

# Fast Track Approval – Substantive Application Completeness Checklist – CODC Resource Consent

Adapted from the Fast Track Substantive Application Form

Table A

EPA Checklist – s43 Assessment relevant to local authority resource consent, change to or cancellation of a resource consent			
FTAA Schedule 5 Clause	Information required for an approval Described in section 42(4)(a) (resource consent) and/or section 42(4)(b) (change or cancellation of resource consent), Clauses 5-8 of Schedule 5	Application Reference (e.g. Name of document, section and page)	Council comments on completeness or applicability
5(1)(a)	A description of the proposed activity	A-10 - Section 3 A.15 – Section 8	Complete
5(1)(b)	A description and map of the site at which the activity is to occur, including whether the site is within or adjacent to— (i) a statutory area (as defined in the relevant Treaty settlement Act); or (ii) ngā rohe moana o ngā hapū o Ngāti Porou (as defined in section 11 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019); or (iii) a protected customary rights area under the Marine and Coastal Area (Takutai Moana) Act 2011	A-09 – Section 2 A.15 – Section 8 C.01-C.03	Complete
5(1)(c)	Confirmation that the consent application complies with section 46(2)(a), (b), and (d); being: <ul style="list-style-type: none"> <li>• section 42; and</li> <li>• sections 43 and 44; and</li> <li>• relates solely to a listed project or a referred project; and</li> <li>• any fee, charge, or levy payable under regulations in respect of the application is paid.</li> </ul> <p>Guidance note: Section 46 provides for the EPA to decide whether the substantive application is complete and within scope. The EPA will need to be satisfied that the application complies with these requirements. These matters are addressed throughout the substantive application form and relevant checklist.</p>	A.15 – Section 8	Defer to EPA
5(1)(d) and 5(6)	The full name and address of— (i) each owner of the site and of land adjacent to the site; and (ii) each occupier of the site and of land adjacent to the site whom the applicant is unable to identify after reasonable inquiry;	A.15 – Section 8 F.01 – F.11 I.01 I.02 I.03	Complete

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	If the applicant is not able to supply the name and address of the owner and each occupier of the site and of land adjacent to the site because the land is Māori land in multiple ownership, the applicant must include a statement to that effect (clause 5(6)).	I.04	
5(1)(e)	A description of any other activities that are part of the proposal to which the consent application relates	A-10 - Section 3 A.15 – Section 8 H.01	Complete
5(1)(f)	A description of any other resource consents, notices of requirement for designations, or alterations to designations required for the project to which the consent application relates	A-10 - Section 3 A.15 – Section 8 H.01	<p>Partially Complete – Additional breaches identified as follows:</p> <p><i>Operational Noise</i></p> <p>1) The AEE and rules assessment state that consent is not required to infringe the <u>operational</u> noise standards in Rule 4.7.6.E of the CODC District Plan. However, proposed condition 11 sets out noise limits and assessment positions that are more liberal than those in Rule 4.7.6.E and would require consent to authorise two modifications to that rule. Rule 4.7.6.E sets out noise limits using the L10 descriptor, whereas proposed condition 11 uses the LAeq descriptor. Proposed condition 11 enables noise levels approximately 2-3dB higher than</p>

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			<p>the District Plan rule. Consent is therefore required.</p> <p>2) Rule 4.7.6.E of the District Plan requires compliance with noise limits measured at the notional boundary of any dwelling, rest home or hospital. The rule does not limit compliance to physically existing receivers. By contrast, proposed condition 11 limits compliance with the noise limits to only dwellings that physically exist at the commencement date. This qualifier makes the proposed condition different to Rule 4.7.6.E of the District Plan and therefore requires consent.</p> <p>These reasons for consent are not listed anywhere in the application and consequently there is no assessment of their potential effect.</p> <p><i>Construction Noise</i></p> <p>The AEE and rules assessment state that consent is not required to infringe the <u>construction</u> noise standards in Rule 12.7.4.ii of the CODC District Plan.</p> <p>However, proposed condition 10 seeks to authorise non-compliance with the noise</p>

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			<p>limits in that rule at any dwelling essentially where there is “written approval” and also to change the descriptor from L10 to LAeq. This creates two reasons for consent:</p> <ol style="list-style-type: none"> <li>1) Rule 12.7.4.ii prescribes noise limits using the L10 descriptor, whereas proposed condition 11 uses the LAeq descriptor. Proposed condition 11 enables noise levels approximately 2-3dB higher than the District Plan rule. Consent is therefore required.</li> <li>2) Seeking to enable noise levels above those set out in Rule 12.7.4.ii is a reason for consent, even if there is a written approval in place.</li> </ol> <p><i>Blasting Noise and Vibration</i></p> <p>The AEE and rules assessment state that consent is not required to infringe the noise and vibration standards for <u>blasting</u> in Rule 12.7.4.iv of the CODC District Plan. However, proposed condition 17 seeks to authorise noncompliance with the noise limits in that rule at any dwelling essentially where there is “written approval” and also to change the noise limit from 115dBC in the District Plan rule to 120dBZ in the consent condition. Proposed condition 17 also seeks to authorise a vibration level of 10mm/s PPV (twice the</p>

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			<p>permitted standard) for up to 5% of the blasts each year. Consent is required as follows:</p> <ol style="list-style-type: none"> <li>1) Seeking to enable noise levels above those set out in Rule 12.7.4.iv is a reason for consent, even if there is a written approval in place.</li> <li>2) Changing the airblast overpressure limit from 115dBC to 120dBZ requires consent.</li> </ol> <p>Seeking to authorise a vibration level of 10mm/s PPV (twice the permitted standard) for up to 5% of the blasts each year requires consent.</p>
5(1)(g)	An assessment of the activity against sections 5, 6 and 7 of the Resource Management Act 1991	A.15 – Section 8	Complete
5(1)(h) (and also clauses 5(2) and 5(3))	<p>An assessment of the activity against any relevant provisions in any of the following documents:</p> <ul style="list-style-type: none"> <li>• a national environmental standard:</li> <li>• other regulations made under the Resource Management Act 1991:</li> <li>• a national policy statement:</li> <li>• a New Zealand coastal policy statement:</li> <li>• a regional policy statement or proposed regional policy statement:</li> <li>• a plan or proposed plan:</li> <li>• a planning document recognised by a relevant iwi authority and lodged with a local authority.</li> </ul> <p>This assessment must include an assessment of the activity against the requirements set out in clause 5(3) of Schedule 5 being:</p>	<p>A.15 – Section 8</p> <p>D.01</p> <p>D.03 – Schedule One</p> <p>H.02</p>	Complete

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	<ul style="list-style-type: none"> <li>any relevant objectives, policies or rules in the documents listed; and</li> <li>any requirement, condition, or permission in any rules in any of those documents; and</li> <li>any other requirements in any of those documents.</li> </ul>		
5(1)(i)	Information about any Treaty settlements that apply in the area covered by the consent application, including— <ul style="list-style-type: none"> <li>(i) identification of the relevant provisions in those Treaty settlements; and</li> <li>(ii) a summary of any redress provided by those settlements that affects natural and physical resources relevant to the project or project area</li> </ul>	A.02A	Complete
5(1)(j)	A list of any relevant customary marine title groups, protected customary rights groups, ngā hapū o Ngāti Porou (where an application is within, adjacent to or directly affecting ngā rohe moana o ngā hapū o Ngāti Porou), or applicants under the Marine and Coastal Area (Takutai Moana) Act 2011	N/A	
5(1)(k)	The conditions that the applicant proposes for the resource consent.	D.01 C.03 – Schedule One	Complete  Comment : Conditions have not been reviewed in detail and are linked to Management Plans which also have not been reviewed in detail.
5(1)(l)	If a notice under section 30(3)(b) or (5) has been received,— <ul style="list-style-type: none"> <li>(i) a copy of that notice showing that it was received within the time frame specified in section 30(6)(b); and</li> <li>(ii) if a notice has been received under section 30(5), any more up-to-date information that the applicant is aware of about the existing resource consent referred to in the notice</li> </ul>		Complete – Letter Attached

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5(4)(a)	An assessment of the activity's effects on the environment that includes the information required by clause 6. Guidance note: See rows below for requirements in clause 6.	<b>A.13 – Section 6</b> <b>G..01- G.23</b> <b>F.01 - F.13</b> <b>A.12 – Section 5</b>	Complete See CODC Table A for detail
5(4)(b)	An assessment of the activity's effects on the environment that covers the matters specified in clause 7.  Guidance note: See rows below for requirements in clause 7.		See CODC Table A
5(5)(a)	If a permitted activity is part of the proposal to which the consent application relates, a description that demonstrates that the activity complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1) of the Resource Management Act 1991)	<b>A.15 – Section 8</b> <b>H.01</b>	Complete
5(5)(b)	If the activity is to occur in an area that is within the scope of a planning document prepared by a customary marine title group under section 85 of the Marine and Coastal Area (Takutai Moana) Act 2011 or the environmental covenant prepared by ngā hapū o Ngāti Porou under section 19 of the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019, an assessment of the activity against any resource management matters set out in that document	N/A	
5(5)(c)	If the activity is to occur in an area that is taiāpure-local fishery, a mātaítai reserve, or an area that is subject to bylaws made under Part 9 of the Fisheries Act 1996, an assessment of the effects of the activity on the use or management of the area	N/A	
6(1)(a)	an assessment of the actual or potential effects on the environment	<b>Mostly complete</b>	<b>Identified Gaps</b>  <i>Ecology</i> Missing a description of the vegetation/habitat along the proposed alignment of the proposed Ardour Rise road and an assessment of how

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			<p>any adverse effects on those ecological values will be managed (including assessment of alternatives). <i>Note: Ardgour Rise is subject to an existing resource consent application and ecology matters may be addressed as part of the that application.</i></p> <p>The vegetation survey was restricted to vascular plants only and it did not include deliberate survey of mosses and lichens. A survey of mosses and lichens is required.</p> <p>Further data on the populations, distributions and biology/ecology is required for two Threatened species. <i>Ceratocephala pungens</i> and <i>Myosotis brevis</i></p> <p><i>Economics</i> Missing the Pre-Feasibility Report (July 2025) which informs the Economic Assessment.</p> <p>The Economic Report does not provide any information on the key sectors that will receive direct expenditure from the Project (i.e. the sorts of businesses procured to supply goods/services). <i>Note: Prior to lodging their application, the Applicant advised that this level of detail was not available.</i></p> <p><i>Heritage</i> Maps are present, but critical spatial data related to the project impacts is omitted.</p>



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			<p><i>Noise</i></p> <p>No assessment of noise or vibration levels that would be sufficient to enable an ecologist to assess the noise and vibration effects on fauna.</p> <p>No assessment of unreasonable noise as the application considers that all noise emissions will be reasonable.</p> <p>No assessment of noise and vibration effects over neighbouring land that might or might be likely to be developed for noise sensitive activities in the future.</p> <p><i>Transport</i></p> <p>There is no assessment in relation to the safe and efficient operation of the Ardgour Road section between SH8 and Thomsons Gorge Rd.</p> <p>There is a lack of description of the engineering specifications for the new road (Ardgour Rise) to ensure it is fit-for-purpose.</p>
6(1)(b)	if the activity includes the use of hazardous installations, an assessment of any risks to the environment that are likely to arise from such us	<b>Complete</b>	G.21 – Hazardous Substances Management Plan
6(1)(c)	if the activity includes the discharge of any contaminant	<b>N/A</b>	ORC Jurisdiction

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	<p>the nature of the discharge and the sensitivity of the receiving environment to adverse effects; and</p> <p>any possible alternative methods of discharge, including discharge into any other receiving environment:</p>		
6(1)(d)	a description of the mitigation measures (including safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of the activity	<b>Complete</b> <b>G.01:G.23</b>	<p>Application includes a number of management plans G.01:G.23</p> <p>Note: The Management Plans have not been reviewed for completeness in the timeframe provided.</p>
6(1)(e)	identification of persons who may be affected by the activity:	<b>Mostly Complete</b> <b>A.13 – Section 6</b> <b>A.15 – Section 8</b> <b>F.01:F.13</b>	<p><i>Lighting</i> Effects are described as negligible for nearby residents; no individual stakeholders are named, though reference is made to visibility from public roads (SH 6 and 8).</p> <p><i>Noise</i> No assessment of noise and vibration effects over neighbouring land that might or might be likely to be developed for noise sensitive activities in the future.</p>
6(1)(f)	if iwi or hapū elect not to respond when consulted on the proposal, any reasons that they have specified for that decision:	<b>N/A</b>	
6(1)(g)	if the scale and significance of the activity's effects are such that monitoring is required, a description of how the effects will be monitored and by whom, if the activity is approved:	<b>Complete</b> <b>D.01</b> <b>C.03 – Schedule One</b> <b>G.01:G.23</b>	Monitoring is included in the Management Plans which have not been reviewed in the timeframe provided.

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			General comment: Any monitoring proposed should be clearly included as conditions of consent as this does not seem to have always occurred.
6(1)(h)	an assessment of any effects of the activity on the exercise of a protected customary right.	N/A	
7(a)	any effect on the people in the neighbourhood and, if relevant, the wider community, including any social, economic, or cultural effects:	Mostly Complete	See comments in Clause 6(1)(a)
7(b)	any physical effect on the locality, including landscape and visual effects:	Mostly Complete	See comments in Clause 6(1)(a)
7(c)	any effect on ecosystems, including effects on plants or animals and physical disturbance of habitats in the vicinity:	Mostly Complete	See identified gaps in assessment under s6(1)(a)
7(d)	any effect on natural and physical resources that have aesthetic, recreational, scientific, historical, spiritual, or cultural value, or other special value, for present or future generations:	Mostly Complete	No Cultural Impact Assessment provided
7(e)	any discharge of contaminants into the environment and options for the treatment and disposal of contaminants:	N/A	ORC Jurisdiction
7(f)	any unreasonable emission of noise:	Incomplete	There is no assessment of unreasonable noise as the application considers that all noise emissions will be reasonable.
7(g)	any risk to the neighbourhood, the wider community, or the environment through natural hazards or hazardous installations.	Complete	G.21 – Hazardous Substances Management Plan

<b>EPA Checklist – Listed project information requirements relevant to local authority resource consent, change to or cancellation of a resource consent</b>			
<b>FTAA Section</b>	<b>Information required for a substantive application</b> under section 43(2) and section 13(4)	<b>Application Reference</b> (Name of document, section and page)	<b>Council comments on completeness or applicability</b> Guidance Note: Under section 44 information required by section 43 must be specified <b>in sufficient detail</b> to satisfy the purpose for which it is required.
13(4)(a)	a description of the project and the activities it involves	<b>A.02A</b> <b>A.10 - Section 3</b> <b>A.15 – Section 8</b>	Complete
13(4)(c)	information to demonstrate that the project does not involve any ineligible activities (other than activities that may be the subject of a determination under section 23 or 24)	<b>A.15 – Section 8</b>	Complete
13(4)(d)	a description or map of the whole project area that identifies its boundaries in sufficient detail to enable consideration of the referral application	<b>A.09 – Section 2</b> <b>A.15 – Section 8</b> <b>C.01 - C.15</b>	Complete
13(4)(e)	the anticipated commencement and completion dates for construction activities (where relevant)	<b>A.10 - Section 3</b> <b>A.15 – Section 8</b>	Complete
13(4)(f)(i)	a statement of whether the project is planned to proceed in stages and, if so an outline of the nature and timing of the stages	<b>A.10 - Section 3</b> <b>A.15 – Section 8</b> <b>C.35</b>	Complete
13(4)(h)	a description of the anticipated and known adverse effects of the project on the environment	<b>A.13- Section 6</b> <b>A.15 – Section 8</b>	Complete
13(4)(i)	a statement of any activities involved in the project that are prohibited activities under the Resource Management Act 1991	<b>A.15 – Section 8</b>	Complete
13(4)(j)	a list of the persons and groups the applicant considers are likely to be affected by the project, including— (i) relevant local authorities (ii) iwi authorities and groups that represent hapū that are parties to relevant Mana Whakahono ā Rohe or joint management agreements (iii) other relevant iwi authorities (iv) relevant Treaty settlement entities	<b>A.12 -Section 5</b> <b>A.15 – Section 8</b>	Complete

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<b>FTAA Section</b>	<b>Information required for a substantive application</b> under section 43(2) and section 13(4)	<b>Application Reference</b> (Name of document, section and page)	<b>Council comments on completeness or applicability</b> Guidance Note: Under section 44 information required by section 43 must be specified <b>in sufficient detail</b> to satisfy the purpose for which it is required.
	<ul style="list-style-type: none"> <li>(v) relevant protected customary rights groups and customary marine title groups</li> <li>(vi) ngā hapū o Ngāti Porou, if the project area is within or adjacent to, or the project would directly affect, ngā rohe moana o ngā hapū o Ngāti Porou</li> <li>(vii) relevant applicant groups under the Marine and Coastal Area (Takutai Moana) Act 2011</li> <li>(viii) persons with a registered interest in land that may need to be acquired under the Public Works Act 1981</li> </ul>		
13(4)(k)	a summary of <ul style="list-style-type: none"> <li>(i) the consultation undertaken for the purposes of section 29 and any other consultation undertaken on the project with the persons and groups referred to in paragraph (j); and</li> <li>(ii) how the consultation has informed the project</li> </ul>	<b>A.12 -Section 5</b> <b>A.15 – Section 8</b>	Complete
13(4)(l)	a list of any Treaty settlements that apply to the project area, and a summary of the relevant principles and provisions in those settlements	<b>A.02A</b> <b>A.15 – Section 8</b>	Complete
13(4)(m)	a description of any processes already undertaken under the Public Works Act 1981 in relation to the project	<b>N/A</b>	
13(4)(n)	a statement of any relevant principles or provisions in the Ngā Rohe Moana o Ngā Hapū o Ngāti Porou Act 2019	<b>N/A</b>	
13(4)(o)	information identifying the parcels of Māori land, marae, and identified wāhi tapu within the project area	<b>A.15 – Section 8</b>	Complete
13(4)(p)	a statement of whether the applicant is seeking a determination under section 23 and, if so, an assessment of the effects of the activity on the relevant land and on the rights and interests of Māori in that land	<b>N/A</b>	

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FTAA Section	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference (Name of document, section and page)	Council comments on completeness or applicability Guidance Note: Under section 44 information required by section 43 must be specified <b>in sufficient detail</b> to satisfy the purpose for which it is required.
13(4)(q)	a statement of whether the applicant is seeking a determination under section 24(2) and, if so, a description of (i) the scale and adverse effects of the existing electricity infrastructure; and (ii) how, if at all, that scale or those adverse effects are anticipated or known to change as a result of the maintenance, upgrading, or continued operation of the infrastructure	N/A	
13(4)(r)	a statement of whether the applicant is seeking a determination under section 24(4) and, if so, (i) a description of every alternative site considered by the applicant (or, if the referral application is lodged by more than 1 person, any of those persons) for the construction and operation of the new electricity lines (the activity); and (ii) for each alternative site considered: (A) a statement of the anticipated and known financial cost of undertaking the activity; and (B) a description of the anticipated and known adverse effects of undertaking the activity; and (C) a description of the anticipated and known financial cost and practicality of available measures to avoid, remedy, mitigate, offset, or compensate for the anticipated and known adverse effects of the activity; and (D) a description of any issues (including financial cost) that would make it impractical to undertake the activity on the site; and (E) an assessment of whether it would be reasonable and practical to undertake the activity on the site, taking into account the matters referred to in subparagraphs (A) to (D) and any other relevant matters	N/A	

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13(4)(s)	a description of the applicant's legal interest (if any), or if the application is lodged by more than 1 person, the legal interest of any of those persons) (if any), in the land on which the project will occur, including a statement of how that affects the applicant's ability to undertake the work	<b>A.12 -Section 5</b> <b>A.15 – Section 8</b> <b>F.01 – F.16</b>	Complete
13(4)(t)	an outline of the types of consents, certificates, designations, concessions, and other legal authorisations (other than contractual authorisations or the proposed approvals) that the applicant considers are needed to authorise the project, including any that the applicant considers may be needed by someone other than the applicant	<b>A.11 – Section 4</b> <b>A.15 – Section 8</b> <b>H.01</b>	Partially Complete – See assessment under 5(1)(f)
13(4)(u)	whether any activities that are involved in the project, or are substantially the same as those involved in the project, have been the subject of an application or a decision under a specified Act and, (i) if an application has been made, details of the application (ii) if a decision has been made, the outcome of the decision and the reasons for it	<b>A.09 – Section 2</b> <b>A.15 – Section 8</b>	Complete
13(4)(v)	a description of whether and how the project would be affected by climate change and natural hazards	<b>A.15 – Section 8</b> <b>B.20</b> <b>B.28</b>	Partially complete  No specific Climate Change Assessment sighted although may be references through the technical documents and through climate-based design considerations.
13(4)(w)	if the application is lodged by more than 1 person, a statement of the proposed approval to be held by each of those persons	<b>N/A</b>	There is one party applying for the approval.
13(4)(x)	a summary of compliance or enforcement actions (if any), and the outcome of those actions, taken against the applicant (or if the	<b>A.15 – Section 8</b>	A.15 – Section 8 -Pg 390 identifies that in May 2025 the CODC identified that MGL were not maintaining proper photo records as required

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	application is lodged by more than 1 person, any of those persons) under a specified Act		under the relevant conditions for two resource consents that MGL held.  In addition, please see Attached Compliance Monitoring Letter identifying resource consent required for a commercial activity, engaging more than 3 persons has been established at 305 Bendigo Loop Road – Relates to office and storage buildings that support Santana Minerals Limited and Matakanui Gold Limited. The site also contains a processing shelter for the ground core samples taken from drill pads on a separate land title. <b>All matters of non-compliance identified in the Compliance Notice Letter have now been resolved.</b>
13(4)(y)(i), clause 2 of Schdedule 5	whether, to the best of the applicant's knowledge, there are any existing resource consents of the kind referred to in section 30(3)(a). [competing applications]	<b>No existing resource consents</b>	Complete - There are no existing resource consents of the kind referred to in section 30(3)(a). Attached is the letter of advice from CODC provided to the applicant.
13(4)(y)(ii), clause 3 of Schedule 5	<b>Change or cancellation of resource consent condition</b> The information to be provided under section 13(4)(y)(ii) is information about whether and how the change or cancellation of the condition is material to the implementation or delivery of the project.	<b>N/A</b>	
13(4)(y)(iii), clause 4 of Schedule 5	<b>Certificate of compliance</b> The information required to be provided under section 13(4)(y)(iii) is information that shows the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location	<b>N/A</b>	



EPA Checklist – Listed project information requirements relevant to local authority resource consent, change to or cancellation of a resource consent			
FTAA Section	Information required for a substantive application under section 43(2) and section 13(4)	Application Reference (Name of document, section and page)	Council comments on completeness or applicability  Guidance Note: Under section 44 information required by section 43 must be specified <b>in sufficient detail</b> to satisfy the purpose for which it is required.
	without a resource consent. Include information that shows that the activity that the certificate of compliance is intended to cover can be done lawfully in the particular location without a resource consent.		