, who are also partners to the scheme. Accidental discovery protocols are included in the suggested suite of

		conditions and management plans to further ensure unidentified values are appropriately provided for.
<b>OSRZ - P7</b>	Protect and enhance the existing natural <u>environment</u> values having regard to the relevant OSRZ - Open Space and Recreation Zone and the opportunities for enhancement of these on the <u>site</u> .	<p>Partially consistent</p> <p>The existing natural values of the area within which the scheme is to be located has been the subject to considerable review and assessment. These matters have informed the design and layout of the scheme, and the suggested suite of conditions and management plans. It is acknowledged, as discussed in the sections above, that there will be more than minor (landscape) to significant (recreation) effects at the local scale from the introduction of the scheme. However;</p> <ul style="list-style-type: none"><li>&gt; the area does not lose its outstanding landscape categorisation;</li><li>&gt; the scheme is considered to be appropriate within the setting;</li><li>&gt; higher levels of effect on recreationalists are experiential in nature, which will differ between individuals;</li><li>&gt; the actual effect on those seeking to kayak the Morgan Gorge has been fully mitigated through agreements reached with Whitewater NZ; and</li><li>&gt; suggested conditions propose contributions to ecological programmes and Whitewater NZ for recreation purposes.</li></ul>
<b>OSRZ - P9</b>	<p>Provided that natural values can be protected, provide a range of purposes where compatible with the open space values including:</p> <ul style="list-style-type: none"><li>a. The ongoing operation and appropriate management of cemeteries;</li><li>b. Camping and other <u>visitor accommodation</u> opportunities at rivers, lakes and coastal areas;</li><li>c. Gravel and shingle extraction for roading networks and other local purposes;</li><li>d. Quarries for rock;</li><li>e. Pastoral farming including grazing as a management tool;</li><li>f. <u>Mineral prospecting</u>, exploration and extraction of resources where these resources are limited in their location;</li><li>g. Water supply and drainage networks where this supports local community needs; and</li><li>h. Establish and operation of renewable electricity generation.</li></ul>	<p>Partially consistent</p> <p>Whilst the policy recognises the establishment and operation of renewable electricity generation, it does not appropriately recognise the functional and operational needs of such activities and the fact that the location of such activities can have adverse effects. As discussed above this is because the provisions have not been intended to apply to “Energy Activities” and the objectives and policies of the Energy Chapter should be applied. These include;</p> <ul style="list-style-type: none"><li>&gt; recognition of the benefits of such activities (ENG-O1)</li><li>&gt; recognition of the functional and operation needs and to minimise adverse effects (ENG-O2)</li><li>&gt; provide for the development, operation, maintenance and upgrade of energy activities (ENG-O3)</li></ul> <p>The existing natural values of the area within which the scheme is to be located has been the subject to considerable review and assessment. These matters are discussed under OSRZ-P7 above and those comments, and conclusions, are relevant here.</p> <p>Ultimately, and taking into account;</p> <ul style="list-style-type: none"><li>&gt; the design and layout of the scheme; and</li><li>&gt; the suggested suite of conditions and management plans for construction and operation of the scheme;</li></ul> <p>it is considered that the scheme is appropriate to the setting within which it is to be located.</p>
<b>OSRZ - P10</b>	<p>Subdivision and new development should provide for the open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes:</p> <ul style="list-style-type: none"><li>a. Additional neighbourhood parks including waterfront areas, walkways, cycleways and accessible quality playgrounds needed as a result of additional household and <u>visitor accommodation</u> growth;</li><li>b. Additional recreation areas to enhance recreational opportunities and the visual amenity of the built environment; and</li><li>c. Development of existing land set aside for neighbourhood parks and recreation areas.</li></ul>	<p>Consistent</p> <p>The proposed scheme does not create the requirement for additional open space.</p>
<b>Open Space Zone</b>		
<b>OSRZ - P12</b>	The OSZ - Open Space Zone primarily provides for passive and active recreation activities, natural, cultural and biodiversity values, community facilities, <u>camping grounds</u> and cemeteries, and limited associated facilities and structures.	<p>Consistent</p> <p>The proposed scheme does not affect the aim of this policy given the extent of the OSRZ within the region. The proposed scheme, whilst changing the local area around the scheme through the introduction of structures, does not reduce recreational opportunities and the direct effects on kayaking of the Morgan Gorge has been mitigated through agreements reached with Whitewater NZ.</p>
<b>OSRZ - P13</b>	Enable activities and facilities within the OSZ - Open Space Zone that:	Partially consistent



	<div><div>a. Are consistent with the intended purpose, character and qualities of the OSZ - Open Space Zone;</div><div>b. Contribute to the overall health and wellbeing of the community; and</div><div>c. Minimise adverse effects on the character, natural environment and amenity values of the surrounding area.</div></div>	<p>Consideration of landscape effects has been a significant component of the development and layout of the scheme. These matters are discussed elsewhere so will not be repeated here. Ultimately, whilst there will be more than minor effects at the local scale from the introduction of structures, it is considered that the scheme is appropriate within the setting it is to be located.</p> <p>Further the scheme contributes to the health and wellbeing of communities on the West Coast through the development of a new source of generation and supply of renewable electricity. This will assist with increased security of supply to, and resilience of, communities including opportunities to reduce reliance on non-renewable energy sources.</p>
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RURZ RURAL ZONES - OBJECTIVES AND POLICIES - NGĀ WHĀINGA ME NGĀ KAUPAPA HERE

Rural Zones Objectives		Assessment
RURZ - O1	To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural <u>environment</u> , while protecting highly productive land for <u>land based primary production</u> , and supporting a productive rural working <u>environment</u> and rural activities.	<p>Consistent</p> <p>The scheme itself is not located in the rural zone but ancillary activities are, (e.g. construction staging area 1, gravel extraction, access and lines infrastructure to connect to the distribution network).</p> <p>With the exception of the new section of lines to the distribution network and access across the farm, all temporary activities will cease and the staging area on the farm will be rehabilitated to improved pasture cover. Lines and farms tracks are not an uncommon feature of the rural zones within the region. The supply of electricity is a valuable asset to the community, as is the ability to access all areas of a farm for productive purposes.</p> <p>The renewable electricity generated by the scheme is for the benefit of communities on the West coast, including rural communities, and offers increase security of supply and opportunities for less reliance on non-renewable energy sources (an outcome specifically sought by the TTPP – ENG-P11).</p>
RURZ - O3	To maintain and enhance the distinctive rural character and amenity of Te <u>Tai o Poutini</u> /the West Coast settlements while : <div><div>a. Allowing settlements to grow and adapt as economic <u>activity</u> changes;</div><div>b. Providing for commercial and industrial land uses in larger settlements where these landuses provide for local community and rural services.</div></div>	<p>Consistent</p> <p>Whilst not directly relevant to the scheme the scheme will increase security of, and local access to, a regionally generated supply of renewable electricity and will assist with added community resilience. The scheme also provides opportunities for less reliance on non-renewable energy sources.</p>
RURZ - O6	To ensure appropriate levels of <u>infrastructure</u> servicing for communities and development within rural areas, recognising that outside of settlements or major developments, on <u>site infrastructure</u> servicing is expected.	<p>Consistent</p> <p>The scheme will increase security of, and local access to, a regionally generated supply of renewable electricity and will assist with added community resilience. The scheme also provides opportunities for less reliance on non-renewable energy sources (an outcome specifically sought by the TTPP – ENG-P11).</p>
RURZ - O7	The General Rural Zone is managed to ensure its <u>primary production</u> purpose is not compromised by <u>reverse sensitivity</u> effects.	<p>Consistent</p> <p>The plan recognises that regionally significant infrastructure is a necessary activity in rural areas. Whilst there will be a need to ensure that electrical safety distances are met the proposed transmission line being located within the Waitaha Valley Road reserve. The project will not create reverse sensitivity effects that compromise the use of GRUZ land for primary production.</p>

Rural Zones Policies		Assessment
<b><i>Rural Amenity and Character</i></b>		
RURZ - P1	Within the General Rural Zone enable <u>primary production</u> activities as the predominant land use, alongside activities that support <u>primary production</u> .	<p>Consistent</p> <p>The scheme itself is not located in the rural zone but ancillary activities are (e.g. construction staging area 1, gravel extraction, access and lines infrastructure to connect to the distribution network).</p> <p>.</p>



		<p>With the exception of the new section of lines to the distribution network and access across the farm, all temporary activities will cease and the staging area on the farm will be rehabilitated to improved pasture cover. Lines and farms tracks are not an uncommon feature of the rural zones within the region. The supply of electricity is a valuable asset to the community, as is the ability to access all areas of a farm for productive purposes.</p> <p>The renewable electricity generated by the scheme is for the benefit of communities on the West coast, including rural communities, and offers increase security of supply and opportunities for less reliance on non-renewable energy sources (an outcome specifically sought by the TTPP – ENG-P11).</p>
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Non-Rural Activities

RURZ - P7	Recognise that the rural areas may be the most appropriate location for some utilities, <u>regionally significant infrastructure</u> , educational facilities, industrial or commercial uses to establish, where these have a functional relationship with rural areas, or where <u>regionally significant infrastructure</u> has a <u>functional need</u> or <u>operational need</u> to locate in that area provided the character and amenity of the rural areas is maintained and adverse effects are managed.	<p>Consistent</p> <p>The scheme is regionally significant infrastructure and, for operational and functional purposes, requires being located at the proposed site. The scheme then requires connection to the Westpower network.</p> <p>The scheme itself is not located in the rural zone but ancillary activities are (e.g. construction staging area 1, gravel extraction, access and lines infrastructure to connect to the distribution network).</p> <p>With the exception of the new section of lines to the distribution network and access across the farm, all temporary activities will cease and the staging area on the farm will be rehabilitated to improved pasture cover. Lines and farms tracks are not an uncommon feature of the rural zones within the region. The supply of electricity is a valuable asset to the community, as is the ability to access all areas of a farm for productive purposes.</p>
RURZ - P8	Recognise that where non-rural activities are located in rural areas, this should not be to the detriment of the effective functioning of towns and settlements, nor to avoid the costs of connection to community funded <u>infrastructure</u> .	<p>Consistent</p> <p>The scheme itself is not located in the rural zone but ancillary activities are, (e.g. construction staging area 1, gravel extraction, access and lines infrastructure to connect to the distribution network).</p> <p>The scheme will benefit both the rural area and towns/settlements through an increase in the security of, and local access to, a regionally generated supply of renewable electricity and will assist with added community resilience. The scheme also provides opportunities for less reliance on non-renewable energy sources. The scheme does not require connection to community funded infrastructure and works are proposed to increase safety for users of the Waitaha Road during the construction period. Pre-construction and post-construction surveys of the road will ensure that any deterioration of the road through construction activities is remedied.</p>

Airfields and Helipads

RURZ - P28	Manage the location and operation of rural airstrips and helicopter landing areas within the rural area for activities other than <u>primary production</u> , and conservation to provide for the <u>amenity values</u> of the surrounding rural and settlement areas.	<p>Consistent</p> <p>A helipad is required at the staging area on the farm on the true right of Macgregor Creek. Noise from this activity has formed part of assessment of the activity as a whole and the suite of conditions to managed potential effects arising from the activity. Once construction is completed heli-flights will become considerably less frequent for monitoring, maintenance and repair of the scheme as required. It is considered that the operational level of flights will not be out of character with the use of helicopters in the rural area.</p>
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TREE NOTABLE TREES - NGĀ RĀKAU WHAKAMAUMAHARA

Notable Tree Objectives		Assessment
TREE - O2	To provide for tino rangatiratanga in relation to management of notable trees of value to <u>Poutini Ngāi Tahu</u> .	<p>Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p>
TREE - O3	To provide for the protection of notable trees while recognising instances where trimming and/or pruning is required where this:  a. may improve the health of the tree, or	<p>Consistent</p> <p>Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of</p>

b.	is needed for safety reasons including the safe operation of <u>infrastructure</u> and energy activities; and recognise that there may be instances where removal of the tree is unavoidable due to safety requirements.	the road and will not have any impact on those trees.
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Notable Tree Policies		Assessment
TREE - P1	Identify, assess using the Standard Tree Evaluation Method (STEM) and protect notable trees, in partnership with <u>Poutini Ngāi Tahu</u> and in consultation with the community and key stakeholders.	Consistent  Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of the road and will not have any impact on those trees.
TREE - P2	Trees identified in Schedule Two with notable botanical, aesthetic, cultural or historic value are protected.	Consistent  Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of the road and will not have any impact on those trees.
TREE - P3	Enable opportunities for <u>mana whenua</u> to exercise tino rangatiratanga for notable trees of value to <u>Poutini Ngāi Tahu</u> .	Consistent  There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
TREE - P4	Allow the trimming and pruning of notable trees and activities in the <u>root protection area</u> where the works:  a. Retain or improve the health of the tree; or b. Are necessary to prevent a serious threat to property and people; or c. Are necessary for the ongoing operation of <u>infrastructure</u> and energy activities; or d. Are for the <u>maintenance of network utility infrastructure</u> and energy activities to enable compliance with relevant safety standards.	Consistent  Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of the road and will not have any impact on those trees.
TREE - P5	Ensure that any <u>activity</u> within the <u>root protection area</u> of a notable tree is appropriate having regard to:  a. The values of the tree and its setting; b. If the tree is identified for cultural values, the outcomes of any discussion with and/or assessment undertaken by <u>Poutini Ngāi Tahu</u> ; c. Whether the <u>activity</u> will compromise the tree's health or result in a reduction or loss of its values; d. The impact of the <u>activity</u> on the stature, form or shape, health and vigour, structural integrity and life expectancy of the tree; and e. Whether the tree renders a <u>site</u> incapable of reasonable use.	Consistent  Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of the road and will not have any impact on those trees.
TREE - P6	The partial or full removal or destruction of an unsafe or structurally unsound notable tree will only be allowed where it has been certified as such by a Council approved arboricultural contractor.	Consistent  Whilst there is a stand of “Notable Trees” along Waitaha Valley Road the proposed transmission line is located on the opposite wide of the road and will not have any impact on those trees.

SASM SITES AND AREAS OF SIGNIFICANCE TO MĀORI - NGĀ WĀHI TĀPUA KI TE MĀORI

Sites and Areas of Significance to Māori Objectives		Assessment
SASM - O1	Sites and areas of significance to <u>Poutini Ngāi Tahu</u> are recognised and identified and <u>Poutini Ngāi Tahu</u> are actively involved in decision making that affects their values to provide for tino rangatiratanga and <u>kaitiakitanga</u> .	Highly Consistent  There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.  Whilst gravel extraction is required there is no proposal to disturb or extract pounamu and accidental pounamu discovery protocols will be followed.

		Ngai Tahu is a partner to the proposed scheme which allows an ability to to reconnect with the Waitaha Valley taiao by being involved with its development, including construction and operation and monitoring which assist in achieving the outcome sought in this objective.
<b>SASM - O2</b>	Poutini Ngāi Tahu are able to access, maintain and use areas and resources of cultural value within identified sites, areas and cultural landscapes with landowner agreement.	<p>Highly Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p> <p>Whilst gravel extraction is required there is no proposal to disturb or extract pounamu and accidental pounamu discovery protocols will be followed.</p> <p>Ngai Tahu is a partner to the proposed scheme which allows an ability to reconnect with the Waitaha Valley taiao by being involved with its development, including construction and operation and monitoring which assist in achieving the outcome sought in this objective.</p>
<b>SASM - O3</b>	The values of sites and areas of significance to Māori and <u>cultural landscapes</u> are protected from inappropriate subdivision, use and development, including inappropriate modification, demolition or destruction.	<p>Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p>

Sites and Areas of Significance to Māori Policies		Assessment
<b>Cultural Landscapes</b>		
<b>SASM - P1</b>	Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of inappropriate subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use, in agreement with landowners.	<p>Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p> <p>Whilst gravel extraction is required there is no proposal to disturb or extract pounamu and accidental pounamu discovery protocols will be followed.</p> <p>Ngai Tahu is a partner to the proposed scheme which allows an ability to be involved with its development, including construction and operation which assist in achieving the policy.</p>
<b>Identification and access to significant sites and areas</b>		
<b>SASM - P2</b>	Work with Poutini Ngāi Tahu to identify and list sites and areas of significance to Poutini Ngāi Tahu in <u>Schedule Three</u> .	<p>Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p>
<b>SASM - P3</b>	Upon accidental discovery of <u>kōiwi</u> (skeletal remains), <u>urupā</u> or taonga ensure that the Accidental Discovery Protocol in <u>Appendix Four</u> is followed.	<p>Consistent</p> <p>Accidental Discovery protocols are an integral component of proposed conditions for the project.</p>
<b>Poutini Ngāi Tahu Roles</b>		
<b>SASM - P4</b>	Recognise and provide for the exercise of tino rangatiratanga and <u>kaitiakitanga</u> by Poutini Ngāi Tahu in decisions made in relation to identified sites and areas of significance in <u>Schedule Three</u> .	<p>Consistent</p> <p>There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.</p> <p>Ngai Tahu is a partner to the proposed scheme which allows an ability to be involved with its development, including construction and operation and monitoring which assist in achieving the policy.</p>
<b>SASM - P5</b>	Within the Pounamu Management Area and <u>Aotea</u> Management Area overlays, enable tino rangatiratanga and <u>kaitiakitanga</u> of the pounamu and <u>aotea</u> resource by Poutini Ngāi Tahu and avoid the unauthorised and deliberate disturbance or removal of this resource by non-hapū members.	<p>Consistent</p> <p>Whilst gravel extraction is required there is no proposal to disturb or extract pounamu</p> <p>Ngai Tahu is a partner to the proposed scheme which allows an ability to be involved with its development, including construction and operation and monitoring which assist in achieving the policy.</p>

Management of Activities on Identified Significant Sites and Areas		
SASM - P6	Protect and maintain sites and areas of significance to Māori from adverse effects by:	Consistent
	a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and	There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
	b. Requiring activities on sites and areas of significance to Māori to <u>minimise</u> adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to <u>Poutini Ngāi Tahu</u> .	Whilst gravel extraction is required there is no proposal to disturb or extract pounamu  Ngai Tahu is a partner to the proposed scheme which allows an ability to be involved with its development, including construction and operation and monitoring which assist in achieving the policy.
SASM - P8	Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in <u>Schedule Three</u> , by:	Consistent
	a. Minimising adverse effects on indigenous habitats and waterbodies;	There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
	b. Enabling the <u>maintenance</u> and enhancement of these areas; and	
	c. Maintaining and where appropriate improving access for Poutini Ngāi Tahu to these areas, with landowner agreement.	
Inappropriate Activities		
SASM - P9	Restrict buildings, structures, forestry, <u>network utility</u> structures, installation of fence posts, mining and <u>earthworks</u> on the <u>upper slopes</u> and peaks of ancestral <u>maunga</u> as identified in <u>Schedule Three</u> .	Consistent
		There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
SASM - P10	Recognise the significance to <u>Poutini Ngāi Tahu</u> of the sites and areas of significance to Māori listed in <u>Schedule Three</u> and protect the identified values of these sites and areas by	Consistent
	a. avoiding the following activities in, or in close proximity to, these areas:	There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
	i. <u>Landfills, hazardous facilities</u> and offensive industries;	
	ii. <u>Intensive indoor primary production</u> ;	
iii. Cemeteries and crematoria;		
iv. <u>Wastewater treatment facilities</u> ; and		
b. only allowing <u>mineral extraction</u> and quarrying other than by <u>Poutini Ngāi Tahu</u> where this is supported by <u>Poutini Ngāi Tahu</u> .		
SASM - P11	Avoid the demolition or destruction of sites and areas of significance to Māori identified in <u>Schedule Three</u> .	Consistent
		There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
Appropriate Activities		
SASM - P12	Enable activities in sites and areas of significance to <u>Poutini Ngāi Tahu</u> included in <u>Schedule Three</u> where the cultural and spiritual values of the <u>site</u> or area are protected. This includes:	Consistent
	a. Alterations to, demolitions and removal of <u>existing buildings and structures</u> ;	There are no activities undertaken within Sites and Areas of Significance to Māori in Schedule 3 of the TTPP.
	b. <u>Maintenance</u> , operation, repair and <u>upgrading</u> of existing <u>network utility</u> structures and <u>regionally significant infrastructure</u> ;	
	c. Customary harvest and other cultural practices in accordance with <u>tikanga</u> ;	
d. <u>Indigenous vegetation clearance</u> ;		
e. Temporary events;		
f. Small-scale <u>earthworks</u> for burials within an <u>urupā</u> , fencing, archaeological survey and <u>maintenance</u> of overhead network utilities, roads and tracks; and		
g. Animal grazing where identified values are maintained.		
SASM - P13	Allow subdivision of sites or areas of significance to Māori listed in <u>Schedule Three</u> where it can be demonstrated that:	Consistent
	a. The values identified in <u>Schedule Three</u> are maintained and protected;	

	<div><div>b. Sufficient land is provided around the <u>site</u> or area listed <u>Schedule Three</u> to protect identified values;</div><div>c. The remainder of the <u>site</u> is of a size which continues to provide it with a suitable setting to the values identified <u>Schedule Three</u>; and</div><div>d. Measures are taken to maintain or enhance the ability of <u>Poutini Ngāi Tahu</u> to access and use the <u>site</u> or area of significance for mahinga kai, <u>karakia</u>, monitoring, cultural activities and ahi kā roa.</div></div>	There are no activities undertaken within Sites and Areas of Significance to Maori in Schedule 3 of the TTPP.
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<b>SASM - P14</b>	<div>Allow any other use and development on sites and areas of significance to Māori in <u>Schedule Three</u> where it can be demonstrated that the identified values of the <u>site</u> or area are protected and maintained, having regard to:</div> <div><div>a. Whether there are alternative methods, locations or designs that would avoid or reduce the impact on the values associated with the <u>site</u> or area of significance;</div><div>b. The <u>functional need</u> or <u>operational need</u> for the <u>activity</u> to be undertaken in the location;</div><div>c. Outcomes articulated by <u>Poutini Ngāi Tahu</u> through an assessment of environmental effects, cultural impact assessment or iwi planning documents;</div><div>d. The potential to enhance the values of the <u>site</u> of significance and the relationship of <u>Poutini Ngāi Tahu</u> with their taonga, commensurate with the scale and nature of the proposal;</div><div>e. How values of significance to <u>Poutini Ngāi Tahu</u>, including <u>tikanga</u>, <u>kaitiakitanga</u> and mātauranga Māori may be incorporated; and</div><div>f. Any practical mechanisms to maintain or enhance the ability of <u>Poutini Ngāi Tahu</u> to access and use the <u>site</u> or area of significance for <u>karakia</u>, monitoring, cultural activities and ahi kā roa.</div></div>	<div>Consistent</div> <div>There are no activities undertaken within Sites and Areas of Significance to Maori in Schedule 3 of the TTPP.</div>
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ASSESSMENT OF TTPP OBJECTIVES & POLICIES

In considering the provisions of the TTPP it is noted that the operative West Coast Regional Policy Statement contains the most recent RMA objectives and policies for the West Coast. However at this time the TTPP provisions are in effect so should be considered. Having said that, the TTPP provisions are currently open to appeal and may be subject to change. Accordingly it is considered that, at this time, more weight should be given to RPS provisions than to TTPP provisions regarding the same resource management matters.

In relation to objectives and policies for Historic Heritage, there are no heritage items or areas, archaeological areas or sites of significance to Māori shown on the plan maps. To this extent, these matters are not considered further.

In relation to objectives and policies for Sites and Areas of Significance to Māori, the only relevant matter is the Pounamu Management Area which extends over the site, however there are no proposals to disturb or extract pounamu as part of the proposed activity and accidental pounamu discovery protocols will be adhered to for any gravel extraction activities. To this extent, these matters are not considered further.

STRATEGIC DIRECTIONS OVERVIEW - TE TIROHANGA WHĀNUI KI NGĀ AHUNGA RAUTAKI

This chapter sets out the overarching direction for Te Tai o Poutini Plan as expressed through Strategic Directions. Strategic Objectives and Policies form an important part of the resource consent framework and should be considered alongside the relevant other objectives and policies when assessing resource consents.

These directions reflect those factors which are considered to be key to achieving the overall vision for the pattern and integration of land use within the Westland, Grey and Buller Districts.

For the avoidance of doubt, for resource consent applications, the Strategic Objectives and Policies may require specific consideration and application to proposals, as a relevant consideration under section 104(1)(b)(vi) of the RMA.

There is no hierarchy between the stated Objectives i.e., no one Strategic Objective has primacy over another Strategic Objective and the Strategic Objectives should be read as a whole.

CCR CLIMATE CHANGE AND RESILIENCE - TE ĀHUARANGI HURIHUI ME TE MANAWAROA

Climate Change and Resilience Strategic Objectives		Assessment
<b>CCR - O1</b>	There is resilience to natural hazards and adverse events in Te <u>Tai o Poutini</u> /the West Coast communities and <u>infrastructure</u> , which supports adaptation to the effects of climate change.	<div>Consistent</div> <div>The proposed project has been designed taking into account potential natural hazards and adverse events, including those arising from climate change. The scheme is intended to assist West Coast Communities in transitioning to greater use of renewable electricity by providing a local opportunity for generation and use by the community thereby assisting in increasing resilience.</div>
<b>CCR - O2</b>	Greenhouse gas emissions are reduced and opportunities to transition to a low carbon emission economy are provided, including as a result of new technology.	<div>Highly Consistent</div> <div>The proposed project assists with achieving this objective by providing a new local source of generation of renewable electricity for</div>

West Coast communities. This will enable users to transition from the use of non-renewable energy sources.
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Climate Change and Resilience Strategic Policies		Assessment
CCR - P1	Enable the continued functioning of <u>regionally significant infrastructure</u> and connections and facilitate their quick recovery from the adverse effects of natural hazard events, which may include <u>relocation</u> .	<p>Consistent</p> <p>The proposed project assists with ensuring a new local source of renewable electricity to meet the needs of energy users on the West Coast while making use of the local network. It assists with providing capacity to cater for uptake of renewable electricity and has been designed taking into account potential natural hazards to assist with the resilience of communities in the event of hazard events.</p>
CCR - P2	Ensure that new locations for <u>regionally significant infrastructure</u> and connections are built away from natural hazards unless there is a <u>functional need</u> or <u>operational need</u> to be in that location.	<p>Consistent</p> <p>While there are potential natural hazards in the area within which the activity is located the project needs to be sited where the water resource is located for functional and operation reasons. Potential hazards have been identified and are accounted for and adressed in the design of the scheme.</p>
CCR - P3	Enable the development of greater <u>infrastructure</u> self-sufficiency and backup of <u>regionally significant infrastructure</u> on Te <u>Tai o Poutini</u> /the West Coast.	<p>Highly Consistent</p> <p>The proposed project assists with achieving this policy by providing a new and resilient local source of renewable electricity for West Coast communities that can run independently of any imported electricity through the transmission network. This will assist the West Coast with meeting its energy use needs, reduce electricity supply disruption while also making use of the local network and providing incentive to local users to transition to renewable electricity.</p>
CCR - P5	Support, at a local level, reduction in emissions of greenhouse gases, including through providing for low carbon transport options such as walking, cycling and electric vehicles.	<p>Highly Consistent</p> <p>The proposed project assists with achieving this policy by providing a new and resilient local source of renewable electricity for West Coast communities. This will assist the West Coast with meeting its energy use needs, and provides incentive to local users to transition from non-renewable renewable electricity energy sources to renewable electricity, including the potential for higher use of electric vehicles.</p>
CCR - P6	Provide for the development and expansion of <u>renewable electricity generation</u> and associated <u>infrastructure</u> at a range of scales across Te <u>Tai o Poutini</u> /the West Coast, to support emissions reductions and a low carbon future.	<p>Highly Consistent</p> <p>The proposed project assists with achieving this policy by providing a new local source of generation of renewable electricity for West Coast communities.</p>
CCR - P7	Recognise the role of the natural <u>environment</u> and nature-based solutions in resilience to climate change.	<p>Consistent</p> <p>The natural environment is an integral part of the scheme by utilising a renewable natural resource for renewable electricity generation purposes. Whilst altering the flow regime through the take of water, it does not prevent the natural cycle of floods and distribution of sediment through the waterway.</p> <p>The use of a natural resource (water) to generate renewable electricity for the West Coast which, in turn, helps strengthen climate change resilience achieves this policy.</p>

NENV NATURAL ENVIRONMENT - TE TAI AO

Natural Environment Strategic Objectives		Assessment
NENV- O1	Recognise, protect and where necessary restore the natural character, outstanding landscapes and features, significant ecosystems and <u>indigenous biodiversity</u> that contribute to Te <u>Tai o Poutini</u> /the West Coast's character and identity.	<p>Partially Consistent</p> <p>There will be localised effects on these matters. More than minor localised effects arise in terms of outstanding landscapes/features and character. Notwithstanding, it is noted that Morgan Gorge is not an outstanding natural feature scheduled in the Plan, but recognition of its values has been integral in the design and layout of the scheme and consideration and assessment of effects. Ultimately the area, and Morgan Gorge, will remain outstanding with the scheme in place and the proposal is not inappropriate in the</p>

		setting. The applicant is also proposing further ecosystem programme compensation that will assist with maintenance of indigenous biodiversity at a broader scale that will further assist the achievement of this objective.  Importantly the natural character and identity of the West Coast will remain.
NENV- O2	The rights, interests, values and connections of Poutini Ngai Tahu to the natural <u>environment</u> are protected and provided for and the ability to exercise <u>kaitiakitanga</u> and tino rangatiratanga is maintained and enhanced.	Highly Consistent  As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. Importantly the character and identity of the West Coast and cultural and spiritual values important to Iwi will remain. Ngai Tahu involvement in the project provides tangible opportunities for them to exercise <u>kaitiakitanga</u> and tino rangatiratanga.

Natural Environment Strategic Policies		Assessment
NENV - P1	Within significant and/or outstanding natural <u>environment</u> areas and features:  a. Identify areas which must be protected from inappropriate subdivision use and development, and  b. Identify areas where subdivision, use and development can be sustainably managed, using, where appropriate, the <u>effects management hierarchy</u> , to enable community, economic, cultural and social wellbeing.	Consistent  Whilst this is a strategic policy aimed at activities of Councils in plan development the applicant has undertaken its own expert assessments of natural values, and potential effects on these values.  This has informed the design and layout of the scheme and the suite of suggested conditions and management plans to ensure that the activity sits appropriately within the environment of the area within which it is located.  As also discussed, the effects hierarchy has been an integral component in considering and managing potential effects of the project, taking into account the functional and operational needs of the activity, thereby enabling the development of a renewable electricity generation activity for the social, economic and cultural benefit of the West Coast communities that own Westpower.
NENV - P2	In relation to the natural <u>environment</u> recognise:  a. The substantial contribution to the protection of natural <u>environment</u> values that is made by the existence of public conservation land;  b. The functional or <u>operational need</u> for <u>regionally significant infrastructure</u> to sometimes be located in significant and/or outstanding natural <u>environment</u> areas and features;  c. The need to support the ethic of stewardship on private and public lands;  d. There are <u>lawfully established</u> activities located in significant natural <u>environment</u> areas; and  e. The need for weed and pest control to protect, maintain and enhance natural <u>environment</u> values.	Consistent  The natural values of the area within which the scheme is proposed has been a significant component in the design and layout of the scheme, including its location. Assessment of these values has also been an integral component in the development of a suite of suggested conditions and management plans to ensure significant and outstanding areas area appropriately managed.  The functional and operational needs of the scheme require the location within an area containing significant and outstanding values. Noting that the location is the result of considering a range of options in terms of location within the region and along the Waitaha River.  The project also makes use of existing lines infrastructure, which already passes through areas with outstanding values, as part of transmission to the Waitaha substation.  Management of potential effects is proposed to ensure the activity sits appropriately within the environment has included consideration and provisions for weed and pest control matters within the proposed measures.

POU     POUTINI NGĀI TAHU

Poutini Ngāi Tahu Strategic Objectives		Assessment
POU - O1	To enable the occupation, development and use of <u>Poutini Ngāi Tahu land</u> in accordance with <u>tikanga</u> and for the benefit of <u>Poutini Ngāi Tahu</u> .	Consistent  As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the outcome sought.
POU - O2	To include Te Tai Poutini wide provisions to support Poutini Ngāi Tahu exercise of cultural rights and interests including:  a. Establishment of <u>papakāinga</u> ;  b. Access to mahinga kai and <u>cultural materials</u> ;  c. Management of Pounamu and <u>Aotea</u> stone; and  d. Management of taonga and <u>wāhi tapu</u>	Consistent  This is a matter for plan development and is provided for in various proposed plan provisions. The proposed scheme does not impact these outcomes and, as discussed above, assists with some of these matters.



<b>POU - O3</b>	To support <u>Poutini Ngāi Tahu</u> to identify cultural landscapes and sites and areas of significance and provide for their management in ways that preserve the cultural relationships <u>Poutini Ngāi Tahu</u> have with these landscapes, sites and areas.	<p>Consistent</p> <p>Proposed sites have been identified through the plan process a range of submissions. There are no sites located within the area subject to the proposed scheme.</p>
<b>POU - O4</b>	To support <u>Poutini Ngāi Tahu</u> in their exercise of <u>kaitiakitanga</u> and recognise their special relationship with te taiao, <u>Poutini Ngāi Tahu</u> taonga and <u>wāhi tapu</u> through resource management process and decisions.	<p>Consistent</p> <p>As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the outcome sought.</p>
<b>Poutini Ngāi Tahu Strategic Policies</b>		<b>Assessment</b>
<b>POU - P2</b>	Enable rangatiratanga and <u>kaitiakitanga</u> in accordance with <u>tikanga</u> on <u>Poutini Ngāi Tahu land</u> through the development and use of Iwi/ <u>Papatipu Rūnanga</u> Management Plans.	<p>Consistent</p> <p>Ngai Tahu involvement in the project provides tangible opportunities for them to exercise <u>kaitiakitanga</u> and tino rangatiratanga which sits favourably with the overall concept of an Iwi/<u>Papatipu Rūnanga</u> Management Plan.</p>
<b>POU - P3</b>	Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.	<p>Consistent</p> <p>Proposed sites have been identified through the plan process and have been the subject to a range of submissions. There are no sites located within the area subject to the proposed scheme.</p>
<b>POU - P5</b>	<u>Poutini Ngāi Tahu</u> should be able to freely access mahinga kai sites and <u>cultural materials</u> in accordance with <u>tikanga</u> and to support community wellbeing.	<p>Consistent</p> <p>As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the implementation of this policy.</p>
<b>POU - P6</b>	Support the implementation of the Pounamu Vesting Act and the management of <u>Aotea</u> Stone and Pounamu by <u>Poutini Ngāi Tahu</u> through the use of overlays and Plan provisions.	<p>Consistent</p> <p>There is no intention to disturb or extract Aotea Stone or pounamu as part of the scheme. Ngai Tahu are a partner to the project and such matters will be a component of the project to ensure appropriate management. Accidental pounamu discovery protocols will be followed.</p>
<b>POU - P7</b>	Provide for active participation by <u>Poutini Ngāi Tahu</u> in the sustainable management of Te <u>Tai o Poutini</u> /West Coast resources.	<p>Consistent</p> <p>This is a matter for plan development and council processes. As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the implementation of this policy.</p>
<b>POU - P8</b>	Recognise the role of <u>Poutini Ngāi Tahu</u> as kaitiaki and provide for them to exercise <u>kaitiakitanga</u> through the resource management process.	<p>Consistent</p> <p>This is a matter for plan development and council processes. As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the implementation of this policy.</p>
<b>POU - P9</b>	Recognise <u>Poutini Ngāi Tahu</u> as specialists in <u>tikanga</u> and as being best placed to convey their relationship with their ancestral lands, water, sites, <u>wāhi tapu</u> and other taonga.	<p>Consistent</p> <p>This is a matter for plan development and council processes. As discussed throughout the application and assessment of provisions the applicant has been working in close partnership with Iwi to ensure values are appropriately identified and provided for. As partners to the scheme the proposal assists the implementation of this policy.</p>
<b>POU - P10</b>	Protect Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in <u>Schedule Three</u> while ensuring Poutini Ngāi Tahu’s key role in decision making around their management.	<p>Consistent</p> <p>Proposed sites have been identified through the plan process and have been the subject to a range of submissions. There are no sites located within the area subject to the proposed scheme.</p>



For the purposes of preparing, changing, interpreting and implementing Te Tai o Poutini Plan all other objectives and policies in all other chapters of Te Tai o Poutini Plan are to be read and achieved in a manner consistent with these strategic policies.