Before an Expert Consenting Panel

Under the	Fast-track Approvals Act 2024
And	
In the Matter of	an application for approvals by Matakanui Gold Limited to establish, operate, rehabilitate and ultimately close an open pit and underground gold mining operation known as the Bendigo-Ophir Gold Project

Memorandum of Counsel on behalf of **Matakanui Gold Limited**

Dated: 17 July 2026

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MAY IT PLEASE THE EXPERT PANEL

Introduction

1. This Memorandum of Counsel is filed on behalf of Matakanui Gold Limited (**Matakanui Gold**) to:

   (a) provide Mr Girvan's supplementary landscape assessment requested by the Expert Panel in Minute 35; and

   (b) provide the Expert Panel with an update on the upcoming conditions workshopping process.

Minute 35

2. In Minute 35 the Expert Panel requested:

   (a) That Mr Girvan lead the preparation of a Geographic Information System (**GIS**) based model in collaboration with all landscape architects who participated in expert conferencing that is suitable to enable a landscape assessment of the Bendigo Conservation Covenant (**BCC**) area sought to be uplifted.

   (b) A supplementary landscape assessment be prepared by Mr Girvan on:

      (i) the existing landscape character and values within the BCC area; and

      (ii) the effects the proposed uplift of the BCC will have on those values.

   (c) That Matakanui Gold file a memorandum advising of the time required to complete the above tasks.

3. Matakanui Gold did not file a memorandum with the Expert Panel prior to processing of the application being suspended sought on 25 June 2026. At the time of the suspension being sought the applicable timeframes were being finalised. Mr Girvan has now completed his supplementary landscape assessment, having prepared a GIS model in collaboration with the relevant landscape experts.

4. To assist the Expert Panel, Matakanui Gold provides Mr Girvan's supplementary landscape assessment in for its consideration in **Appendix 1**.

Condition Workshopping

5. Mr Chrisp proposed at the planning hearing on 18 June 2026 that:

   (a) workshopping on conditions and management plans between the planning experts for Kā Rūnaka, the regulators, and other relevant parties would be beneficial; and

   (b) the intention of workshopping is to ensure the Expert Panel has the most refined, robust and workable version of conditions possible for decision making.

6. The Expert Panel indicated its support for this approach. Since the planning hearing, Matakanui Gold has been developing a workshopping schedule with the planners who participated in the conferencing process. The workshopping schedule is attached as **Appendix 2** for the Expert Panel's information. An independent facilitator from Simpson Grierson will be present for all in person workshop sessions.

7. Consistent with the intention of the workshops they will be undertaken between the planning witnesses who participated in expert conferencing (to the extent they wish to) with input from their respective clients and technical experts on an as needed basis.

8. However, Matakanui Gold recognises that there are parties without planning experts who may wish to provide feedback on the 22 June 2026 resource consent conditions set. To ensure these parties have an opportunity to provide feedback ahead of the workshopping, Matakanui Gold:

   (a) Invites parties without planning representatives who wish to provide feedback in advance of the workshops to submit written feedback on the 22 June 2026 version of the proposed resource consent conditions they are interested in, together with any suggested amendments or alternative wording, prior to the relevant workshop.

   To align with the proposed workshop schedule, any comments or suggested amendments should be submitted by:

   (i) For the *D.01 – Schedule One – Common Conditions for CODC and ORC Consents* and *D.03 – Schedule One – Common Conditions for CODC and ORC Consents* – **Friday 24 July 2026**.

   (ii) For the erosion and sediment control, climate change, geotechnical and air discharges topics in *D.04 – Schedule Two – General Conditions for ORC Consents* - **Monday 3 August 2026**.

(iii) For the *D.02 – ORC Consents and Conditions* and the surface and groundwater and aquatic ecology matters in *D.04 – Schedule Two – General Conditions for ORC Consents* – **Monday 24 August 2026**.

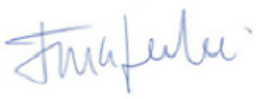
(b) This feedback will be circulated to the planners in advance of the workshops for consideration during the workshop discussions.

9. To ensure the workshops remain focused and efficient as a technical planning exercise, attendance at the workshops will be limited to those planning experts who have participated in expert conferencing. However, any feedback received from other parties in accordance with paragraph 8(a) will be provided to the workshop participants.

10. The workshopping schedule in **Appendix 2** recognises that the outputs of Request for Information 11 (**RFI 11**) may necessitate amendments to the conditions. As such the third proposed workshop week has been scheduled after the due date to workshop required amendments (particularly in relation to groundwater, surface water and aquatic ecology – noting time has also been set aside to workshop any further condition changes based out on the outputs of RFI 11).

11. Matakanui Gold respectfully requests that the EPA circulate this memorandum to all Section 53 parties to ensure they are aware of the opportunity to provide feedback on the proposed conditions in advance of the workshopping process.

Dated 17 July 2026



Joshua Leckie / Charlotte Coyle / Mia Turner
Counsel for Matakanui Gold Limited

APPENDIX 1: Supplementary Landscape Assessment

Before the Expert Panel appointed under the Fast-track Approvals Act 2024

Under	the Fast-track Approvals Act 2024 (**Act**)
And	
In the Matter of	an application for approvals by Matakanui Gold Limited to establish, operate, rehabilitate and ultimately close an open pit and underground gold mining operation known as the Bendigo-Ophir Gold Project

Supplementary Evidence of **Rhys James Girvan** on behalf of **Matakanui Gold Limited** in response to Minute 35 of the Expert Panel

Dated**:** 17 July 2026

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INTRODUCTION

1. My name is Rhys James Girvan. My qualifications and experience are set out in my Section 53 evidence dated 17 April 2026.

2. This supplementary statement is given on behalf of Matakanui Gold Limited (**MGL**) in response to Minute #35 of the Expert Panel. Minute #35 requested the preparation of a Geographic Information System (**GIS**) base model and further expert evidence identifying the specific existing landscape character and values of the Bendigo Conservation Covenant (**BCC**) land affected by the proposal, together with an assessment of the proposal's effects on those values. The GIS model and this covenant-focused assessment address the area of the BCC proposed to be uplifted, with particular focus on the specific landscape values recognised within the Upper Rise and Shine Creek area. The assessment has therefore been undertaken at three nested scales: the Upper Rise and Shine Creek area, the proposed uplift area in its entirety, and the existing BCC as a whole. This finer-scale assessment does not change my broader judgement regarding effects on the Dunstan Mountains ONL as a whole.

3. To assist with the compilation and spatial interpretation of existing landscape values, I led the preparation of an interactive GIS model addressing the information request identified in RFI #5. Access to the model was provided to the landscape architects involved in expert conferencing on 23 June 2026, namely Bridget Gilbert, Anne Steven, Dr Alayna Rā, Stephen Brown and Nigel Parker. Each expert was invited to review the spatial information included within the model and identify any additional spatial information considered necessary. Where available, additional geological, heritage and ecological information was added to the model through this review and feedback process.

4. The model is not presented as an agreed assessment, nor as verification by the participating experts of each underlying dataset. Rather, it provides a common spatial base, responding to RFI #5, from which the landscape experts can assess effects on the proposed uplift of the BCC on existing landscape values. The model includes the following layers:

   (a) the existing covenant extent;

   (b) the proposed uplift area;

   (c) the legal extent of the Upper Rise and Shine Creek area as defined in the BCC;

   (d) the Direct Disturbance Footprint (**DDF**) and Mine Regeneration Zone (**MRZ**);

(e) Project components, roads, tracks and legal access, adjoining reserves, heritage information, vegetation, geology, hydrology, topographic information including contours, elevation and slope; and

(f) the georeferenced landscape mitigation and closure plans.

5. Collectively, these layers assist in identifying the distribution of, and relationships between, landscape values across the proposed uplift area, including the specific Upper Rise and Shine Creek area.

6. The accompanying figures are static extracts of the principal information used in this landscape assessment. The interactive GIS model contains the underlying layers and enables them to be interrogated individually and in combination and at different scales. The summary figures comprise:

(a) **Figure 1:** Bendigo Conservation Covenant Context.

(b) **Figure 2:** Heritage Values.

(c) **Figure 3:** Existing Vegetation.

(d) **Figure 4:** Hydrology.

(e) **Figure 5:** Elevation.

(f) **Figure 6:** Slope.

7. The sources and relevant limitations of the mapped information are identified in the GIS data schedule at **Appendix 1**. More detailed advice concerning the heritage and vegetation information which has been collated is included in **Appendices 2 and 3** respectively. I consider the compiled spatial information is sufficient to support a focussed landscape assessment at the scale required by Minute #35, but it is not a detailed archaeological, ecological, hydrological or geomorphological inventory of all available information or the wider BCC.

8. In particular, the absence of a mapped heritage feature should not be interpreted as the absence of heritage value, and vegetation and wetland mapping outside the DDF is less comprehensive than mapping within the DDF. In addition, a maximum of 3 ha. of land disturbance associated with exploration drilling is proposed outside the DDF (including any access requirements), the location of which have not been spatially defined.

9. My original landscape assessment findings are provided in full in (B.19) Landscape, Natural Character and Visual Effects Assessment (BML, 2025) (the '**Assessment**') included within the substantive application. I also co-authored the Landscape and Ecological Management Plan: Part A and B included as Part G.07A and G.07B.

Since preparing that evidence, I have also prepared a separate response to Panel Request for Information (17 April 2026), participated in expert conferencing and appeared at the hearing, and this supplementary statement should be read alongside my earlier assessment, the relevant joint witness statements, and my hearing evidence.

10. Although this is not an Environment Court proceeding, I confirm compliance with the Code of Conduct for Expert Witnesses in the Environment Court Practice Note 2023 which is included in Substantive Application Document A0.2B.

Summary

11. Overall, I have assessed the landscape effects at three nested scales: the Upper Rise and Shine Creek area as defined in the BCC, the proposed Covenant uplift area, and the existing BCC as a whole. In landscape terms, the greatest adverse effects would occur within the specific Upper Rise and Shine Creek area, where mining would substantially alter landform, hydrology, vegetation, historic fabric, access, natural darkness, quiet and remoteness which contribute to the specific landscape characteristics and values identified in this area of landscape.

12. Elsewhere, where the proposed covenant uplift area lies outside the DDF, the principal consequence would be the removal of the existing protective framework rather than direct physical landscape change, although perceptual and relational effects would still arise from changes to the continuity, legibility and experience of the protected landscape.

13. Within the Upper Rise and Shine Creek area, I assess the overall adverse landscape effects as **High** during operation. This reflects the scale and intensity of mining activity within a relatively enclosed and legible high country valley landscape, including the loss or modification of existing landform, watercourses, vegetation, historic mining features and the area's present sense of remoteness and low contemporary activity. At closure, the removal of mining activity and proposed rehabilitation measures will reduce those effects, but would not restore the pre-mining relationships between landform, hydrology, vegetation, access and historic fabric. I therefore assess the overall residual effect on Upper Rise and Shine Creek as **Moderate-High** adverse. Within that overall judgement, some **High** effects would endure.

14. Across the covenant uplift area as a whole, landscape effects would be more variable. Substantial direct landscape change would occur where major Project components are located within the DDF. Land outside the DDF would largely remain physically undisturbed, but would no longer be subject to the existing covenant protection and would experience associated perceptual and relational effects. Considered across the uplift area, I assess the landscape effects as **High** adverse

during operation, reducing to **Moderate-High** adverse at closure as infrastructure is removed and rehabilitation, revegetation and long-term management become established. Closure would also result in beneficial landscape effects through the establishment and ongoing management of a larger enduring covenant extending into Ardgour Station, although those benefits would not offset the residual adverse effects within the uplift area.

15. At the scale of the existing BCC as a whole, the level of effect would be lower. Most of the wider covenanted land would remain protected and would continue to express the broader landform, dryland vegetation, historic and conservation patterns through which its landscape values are understood. I therefore assess the overall effect on the existing BCC as **Moderate-High adverse** during operation, reducing to **Moderate** adverse at closure. The closure judgement assumes that the rehabilitation, long-term management, access, heritage and protection measures identified in this evidence are secured and successfully implemented. The proposed expanded covenant is relevant mitigation at this broader scale, but similarly does not replace the location-specific values lost or materially altered within Upper Rise and Shine Creek. A summary of identified effects is set out in **Table 1** below:

Table 1: Summary of Landscape Effects

Assessment scale	During operation	At Project closure	Assessment Summary
Upper Rise and Shine Creek area	High adverse	Moderate-High adverse	Mining would substantially alter the enclosed valley landform, hydrology, vegetation, historic fabric, access experience, darkness, quietness, remoteness and associative relationships. Some High adverse effects would endure where permanent landform, hydrological, historic, access or associative relationships are lost or materially altered.
Proposed covenant uplift area as a whole	High adverse	Moderate-High adverse	Effects would range from substantial direct physical and perceptual change largely within the DDF and associated perceptual and relational effects elsewhere. Rehabilitation and the expanded covenant would reduce effects but would not fully reinstate the existing landscape pattern, historic relationships or continuity of protection.
Existing BCC as a whole	Moderate-High adverse	Moderate adverse	Most of the wider BCC would remain protected and continue to express the broader landform, vegetation, historic, pastoral and conservation patterns. The closure rating assumes rehabilitation, access, heritage, long-term management and expanded covenant protection are secured and successfully implemented.

Background

16. The BCC applies across a broad area of the former Bendigo Station pastoral lease, referred to in this assessment as the **Umbrella Covenant Area**. Clause C of the Covenant establishes four overarching conservation objectives applying to the covenanted land, namely:

    (i) Protecting and enhancing the natural character of the land with particular regard to the natural functioning of ecosystems and to the native flora and fauna in their diverse communities and dynamic inter-relationships with their earth substrate and water courses and the atmosphere.

    (ii) Protecting the land as an area representative of a significant part of the ecological character of the Dunstan Ecological District referred to in the draft survey report for the Protected Natural Areas Programme for the Lindis, Pisa and Dunstan Ecological Districts dated February 1987.

    (iii) Maintaining the landscape values of the land as referred to in the "Application for exchange of property rights" submitted to the Commissioner of Crown Lands.

    (iv) Maintaining the historic values of the land as referred to in "The rich fields of Bendigo" by Jill Hamel February 1993.

17. These objectives operate collectively across the wider Umbrella Covenant Area and provide the general conservation framework against which management of that land is to occur. They recognise that the wider Bendigo landscape derives its value from the combined pattern of landform, waterways, indigenous vegetation, historic mining features, pastoral use and associated landscape relationships, rather than from any single attribute considered in isolation.

18. The original BCC schedule described an area of approximately 7,962 ha. The corresponding historic records of title identify a smaller combined area of approximately 7,757 ha, with the difference considered likely to reflect historic surveying or description discrepancies. Sections 3 and 4 SO 24641 were subsequently released from the covenant through a partial surrender registered in 2001. The current GIS-mapped extent of the BCC, referred to in this statement as the Umbrella Conservation Covenant, is approximately 7,010 ha which aligns with the removal of the parcels in 2001, mapping and survey differences.

19. Within that broader framework, the BCC also identifies particular areas for more specific management. Those areas are not separate from the Umbrella Covenant objectives; rather, they are subject to additional, location-specific objectives and reflect the particular landscape values present as referred to in the Application for exchange of property rights[1]. Of direct relevance to the Project is the Upper Rise and Shine Creek area as defined in the BCC, which was described in terms of its distinctive landscape setting, historic mining sites and silver tussock grassland. The original material records an intention to maintain that area in its then-present state and to exclude mining, forestry and additional tracking. Accordingly, the landscape values of the Upper Rise and Shine Creek area form a specific focus of the broader BCC.

20. Based on the broader values of the BCC and the specific landscape values of the Upper Rise and Shine Creek area, the assessment needs to distinguish between two related layers of protection: the overarching objectives applying throughout the Umbrella Covenant area, and the additional objectives applying to specifically identified areas such as Upper Rise and Shine Creek. This means that effects on the wider uplift area should be assessed against the general Covenant objectives, while effects within Upper Rise and Shine Creek also require consideration of its more particular landscape, historic and vegetation values.

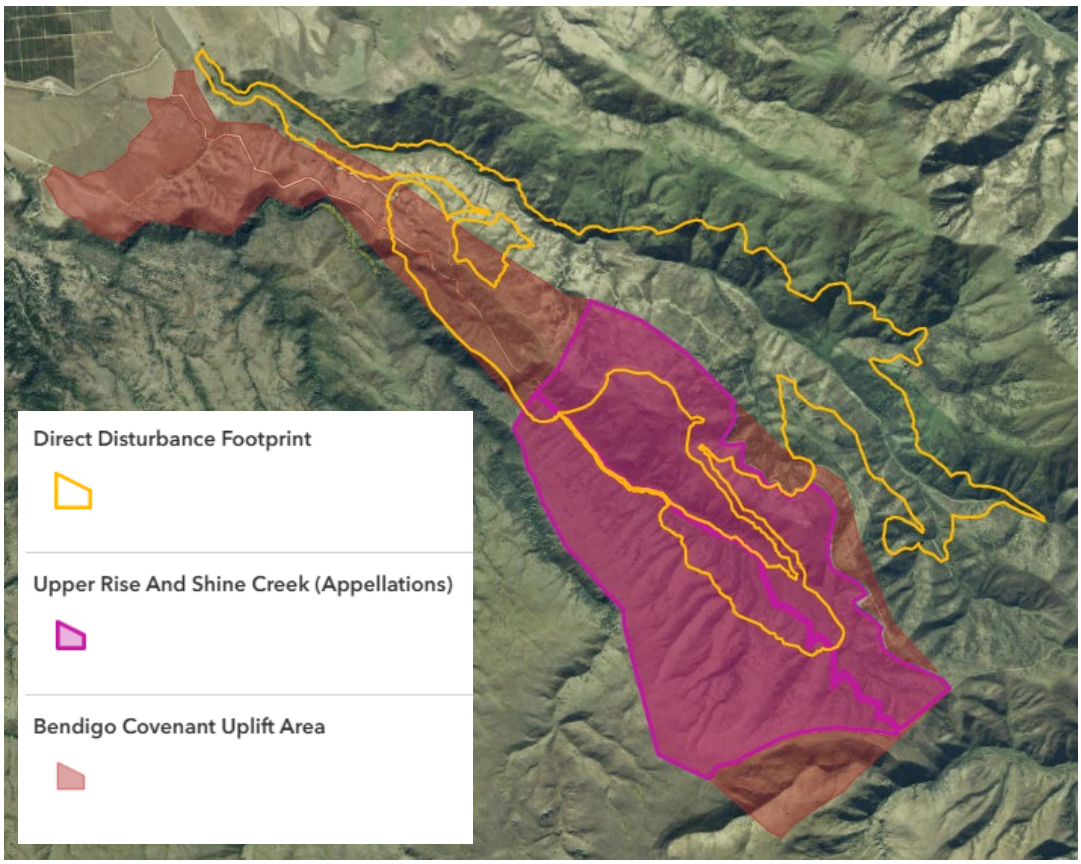


Figure A: Proposed Bendigo Covenant Uplift Area and Upper Rise and Shine Creek Area

[1] Office of Crown Lands File (1 September 1993) Draft Proposal to the Commissioner of Crown Lands Application for Exchange of Property Rights.

BENDIGO CONSERVATION COVENANT - UMBRELLA COVENANT

21. In landscape terms, the Umbrella Covenant provides an important wider setting for understanding the effects of the Project. It reflects the fact that Bendigo's historic values are distributed across a broad area of the South Dunstan Mountains, including Bendigo Creek and Aurora Creek. More broadly, it encompasses areas of kānuka shrubland and modified pastoral land adjoining higher-value conservation land, including the Bendigo Historic and Scenic Reserves. It encompasses a broad area of the South Dunstan Mountains including the local high point of Torumano and culminates at Devils Creek to the south forming part of the eastern landscape setting to Lake Dunstan. Collectively, these elements contribute to the legibility of Bendigo as a layered goldfield, pastoral and conservation landscape and as an integral part of the Dunstan Mountains ONL.

22. In landscape terms, the significance of effects of the proposed uplift must have regard to the extent to which the wider BCC would continue to provide for the conservation objectives applying across the covenanted land, including the protection and enhancement of natural character, representation of the ecological character of the Dunstan Ecological District, and maintenance of the other historic values identified in the documents referred to in the covenant. The landscape values of the wider BCC are therefore relevant to the overall judgement, while recognising that adverse effects would be greater where the uplift affects the landscape values associated with specifically identified areas. **Figure 1** assists with this broader distinction by showing the proposed uplift as a defined part of the wider Umbrella Covenant and the Upper Rise and Shine Creek area as a separately identified component within it.

The proposed covenant uplift area

23. The proposed covenant uplift area comprises part of the existing BCC where existing covenant protection is proposed to be removed to enable the proposed mining operation. This comprises a total area of approximately 804 ha. From a landscape effects perspective, the act of covenant uplift should be separated from the physical effects of mining itself. It is, however, a material landscape-planning consequence because it removes the protective framework that influences the present-state landscape outcome. The direct physical landscape effects arise principally from mining and associated works within the DDF.

24. Of the proposed uplift area, approximately 252 ha lies within the DDF, representing around 31% of the total uplift area. As the DDF includes buffer areas around the proposed mine elements, not all of this land would necessarily be

physically disturbed, and the 252 ha figure therefore represents a conservative upper estimate of direct disturbance. Within those parts of Upper Rise and Shine Creek subject to mining and associated works, the Project would not maintain the landscape in its present state and would introduce mining and tracking of the kind the location-specific provisions of the BCC seek to exclude. The landscape assessment must therefore address both the loss and alteration of values within the directly affected area and the extent to which related values would remain across the wider BCC.

25. At the more localised “site specific” scale, the proposed uplift area includes land that contributes to the transition between the southern and northern Dunstan Mountains, including the Upper Rise and Shine Creek area and Thomsons Saddle. The importance of these landscape values derives from the interaction of landform, water, vegetation, access, mana whenua associations, historic mining fabric, and perceptual qualities such as openness, quietness, natural darkness and remoteness.

26. From a landscape perspective, the key issue is not simply the area proposed to be uplifted, but the values of that land and the consequences of removing covenant protection from it. Some adverse effects would be temporary or capable of progressive reduction through rehabilitation and closure works. Others would be permanent, particularly where open-pit landforms, modified drainage patterns, historic fabric or valley relationships remain altered.

27. Rehabilitation, revegetation, pest and weed management, access reinstatement and long-term stewardship across an expanded covenant of approximately 2,880 ha will reduce the severity of some adverse effects. While those measures would not replace the existing covenant values that are lost or materially altered, they would contribute to a broader protected goldfield and conservation landscape at Project closure.

LANDSCAPE VALUES - UPPER RISE AND SHINE CREEK AREA

28. The location-specific covenant area comprising Upper Rise and Shine Creek is legally defined as Sections 11 and 12 SO 24641 (see **Figure A**). In landscape terms, its character and values are understood in relation to the specific enclosing upper valley setting in this location, including Upper Rise and Shine Creek, Thomsons Saddle, Battery Hill and adjoining upper catchment slopes. This setting remains relevant to understanding the character of, and effects on, this aspect of the BCC.

29. The landscape values of the Upper Rise and Shine Creek area arise from the close interaction of schist geology, fault structure, folded and incised landform, dryland vegetation, watercourses, seepages and wetlands, historic gold mining fabric, mana

whenua associations, recreation and access and the perceptual qualities of an open, sparse and perceived undeveloped high-country setting.

30. The Upper Rise and Shine Creek area has a current mapped extent of approximately 487 ha. This is broadly consistent with the 490.3886 ha. recorded for Sections 11 and 12 SO 24641 in the Third Schedule to the Bendigo Conservation Covenant[2], allowing for differences in mapping and survey precision. It is however smaller than the approximately 576 ha described in the earlier 1993 exchange proposal.[3]

31. Within the confirmed Upper Rise and Shine Creek covenant area, approximately 119 ha. is contained within the DDF, while the balance largely remains within the MRZ. Although the MRZ does not avoid the removal of covenant protection or the indirect effects of mining or some limited exploration activity beyond the DDF, it is relevant because it would largely remain subject to rehabilitation which continues during mine operation and long-term management. While not regarded as equivalent to, or as replacing, the location-specific values lost or materially altered within Upper Rise and Shine Creek, improvements to ecological values across the MRZ and expanded covenant are also relevant to the residual-effects framework.

32. As a specific part of the BCC, Upper Rise and Shine Creek contains several important landscape characteristics and values. This includes part of the Rise and Shine Fault and strike ridge forming a legible transition between the broader, smoothed South Dunstan Mountains plateau and the more angular, folded landforms of the North Dunstan Mountains. In this context, the physical values of the Upper Rise and Shine Creek area include the legibility of the underlying geomorphology, the enclosed valley form of Upper Rise and Shine Creek, the relationship with Battery Hill and Thomsons Saddle, schist slopes and gullies, watercourses and wetlands, and the interplay of natural landform processes with historic mining modification.

33. The physical attributes which remain evident are closely interwoven with perceptual and associative values, including mana whenua relationships with the wider Matakinui / Dunstan Mountains cultural landscape, movement between the Upper Mata-au / Clutha and Manuherikia, mahika kai and plant-resource associations, and the subsequent pastoral and gold mining history of Bendigo Station. Together, these attributes allow this area to be understood as part of a naturally formed mountain valley, a historic route through the Dunstan Mountains, a worked goldfield and a layered pastoral landscape.

[2] Bendigo Conservation Covenant, 18 August 2000, Schedule, p 6, “Thirdly”: Sections 11 and 12 SO 24641 containing 490.3886 ha.
[3] Office of Crown Lands, Draft Proposal to the Commissioner of Crown Lands: Application for Exchange of Property Rights — Bendigo Station, Pastoral Leases P221 and P223, 1 September 1993

34. This part of the BCC also contains important dryland vegetation and botanical values and forms part of a broader area of significant ecological value. Specifically, these include native short tussockland, including silver tussock, hard tussock / fescue tussock and blue tussock; native cushionfield / dryland herbfield characterised by scabweed and associated spring annuals; native taramea herbfield; grey scrub / grey shrubland dominated by matagouri, scented tree daisy and mingimingi; wetland sedges and rushes; and occasional remnant kōwhai, as summarised in **Appendix 3**.

35. RMA Ecology has assessed the area as ecologically significant and of Very High ecological value, while identifying limitations in the survey intensity and vegetation and wetland mapping outside the DDF, particularly around Mt Moka. These vegetation communities contribute to the representative dryland character of the Dunstan Mountains and provide the texture, colour and seasonal transitory variation that are central to the area's landscape character within which ecological restoration and enhancement are proposed.

36. Within Upper Rise and Shine Creek, historic gold-mining values are expressed through sluice workings, dams, water races, cottages, mine and battery sites, settlement traces and access routes. These features form part of the wider interconnected Bendigo goldfield landscape recognised within the Bendigo Quartz Reefs Historic Area, although the principal concentration of quartz-mining remains is experienced around Logantown and Welshtown within the publicly accessible Bendigo Historic Reserve. The Upper Rise and Shine Creek features are important not only as individual remnants, but because of their spatial and functional relationships with the valley landform, watercourses, slopes and historic movement routes. Collectively, they allow the area to be understood as part of a broader network of goldfield activity extending between Bendigo, Rise and Shine Creek, Aurora Creek and historic access through Thomsons Gorge Road.

37. Mana whenua associations are also integral to the landscape values of this area. Relying on the evidence of Dr Alayna Rā, I understand that Upper Rise and Shine Creek forms part of the wider Matakinui / Dunstan Mountains cultural landscape, including wāhi tūpuna and ara tawhito associations connected with movement between the Upper Mata-au / Clutha and the Manuherikia through Thomsons Saddle. Mahika kai and plant-resource associations, including weka, tikumu and taramea, are also relevant. I also understand these associations are expressed through the physical and experiential relationships between landform, waterways, vegetation, movement, access and the wider mountain landscape.

38. Other perceptual and experiential values of Upper Rise and Shine Creek include enclosure, legibility, remoteness, seasonal change, natural darkness, quietness and the experience of moving through an accessible high-country saddle landscape.

Battery Hill, Upper Rise and Shine Creek and Thomsons Saddle contribute to local wayfinding and to the wider visual transition between the southern Dunstan Mountains peneplain and the northern Dunstan ridges, centred on the natural low point at Thomsons Saddle.

39. Based on this more detailed understanding, the following specific landscape characteristics and values are relevant to assessing the effects of the proposal.

Physical values

40. The Upper Rise and Shine Creek area contains a distinctive combination of landform, geology, hydrology, vegetation and historic modification. The relevant physical values include:

(a) the legibility of the Thomson Gorge Fault / Rise and Shine Shear Zone, which contributes to the distinction between the southern dip-slope / peneplain landscape and the more folded northern Dunstan landform;

(b) the enclosed valley form of Upper Rise and Shine Creek, including its relationship with Thomsons Saddle and Battery Hill;

(c) the wider landform junction between the South Dunstan and North Dunstan Mountains, where the broader plateau / peneplain character transitions into a more incised ridge and gully landscape;

(d) schist landforms, rocky slopes, gullies, stream channels and modified valley-floor landforms, which together express tectonic, erosional, fluvial and historic mining processes;

(e) Rise and Shine Creek, its tributaries, seepages, wetland areas and drainage patterns, which contribute to natural character and support the valley's vegetation and habitat pattern;

(f) dryland vegetation values, including native short tussockland, silver tussock, hard tussock / fescue tussock and blue tussock; native cushionfield / dryland herbfield characterised by scabweed and associated spring annuals; native taramea herbfield; grey scrub / grey shrubland; wetland sedges and rushes; and occasional woody remnants such as kōwhai where mapped or present;

(g) species associated with mahika kai and plant-resource use, including taramea and tikumu;

(h) habitat values associated with indigenous dryland vegetation, watercourses, wetland margins, rocky slopes and shrubland mosaics; and

(i) the physical remnants of historic mining, including sluicing, dams, races, cottages, settlement traces, access tracks and associated goldfield modification, which contribute to the area's layered historic and cultural landscape character.

41. The importance of these values lies in the interaction of landform, water, vegetation, historic modification and high-country dryland character.

Perceptual / experiential values

42. The Upper Rise and Shine Creek area also holds important perceptual and experiential values. These include:

(a) the ability to access and traverse Upper Rise and Shine Creek as a coherent enclosed mountain valley;

(b) the visual and experiential relationship between the valley floor, enclosing slopes, Battery Hill and Thomsons Saddle;

(c) the perception of a dry, open and sparsely modified high-country landscape, despite evident historic mining and pastoral modification;

(d) the evident transition between the South Dunstan plateau / peneplain character and the more angular northern Dunstan Mountains;

(e) the visual texture and seasonal colour of tussock, scabweed, grey shrubland, matagouri, exposed schist, wetlands and dryland vegetation;

(f) transient values including changing light, shadow, weather, snow, fog, seasonal flowering and seasonal vegetation colour;

(g) natural darkness, open skies, rural quiet, remoteness and back-country character, particularly because the area has extremely low levels of domestication and artificial lighting;

(h) the experience of travelling through or near the area via Thomsons Gorge Road / Thomsons Saddle; and

(i) the role of Battery Hill and the surrounding landform as local wayfinding features and as part of the wider Dunstan Mountains skyline experienced from parts of the Upper Clutha Basin.

43. These values are sensitive to large-scale earthworks, permanent engineered landforms, open pit modification, lighting, vehicle movement, industrial structures, access disruption and loss of natural darkness or quietness.

Associative values

44. The Upper Rise and Shine Creek area contains several associative values arising from mana whenua relationships, historic gold mining, pastoral history, conservation protection and recreation.

45. Relevant mana whenua associative values include:

(a) the place of Matakinui / Dunstan Mountains which has been identified as a wāhi tūpuna within a wider cultural landscape;

(b) Ara tawhito and traditional movement between the Upper Mata-au / Clutha and the Manuherikia, including through Thomsons Saddle;

(c) mahika kai associations and gathering of resources such as weka, tikumu and taramea;

(d) the relationship between landform, waterways, vegetation, travel and resource use; and

(e) the need to understand mana whenua values as connected to physical landscape attributes, rather than as a separate or purely symbolic overlay.

46. Relevant historic and heritage values include:

(a) evidence of gold-mining workings and historic landscape connections extending through Rise and Shine Creek and the Thomsons Gorge access corridor;

(b) the relationship of those workings to the wider interconnected Bendigo goldfield landscape, including the principal quartz-mining landscape experienced within the publicly accessible Bendigo Historic Reserve;

(c) the way historic mining modification is experienced within the valley landform and water-management pattern; and

(d) the ability to experience and interpret the wider Bendigo landscape as a layered goldfield, pastoral and conservation landscape.

47. Relevant pastoral, conservation and recreation values include:

(a) the relationship of the area with Bendigo Station and the wider history of high-country pastoral land use;

(b) the role of tenure review and the covenant in recognising landscape, botanical, natural character and historic values;

(c) public and recreational appreciation of Thomsons Gorge Road, Bendigo Historic Reserve and adjoining conservation areas; and

(d) the ability to access, understand and experience the area as part of a wider high-country and historic landscape.

48. In summary, the Upper Rise and Shine Creek area of the Bendigo Conservation Covenant can be described as a place-specific combination of:

(a) schist geology, fault structure and geomorphic legibility;

(b) enclosed upper valley landform associated with Rise and Shine Creek;

(c) the transition between South and North Dunstan mountain character;

(d) dryland vegetation, including silver tussock grassland and shrubland / herbfield mosaics;

(e) watercourses, wetlands, seepages and natural character values;

(f) historic gold mining fabric and its relationship with landform, water and the broader Bendigo goldfield landscape;

(g) mana whenua associations with Matakinui, movement, mahika kai and plant resources;

(h) perceptual qualities of openness, quietness, darkness, remoteness and seasonal change; and

(i) access, recreation and wayfinding values associated with Thomsons Gorge Road, Thomsons Saddle and Bendigo Historic Reserve.

Proposed Bendigo Covenant Uplift outside the identified Upper Rise and Shine Creek area

49. The proposed uplift area also includes land outside Sections 11 and 12 SO 24641. This land is also shown on **Figure A**, and comprises approximately 317 ha. This is predominantly located along the lower western toe slopes of the Dunstan Mountains between Shepherds Creek and Bendigo Creek as well as areas of land which extend beyond the upper edge of Upper Rise and Shine Creek. This area is subject to the overarching BCC land management objectives but not the additional location-specific landscape values applying to Upper Rise and Shine Creek.

50. The landscape character and values of this additional uplift area are not therefore uniform. It is bisected by the lower section of Thomsons Gorge Road as the road begins its western traverse of the Dunstan Mountains and includes a short section of Rise and Shine Creek before the creek turns south and flows into Clearwater

Creek. The character of much of this lower western flank has been shaped by the interaction between tectonic uplift and depositional processes, dryland vegetation, pastoral use and associations with historic access and mining activity.

51. Within the broader uplift area, relevant physical values include the underlying schist slopes and gullies; the pattern of elevated ephemeral tributaries and drainage features; dryland grassland including the presence of spring annuals, shrubland and remnant woody vegetation; some additional historic mining features predominantly outside the DDF, tracks and other evidence of successive land use. Cumulatively, these attributes contribute to the continuity and legibility of the wider goldfield, pastoral and conservation landscape.

52. Relevant perceptual values include openness, sparse development, rural quiet, natural darkness, visual continuity with the adjoining Dunstan Mountains and Bendigo reserves, and the experience of moving between the lower Bendigo landscape and the more enclosed upper valley adjoining Rise and Shine Creek. Although modified by pastoral activity, mining activity and existing tracks, the area generally retains very low levels of contemporary built development and other more intensive rural activity.

53. Relevant associative values include its inherent interconnectedness with the historic Bendigo goldfield and its network of workings and routes including direct access to the Come-in-Time Battery in the adjoining Bendigo Historic Reserve; the broader relationship with Bendigo Station and the tenure-review process; mana whenua associations with Matakinui and movement through the wider landscape along ara tawhito; and the conservation, recreation and heritage values associated with the adjoining Bendigo Historic and Scenic Reserves.

54. Within those parts of this area that are within the DDF, the Project would introduce substantial landform modification and vegetation removal, as well as some mine infrastructure, haul roads, lighting, noise and vehicle activity. Relevant project components include the Western Engineered Landform (**WELF**), Come-in-Time Pit (**CIT**), and the lower portion of the Rise and Shine Pit (**RAS**).

Assessment against Specific BCC Landscape Values

55. For the purpose of this assessment, effects have been considered at three nested scales:

    (a) the Upper Rise and Shine Creek area, where specific location-based covenant values are recognised;

    (b) the proposed Covenant uplift area as a whole; and

    (c) the existing BCC as a whole.

56. Landscape effects have also been assessed during operation and at closure, including as a consequence of the proposed landscape rehabilitation and long-term management framework.

Nature of effects

57. Within the context of the broader BCC, the Upper Rise and Shine Creek area includes specific landscape values recognised in the original tenure review material. These values include the enclosed valley landform, watercourses and wetlands, relatively intact silver tussock / short tussock grassland, historic mining fabric, access values, and the area's landscape setting immediately west of Thomsons Saddle. Collectively these contribute to the wider qualities of openness, remoteness, natural darkness and quiet that are expressed across the BCC and adjoining Dunstan Mountains ONL.

58. The nature of the proposed mining project would inevitably result in substantial physical and perceptual change within the Upper Rise and Shine Creek part of the BCC. As a consequence, the most significant adverse effects would occur during mining operation and arise from the proposed open pits, engineered landform, haul roads, associated earthworks, temporary and permanent changes to watercourses and drainage patterns, removal or modification of vegetation, changes to access, lighting, vehicle movement and the introduction of large-scale mining activity.

59. When assessing the level of adverse effects of the proposal in this specific landscape context, it is important to recognise that this landscape, including Upper Rise and Shine Creek, is not pristine. It already contains historic mining modification, pastoral influence, existing access routes and other evidence of human use. Those existing modifications are relevant to the receiving environment and form part of how this landscape is currently experienced. When passing through this area of landscape, it is generally experienced as part of a historic, pastoral and high-country landscape with very low levels of contemporary activity, built development, industrial-scale landform modification and artificial lighting. In this context, the Project would introduce a different scale, intensity and character of modification, and would materially alter the way this part of the BCC is interpreted and experienced.

60. In landscape terms, these effects would directly affect the following values:

    (a) the interrelationship between the valley, Thomsons Saddle and Battery Hill;

    (b) dryland vegetation and habitat mosaics, including areas of silver tussock grassland, shrubland, herbfield and wetland vegetation;

    (c) Rise and Shine Creek, its tributaries, seepages, wetland areas and associated natural character;

(d) historic gold mining fabric, including the spatial relationship between workings, water-management features, access routes and valley landform;

(e) mana whenua values including where these are expressed through landform, water, vegetation and movement;

(f) perceptual qualities of openness, remoteness, darkness, quietness and back-country character; and

(g) access, recreation and wayfinding values associated with Thomsons Gorge Road / Thomsons Saddle and the Bendigo goldfield landscape.

61. Some identified effects on more local or area specific landscape values would be temporary or capable of progressive reduction as mining activity ceases and following rehabilitation. Others would be permanent, particularly where landform, hydrology, historic fabric and the existing spatial relationship between water, vegetation, valley form and access are materially changed. The nature and degree of effect therefore depend not only on the extent of direct physical disturbance, but also on the extent to which the underlying landscape pattern and legibility can be retained, rehabilitated and interpreted following closure. This is particularly relevant within the specific landscape values that have been recognised in Upper Rise and Shine Creek.

62. Landscapes are dynamic and continually change through both natural and human processes, and landscape change does not, of itself, necessarily equate to an adverse effect. As recognised in my substantive Landscape Effects Assessment, at closure the re-established access through the wider Thomsons Saddle corridor would provide opportunities to experience both historic and more recent layers of gold-mining activity. That opportunity does not mean that the resulting landscape effects would be neutral at the covenant scale. The nature and degree of the change remain relevant, and the addition of this contemporary layer would not remove or neutralise the significant adverse effects on the protected covenant landscape where landform, hydrological, historic, access and associative relationships are lost or materially changed.

Effects on physical values

63. During operation, some direct physical effects of the proposed mine on part of the Upper Rise and Shine Creek area would, by their nature, be significant. Extraction activity which includes open pit mining, construction of engineered landforms, haul roads and associated earthworks would alter an integral part of the underlying existing valley landform and interrupt the present relationship between schist slopes, gullies, stream channels, wetlands, dryland vegetation and historic mining modification.

64. As set out in my substantive Landscape Effects Assessment, the potential for direct physical effects would occur principally within the DDF, including those parts of Upper Rise and Shine Creek directly affected by the RAS and SREX Pits, together with haul roads, topsoil stockpiles and associated earth movement and mine infrastructure. These effects would include removal or substantial modification of existing landform, the excavation of exposed open pits and creation of engineered landforms, loss or modification of dryland vegetation communities, changes to drainage patterns, and modification of the physical setting of historic mining features.

65. Within the Upper Rise and Shine Creek area, the RAS and SREX Pits are particularly relevant because they would result in direct and permanent alteration to the existing landform, rather than only a temporary operational change. At this local scale, I assess the operational effect on physical landscape values as **High**. Across the covenant uplift area as a whole, physical effects would vary according to the extent of direct disturbance. Within the DDF, major Project components would similarly result in substantial alteration to landform, vegetation, drainage and historic landscape relationships. Although a significant proportion lies outside the DDF and would primarily be rehabilitated during mine operation, the parts within the DDF include major Project components, including the WELF, CIT Pit and part of the RAS Pit, which would materially alter landform, vegetation, historic landscape relationships and perceptual character during operation. When considered across this uplift area as a whole, I also assess physical effects as **High** adverse during operation.

66. Although the maximum of 3 ha of land disturbance associated with exploration drilling within the BOGP Consent Area (but outside the DDF) has not been assessed in the Substantive Landscape Assessment, it would remain within the wider Project site and landscape context already assessed. Provided the activity is located to avoid identified heritage features (which I understand will be incorporated into the proposed consent conditions) and is subject to prompt rehabilitation, I consider its effects would be limited in extent and duration and capable of being effectively managed in the context of ongoing and more substantial rehabilitation within the MRZ. On that basis, I do not consider the exploration activity would increase the overall level of landscape effects identified.

67. At closure, ongoing revegetation, landform rehabilitation and long-term management will reduce the extent of exposed mining modification and assist with the reintegration of disturbed areas into the wider dryland landscape. However, as recognised in the Substantive Landscape Assessment, rehabilitation would not recreate the pre-mining landform or fully reinstate the existing relationship between geology, valley form, water, vegetation, access and the pre-existing historic landscape fabric. In particular, the residual landform associated with both the RAS

Pit and the SREX Pit would remain as permanent modifications within these directly affected parts of the existing BCC. I therefore assess the overall residual effect on the physical values of the proposed uplift area as a whole including Upper Rise and Shine Creek as **Moderate-High** adverse. Within that overall judgement, some **High** adverse effects would remain where permanent changes to landform, hydrology or historic landscape relationships are most pronounced.

68. At the scale of the existing BCC as a whole, the physical effects would be more contained. The broader landform sequence, including the South Dunstan peneplain / plateau, kānuka promontory, western Dunstan slopes, retained dryland vegetation, adjoining conservation land and wider Bendigo landscape pattern, would remain legible. I assess physical effects at this broader scale as **Moderate** adverse during operation, reducing to **Low-Moderate** adverse at closure. That judgement reflects substantial and prolonged change within an important but geographically limited part of the covenant, while most of the wider BCC landform and vegetation pattern would remain physically unaffected or in some areas improved.

Effects on perceptual and experiential values

69. As with physical effects, the perceptual effects on the directly affected parts of the BCC would be **High** during the mining operation. Specifically, proposed mining activity would change the experience of the covenant uplift area including Upper Rise and Shine Creek from a relatively open, quiet and sparsely modified high-country / historic goldfield landscape to an active mining environment. The main effects would include large-scale earthworks, visible exposed surfaces, vehicle movement, operational lighting, noise and changes to access. During operation, these effects would reduce the legibility, naturalness, darkness, quietness, remoteness and back-country qualities currently experienced in the directly affected part of the covenant. They would also change the experience of moving through or near Thomsons Saddle and Upper Rise and Shine Creek, particularly where access is temporarily closed, diverted or reconfigured.

70. At closure, the removal of operational infrastructure, cessation of mining activity, rehabilitation of disturbed landforms, revegetation, access reinstatement and long-term management under the closure framework will materially reduce perceptual effects. In particular, effects associated with lighting, vehicle movement, operational industrial activity and noise would cease. However, permanent landform change and the legibility of enduring mining modification would remain. I assess the overall residual perceptual effect on the directly affected Upper Rise and Shine Creek area as **Moderate-High** adverse where permanent landform modification continues to materially alter the enclosure, legibility, remoteness or experience of the valley.

71. Across the balance of the proposed uplift area, perceptual effects would vary according to the extent and visibility of mining activity. Within and adjoining the DDF,

major Project components, haul roads, lighting, vehicle movement and noise would materially alter the experience of parts of the landscape during operation. Elsewhere, perceptual change would be less direct including ongoing regeneration within the MRZ which will occur during the life of the mine, although the area would still be experienced in the context of a wider active mining environment. These effects contribute to my assessment of perceptual effects across the proposed uplift area as a whole as **High** adverse during operation, reducing to **Moderate-High** adverse at closure as mining activity ceases, infrastructure is removed and rehabilitation becomes increasingly more established.

72. At the scale of the existing BCC as a whole, perceptual effects would be moderated by containment within the affected catchments, the extent of retained covenant land, adjoining conservation areas and the scale of the broader western Dunstan landscape. The wider BCC would continue to be experienced as part of an open, dryland, high-country, goldfield and conservation landscape. I assess perceptual effects at this broader scale as **Moderate–High** adverse during operation, reducing to **Moderate** adverse at closure, subject to the quality and durability of rehabilitation and access outcomes. Reinstatement of access would not fully restore the existing back-country experience of Thomsons Gorge Road and Thomsons Saddle, because the landform, heritage, hydrological and perceptual setting through which that access occurs would remain materially altered.

Effects on associative values

73. Alongside physical and perceptual effects, the proposal would also affect associative values. The most important effects relate to the Bendigo goldfield landscape, mana whenua values, conservation protection, recreation and the historic context of the covenant.

74. Historic mining associations are complex. Previous gold mining is part of the existing landscape character and contributes to the ongoing Bendigo identity. However, the presence of historic mining does not in itself make all future mining effects acceptable in landscape terms. The current value lies in the legibility of historic mining as a relatively small-scale and layered historic pattern within the high-country landform, rather than as a large-scale contemporary mining operation.

75. Within the directly affected part of the covenant, some important historic goldfield features and their settings would be removed, modified or experienced differently. Recording, interpretation and retention of selected features would assist understanding of the modified landscape but would not restore the spatial relationship between historic workings, water-management systems, access routes and valley landform where those relationships have been lost. I therefore assess the operational and closure effects on historic associative values in the directly affected area as **High** adverse.

76. Relying on the evidence of Dr Rā, I understand that changes to landform, water, vegetation, movement and access would affect the landscape attributes through which mana whenua relationships with Matakinui, the Upper Mata-au / Clutha, Manuherikia, ara tawhito, mahika kai and plant resources are expressed. From a cultural perspective, I also understand those effects within the directly affected covenant area would be significant and enduring. Ongoing mana whenua involvement may assist with rehabilitation, access, interpretation and long-term management, but would not reinstate existing relationships where the underlying landform, water or movement patterns have been permanently lost or materially altered.

77. In terms of associative landscape effects, it is expected that adverse effects would gradually reduce as mining activity ceases, access is reinstated and opportunities to experience a layered goldfield landscape are re-established. However, the permanent loss or alteration of some existing historic features and landscape relationships, together with the enduring break in the established covenant framework, would continue to result in some significant adverse effects. This would also apply across the balance of the proposed uplift area resulting from changes to existing associations within this part of the Bendigo goldfield, pastoral, recreation and conservation landscape. Whilst rehabilitation of the WELF and CIT Pit would similarly reduce some adverse effects at closure, direct disturbance would permanently remove or alter some additional, albeit more limited, historic features and their relationships with landform and water. Replacement of covenant protection would further reinstate the protected landscape framework across the broader uplift area. I therefore assess associative effects across the proposed uplift area as **High** adverse during operation, reducing to **Moderate-High** adverse at closure. Within that overall judgement, High adverse effects would remain where historic features, settings and relationships are permanently lost or materially altered.

78. At the scale of the existing BCC as a whole, associative effects would not be reduced to the same extent as physical or perceptual effects simply by the larger geographic scale. The relevant historic, mana whenua, pastoral, recreation and conservation values are relational and extend across the wider Bendigo landscape. While those associations would remain legible through retained covenant land, reinstatement of public access along Thomsons Gorge Road and continued connections with adjoining public conservation land, the loss and alteration of important relationships within the affected area would remain relevant to the BCC as a whole. I therefore also assess associative effects at this broader scale as **Moderate–High** adverse during operation, reducing to **Moderate** adverse at closure, subject to access, interpretation, rehabilitation and long-term expanded protection being secured.

Overall Judgement

79. Overall, I consider the proposed mining activity would result in **High** adverse landscape effects on the directly affected Upper Rise and Shine Creek portion of the BCC during operation. Those effects would include the loss or substantial modification of site-specific landform, hydrology, vegetation, historic fabric, access experience, natural darkness, remoteness and associative values. Some of these adverse effects would be permanent and would not be fully mitigated or replaced. Notwithstanding this, some beneficial landscape outcomes would also occur, including the reinstatement of recreation access at closure and improvement of some ecological and vegetation values through browse control, rehabilitation and long-term management. At closure, I assess the overall effect on the Upper Rise and Shine Creek area as **Moderate-High** adverse. Within that overall judgement, **High** adverse effects would endure where permanent landform, hydrological, historic, access or associative relationships are lost or materially altered.

80. When assessed across the proposed uplift area as a whole, effects would be more variable. In addition to the effects within Upper Rise and Shine Creek, substantial direct landscape change would occur within those parts of the DDF containing the WELF, CIT Pit, part of the RAS Pit and associated works. Elsewhere, with the exception of a maximum of 3ha of land disturbance associated with exploration drilling within the BOGP Consent Area (but outside the DDF), land proposed to be uplifted would not be physically disturbed by mining activities but would no longer be subject to the existing covenant protection. The effects across this area would therefore range from significant direct physical and perceptual change in some locations to a landscape-planning consequence associated principally with the removal of protection in others. Rehabilitation within the MRZ during operation and of affected landforms and vegetation at closure would reduce those effects, but will not fully reinstate the existing landscape pattern, historic relationships or continuity of covenant protection. Overall, I assess landscape effects across the proposed uplift area as **High** adverse during operation, reducing to **Moderate-High** adverse at closure.

81. When assessed at the scale of the existing BCC as a whole, the level of landscape effect would be lower. During operation, the Project would significantly affect an important part of the covenant and reduce the extent and continuity of protected landscape values. However, most of the retained BCC would continue to express the wider landform, dryland vegetation, historic, pastoral and conservation values of the Bendigo landscape. The broader South Dunstan plateau, kānuka promontory, adjoining conservation land, western mountain slopes and much of the wider Bendigo goldfield landscape would remain physically and visually legible.

82. At closure, the residual effects assessment depends on the effectiveness and enforceability of the closure and long-term management framework. I have assumed

that conditions will require and support progressive rehabilitation, final landform design, vegetation establishment, wetland and drainage restoration where practicable, access reinstatement, heritage recording and interpretation, lighting controls, pest and weed management, monitoring, adaptive management, proposed expanded covenant protection and a maintenance trust or equivalent long-term funding mechanism. I recognise that successful dryland revegetation and ecological restoration in this environment involves uncertainty. These measures are not relied upon to recreate the pre-mining covenant landscape or replace the location-specific values lost within Upper Rise and Shine Creek but do reduce the severity of identified adverse effects.

Conclusion

83. In summary, the GIS model and associated review confirm that the BCC area proposed to be uplifted is not uniform. Upper Rise and Shine Creek contains location-specific landscape values comprising the enclosed valley landform, hydrology, dryland vegetation, historic mining fabric, access, perceptual qualities and mana whenua associations. The balance of the uplift area contains a less uniform but still important continuation of the wider Bendigo goldfield, pastoral, dryland and conservation landscape.

84. I assess the adverse landscape effect of the covenant uplift area including the directly affected Upper Rise and Shine Creek area as **High** during operation and reducing to **Moderate-High** at closure. I do not consider that the directly affected Upper Rise and Shine Creek landscape can be maintained in its present state during mining, nor that rehabilitation would recreate the pre-mining covenant landscape. The effects within that area would be significant and, in part, permanent. They would, however, remain concentrated within a limited part of the BCC, while most of the wider BCC would continue to express the landform, dryland vegetation, historic and conservation patterns through which its broader landscape values are understood.

85. More broadly at the scale of the existing BCC as a whole, I assess the landscape effect as **Moderate–High** adverse during operation. The Project would materially affect an important part of the covenant and reduce the continuity of its protected landscape values. At closure, those effects would reduce to **Moderate** adverse, as mining activity ceases and rehabilitation, access reinstatement and long-term management become established, while permanent changes within the affected area would remain noticeable in the context of the wider BCC. This distinction underpins my lower assessment of effects on the existing BCC as a whole and does not alter my broader assessment of effects on the Dunstan Mountains ONL.

Rhys James Girvan

17 July 2026

APPENDIX 1: GIS Data included within the Interactive GIS Model supplied to Landscape Experts

Data / layer	What it shows	Source / date
Consent Area Santana 2026	Project consent area boundary and overall mapping context.	Santana, 2026
Umbrella Covenant Area and Rise and Shine Creek Covenant Area	Covenant areas, clearly distinguished in the mapping set, including the part of the covenant on Ardgour Station between the Shepherds Creek paper road and Bendigo Station boundary.	Santana, 2026
Bendigo Conservation Covenant Retained	Retained Bendigo Conservation Covenant area.	Santana, 2026
Upper Rise and Shine Creek appellations	Upper Rise and Shine Creek area / naming layer to assist with distinguishing the relevant covenant area.	LINZ, Jun 2026
Primary parcels	Property / cadastral parcel boundaries, including land ownership and parcel context.	LINZ, Jun 2026
Bendigo Covenant Uplift Area	Proposed Bendigo Covenant uplift area.	Santana, May 2025
Bendigo Covenant Extension	Proposed Bendigo Covenant extension / expanded covenant area, shown for context.	Santana, 2026
Bendigo Sanctuary	Bendigo Sanctuary area.	Santana
Ardgour Sanctuary	Ardgour Sanctuary area.	Santana, Apr 2025
1m contours	1m contour data from aerial survey.	Aerial Surveys Ltd, 2021
Slope 1m	Slope analysis based on 1m data.	BML, 2025
Slope 8m	Slope analysis based on 8m data.	BML, 2025
Landscape Character Areas BML 2025	BML landscape character area mapping.	BML, 2025
CODC Outstanding Natural Landscape	CODC Outstanding Natural Landscape overlay.	CODC
Basemap imagery	Aerial / base imagery for model context, including visible landform, vegetation and rock outcrop context where legible.	LINZ, 2025
LINZ river centrelines	Mapped river / watercourse centrelines from LINZ topographic data.	LINZ, Jun 2026
LINZ drain centrelines	Mapped drain centrelines from LINZ topographic data.	LINZ, Jun 2026
Bendigo stream lengths	Stream length information relevant to the Bendigo site context.	Rich Allibone, Oct 2024
Bendigo Spring Locations	Mapped spring locations.	Rich Allibone, Oct 2024
Ecology Vegetation RMA	Mapped vegetation communities across the project / covenant area.	RMA Ecology, 2025
Ecology Kōwhai RMA	Confirmed locations of individual and small groups of kōwhai.	RMA Ecology, 2025

Data / layer	What it shows	Source / date
Ecology Kānuka RMA	Kānuka ecology layer supplied by RMA Ecology.	RMA Ecology, 2025
Invertebrate survey — sporophyla locations	Survey locations for the identified invertebrate dataset.	Habitat NZ, Feb 2026
Invertebrate survey — inophloeus locations	Survey locations for the identified invertebrate dataset.	Habitat NZ, Feb 2026
LINZ track centrelines	Mapped tracks from LINZ topographic data.	LINZ, Jun 2026
Access, roads, tracks and unformed legal roads	Existing access network, including roads, tracks, unformed legal roads and right-to-roam areas where mapped.	LINZ / CODC
Direct Disturbance Footprint	Project direct disturbance footprint.	Santana, 2025
GNS 1:250,000 Geological Data	Regional-scale geological units, faults and structural information relevant to understanding the broader geological setting.	GNS Science, New Zealand Geological Map 1:250,000 dataset, 2026
NZAA selected site layer 2025	Selected archaeological / heritage site information.	NZAA, 2025
NZHPT sites 2025	Heritage site information.	NZHPT, 2025
CODC heritage buildings	District Council heritage building information.	CODC, May 2026
CODC heritage reserve	District Council heritage reserve information.	CODC, May 2026
Hamel site locations	Additional heritage site locations.	Hamel
Archaeological sites and POI HPL	Additional archaeological sites and points of interest.	HPL
Heritage sites May 2026	Additional heritage site information.	M. Sole, May 2026
NZAA site area June 2026	NZAA site area information.	NZAA, Jun 2026
Closure BML	Georeferenced closure plan / graphic layer.	BML, Jan 2026
Mitigation BML	Georeferenced mitigation plan / graphic layer.	BML, Jan 2026
Mine Regeneration Zones	Proposed mine regeneration zones relevant to understanding effects on the characteristics and values of the Bendigo Conservation Covenant.	BML / Santana, Jan 2026

APPENDIX 2: Heritage Data

Dr Naomi Woods, 24 June 2026

Hamel data: Hamel's site locations were hand drawn on a topo map following field visits. Some had their NZAA site number noted, but not all. I georeferenced Hamel's plan (Figure 3a from "The Rich Fields of Bendigo") to create the shapefile. Many of the site locations were incorrect, so for any that the location had since been updated, I placed the point in the correct location. Hamel's sites can therefore be used to give a general idea of distribution. I also categorised the sites into those identified as "principal values" in the Covenant itself.

NZHP site data: Site polygons created by me are based on a combination of historical records, aerials, LiDAR and ground survey. These can be taken as a true reflection of site location and extent. The full area surveyed by NZHP is shown on page 70 of the heritage assessment B.34B, and all sites within this area have been updated in either the NZHP data provided or the NZAA data.

NZAA site data: Many of these overlap with the NZHP data as we updated the NZAA database with our updated site extents. The exception is water races as these cannot always be accurately depicted on the NZAA database, for example G41/584 and G41/586 in the NZAA data are shown as a single point, but their true extent is shown in the NZHP data. Sites in the NZAA dataset represented by squares have not been recently visited and their location is an approximation. It is also important to note that this data shows the sites recorded, and areas that have no recorded sites (outside those investigated as part of NZHP's heritage assessment) may have simply not been investigated by an archaeologist.

Matthew Sole data: This data is similar to the NZHP data as being based on historical records, aerials and ground survey. This is therefore also a true representation of feature location.

APPENDIX 3: Vegetation Mapping

Zac Milner, 3 July 2026

Scope: Provide brief advice on the 'meaning' of the vegetation mapping (including kowhai and kanuka point layers) within the Upper Rise and Shine Creek Covenant area (i.e., in terms of ecological values and significance) along with the grain of survey/analysis informing that advice, and any limitations relevant to interpretation. Spatial scope is a portion of the covenant area as shown on map.

Purpose: To ensure the mapping dataset is technically adequate to assist an understanding of landscape related effects.

Matakanui Gold Limited (MGL) has requested that we (RMA Ecology Ltd) provide advice relating to the ecological values and significance of a portion of the Bendigo Conservation Covenant Area (hereafter, the Area of Interest (AOI) (**Figure C**). RMA Ecology has previously prepared a Vegetation Values Assessment for a 5,386 ha Ecological Study Area (ESA) which encompasses the AOI[4]. The original assessment was designed primarily to identify and assess ecological values within the 610 ha Direct Disturbance Footprint (DDF). Survey effort outside the DDF was undertaken at a scale appropriate to characterise the broader ESA and place the DDF in its landscape context, rather than to provide a detailed assessment of all areas within the ESA, including parts of the AOI. The advice in this document includes comment on the survey intensity and mapping accuracy of the AOI, and the limitations of the survey and analysis. The purpose of this advice is to assist an understanding of landscape-related effects by describing the ecological information represented by the vegetation mapping. The scope of this advice is restricted to vegetation values (including wetlands), and does not consider fauna.

The AOI is subject to a range of environmental conditions including an altitude spanning from c. 710-1222 m asl, with predominantly north-east and south-west facing aspects due to the north-west to south-east aligned Rise and Shine valley. Soil moisture levels range from permanent saturation to extreme summer moisture deficit, and there are a variety of substrates including rocky outcrops and deep organic matter. These environmental gradients, together with the management history and ongoing drivers of ecological decline and improvement, are reflected as a complex mosaic of vegetation communities occurring at both fine and coarse scales.

Broadly, the AOI supports areas of native grey scrub dominated by matagouri (*Discaria toumatou*), scented tree daisy (*Olearia odorata*), and mingimingi (*Coprosma propinqua*); native short tussockland with characteristic silver tussock (*Poa cita*), hard tussock (*Festuca novae-zelandiae*), and blue tussock (*Poa colensoi*); native taramea (*Aciphylla aurea*) herbfield; and native cushionfield which is characterised by scabweed (*Raoulia* spp.) and supports a highly diverse herbaceous flora including spring annuals.

These vegetation communities were mapped with a granularity in the tens of metres, that is, vertices were generally positioned tens of metres apart in order to map the ESA in an efficient manner, although this mapping is more accurate within the Direct Disturbance Footprint (DDF) portion of the AOI. For one area of the AOI – the higher altitude area at and surrounding Mt Moka – the vegetation community classification is incorrect and we have very limited information regarding the species assemblage and values. Wetlands, where mapped, were delineated at a much finer scale than the terrestrial vegetation communities. However, wetlands were not mapped in all

[4] RMA Ecology Ltd. October 2025. Bendigo-Ophir Gold Project: Vegetation Values Assessment. Report prepared for Matakanui Gold Ltd. 106 pages + appendices.

areas of the AOI because the purpose of the wetland mapping was to comprehensively map wetlands within the DDF and to characterise the type and condition of wetlands in the rest of the ESA[5].

Some of the finer scale discrete features include rocky outcrops which support unique plant assemblages; remnant kōwhai (*Sophora microphylla*); and wetlands including hillside seepages, gully fens, and valley floor swamps and marshes. Some native plant species are widespread, while others are confined to very few known locations within the AOI, such as *Carex talboti*, mikimiki (*Coprosma virescens*), dwarf rush (*Juncus novae-zelandiae*), *Olearia bullata*, *Pimelea notia*, *Pimelea prostrata* subsp. *prostrata*.

The AOI is completely within a wider area that we determined to be ecologically significant based on the Otago Regional Council operative and proposed Regional Policy Statements on the basis that the wider area meets all of the significance criteria, noting that only one criterion needs to be met for the area to be considered significant. The AOI is also completely within a wider area that we determined to be of Very High ecological value, noting that this rating is the highest possible on a five-point scale.

The AOI is ecologically significant and of Very High ecological value for the following reasons:

- Representativeness: The area supports vegetation communities characteristic of the present-day natural diversity of the Ecological District (ED);
- Rarity / distinctiveness: The ESA supports 58 vascular plant species that are nationally or regionally At Risk or Threatened. The AOI encompasses much of the breadth of conditions that exist within the ESA, and so most of these 58 species are likely to exist within the AOI. Many of these nationally or regionally At Risk or Threatened vascular plant species found within the ESA are at the limits of their national range within Otago. Furthermore, given that some areas of the AOI were not subject to vegetation survey (e.g., the Mt Moka area), there are potentially more nationally or regionally At Risk or Threatened vascular plant species that are within the AOI that have not been recorded as part of our assessment. This is evidenced by the findings of a DOC botanist who visited the Mt Moka area in December 2025 and who found five such species[6]. Eight At Risk non-vascular plant or lichen species have also been recorded within the ESA but their presence and abundance within the AOI is not known because the survey was undertaken at a scale appropriate for characterising the ESA as a whole, rather than as a detailed assessment of the AOI[7].
- Diversity and pattern: The ESA has a high diversity of natural features and environmental conditions. These factors create natural gradients that support a mosaic of diverse species assemblages. The AOI encompasses much of the breadth of these conditions and therefore it is likely that most of the 176 recorded native vascular plant species diversity found within the wider ESA are also present within the AOI. In addition, there are

[5] RMA Ecology Ltd. September 2025. Bendigo-Ophir Gold Project: Wetland Values Assessment. Report prepared for Matakanui Gold Ltd. 73 pages & appendices.
[6] Crowe, M. (2026, March 10). Statement of advice: Vegetation and flora. Independent consultant. Appendix G to Bendigo-Ophir Gold Project: Department of Conservation section 51 covering report (FTAA-2507-1089).
[7] Wildland Consultants (2026). Non-vascular plant assessment at Bendigo, Otago. Wildland Consultants Contract Report No. 7863. Prepared for Matakanui Gold Limited. 23pp.

conditions, vegetation communities, and vascular plant species within the Mt Moka area that have not been surveyed. All seven of the vegetation communities[8] and all three of the wetland types[9] that have been classified within the ESA can be found within the AOI. Ninety-four native non-vascular plant and lichen species have also been recorded within the ESA but their presence and abundance within the AOI is not known because the survey was undertaken at a scale appropriate for characterising the ESA as a whole, rather than as a detailed assessment of the AOI[10].

- Ecological context: The AOI is completely surrounded by ecologically significant vegetation communities and provides for many ecological sequences that are especially notable for altitude and moisture. The AOI supports some sparse species which are reliant on unique conditions in discrete locations in the local landscape to persist.

The limitations of the survey and analysis of this AOI include:

- As mentioned, the higher altitude Mt Moka area was not correctly surveyed or classified;
- As mentioned, vegetation mapping outside of the DDF is less accurate than within the DDF, but is still mostly adequate for characterising the vegetation of the AOI (except for the Mt Moka area);
- As mentioned, non-vascular plants and lichen in the ESA have been recorded but their distribution and abundance have not been assessed;
- As mentioned, wetlands have not been comprehensively mapped within the AOI;
- There has been no specific assessment of vascular plant presence or abundance within the AOI. That assessment has been made for the DDF and the Surrounding Landscape (i.e., the ESA outside of the DDF) only; and
- Most of the suitable habitat for spring annuals has been surveyed within the AOI, but there are some marginally suitable areas that have not yet been surveyed.

[8] RMA Ecology Ltd. October 2025. Bendigo-Ophir Gold Project: Vegetation Values Assessment. Report prepared for Matakanui Gold Ltd. 106 pages + appendices.

[9] RMA Ecology Ltd. September 2025. Bendigo-Ophir Gold Project: Wetland Values Assessment. Report
prepared for Matakanui Gold Ltd. 73 pages & appendices.

[10] Wildland Consultants (2026). Non-vascular plant assessment at Bendigo, Otago. Wildland Consultants Contract Report No. 7863. Prepared for Matakanui Gold Limited. 23pp.

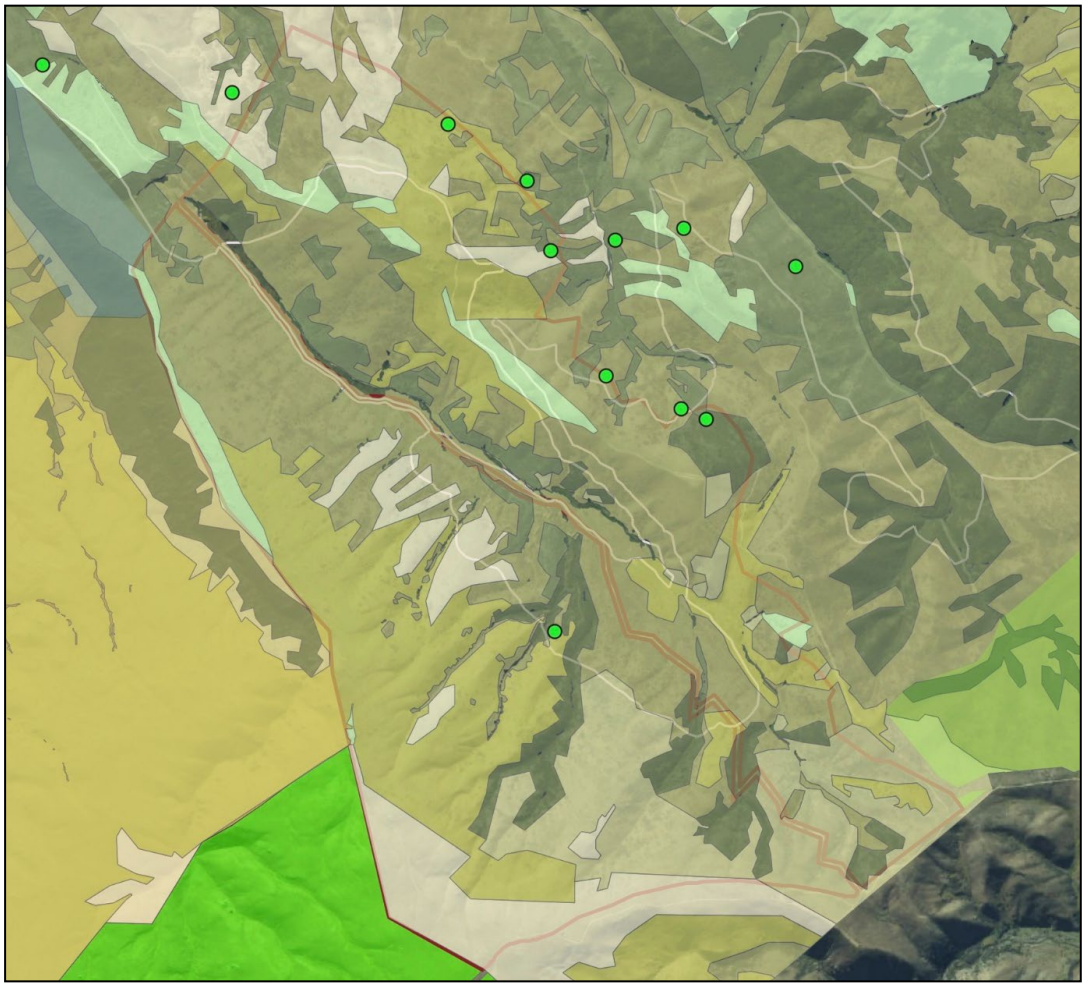


Figure C. Area of Interest (AOI) shown by the red border, and the DDF shown by the white border.

Boffa Miskell

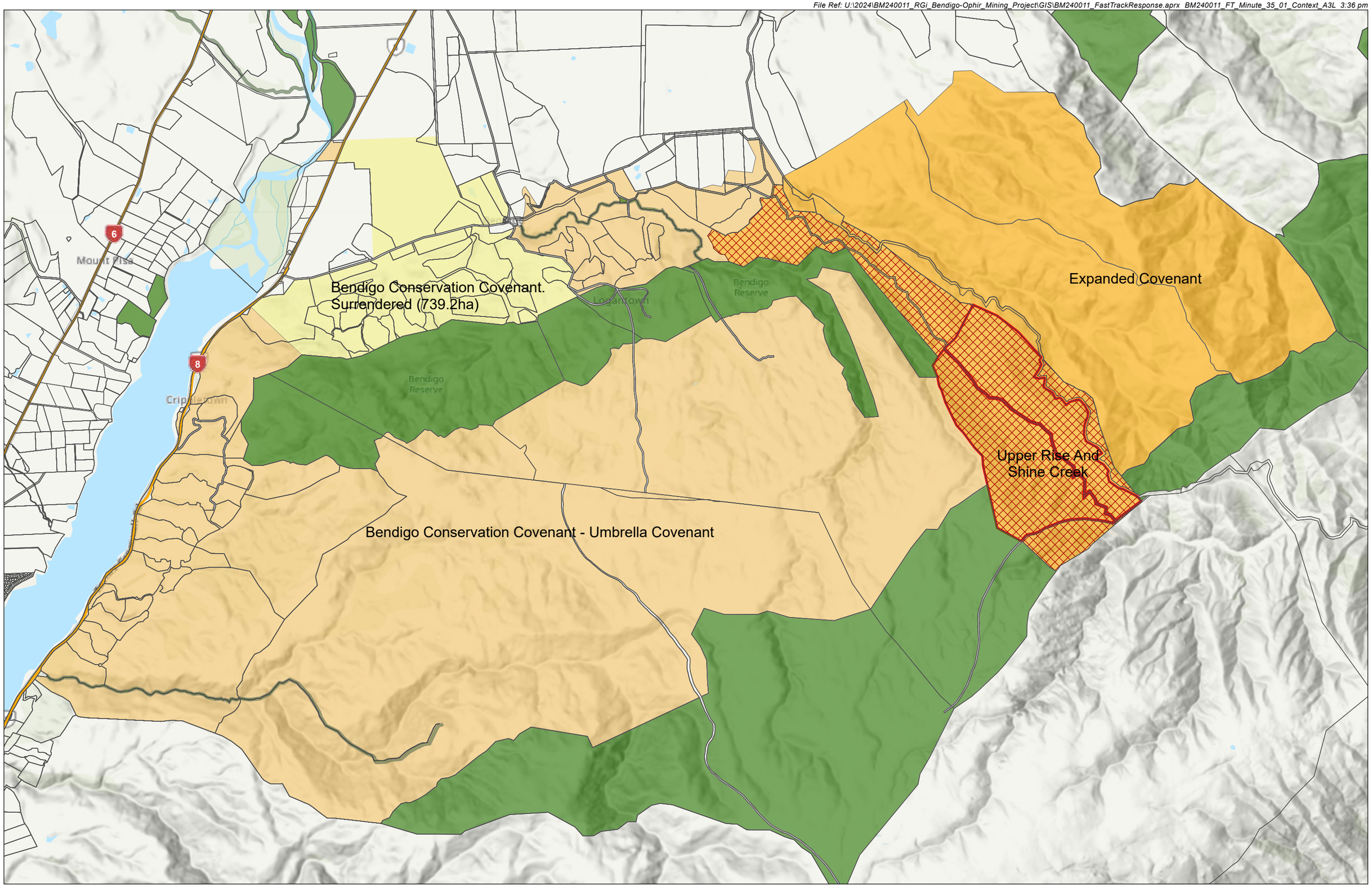
BENDIGO CONSERVATION COVENANT

GRAPHIC SUPPLEMENT TO SUPPORT SUPLEMENTARY EVIDENCE OF RHYS JAMES GIRVAN IN RESPONSE TO MINUTE 35 OF THE EXPERT PANEL

16 JULY 2026

BOGP: GIS Base Model and Specific Effects on the Bendigo Conservation Covenant

CONTENTS



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Data Sources:
Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Bendigo Conservation Covenant - Umbrella Covenant (6,206.1ha)
- Bendigo Conservation Covenant Uplift Area (804.1ha)
- Upper Rise And Shine Creek (487.0ha)
- Proposed new covenant extent (2880.8ha)
- Public Conservation Areas

BENDIGO OPHIR MINING PROJECT

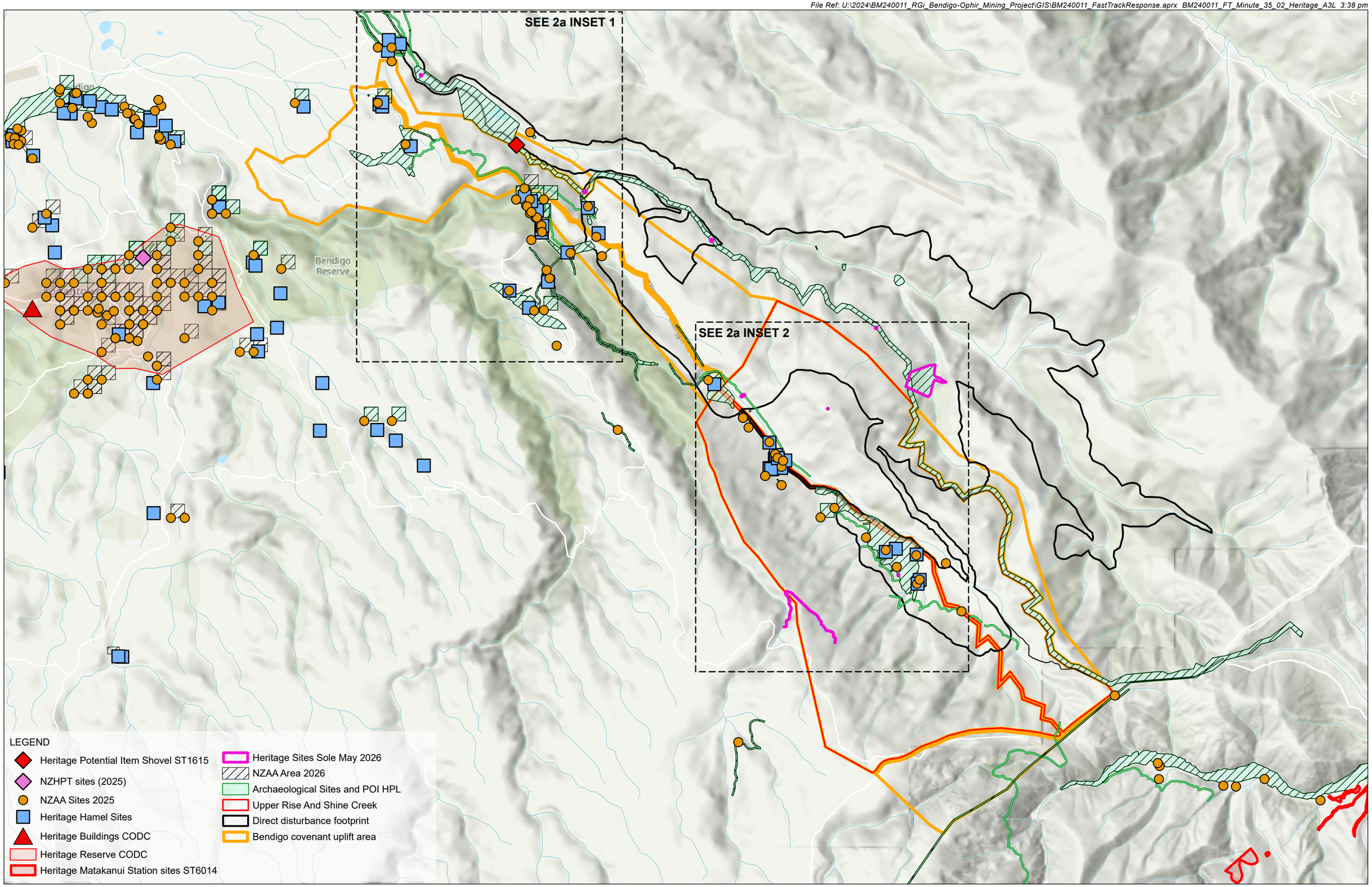
Bendigo Conservation Covenant Context

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 1



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Data Sources:
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Projection: NZGD 2000 New Zealand Transverse Mercator

BENDIGO OPHIR MINING PROJECT

Heritage Values

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 2

INSET 1

INSET 2

Peg 4 Survey

Peg 1 Survey

Battery Hill Trig B10D

Clearwater Ck water race

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0 400 m

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Data Sources:
Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

- Heritage Potential Item Shovel ST1615
- NZAA Sites 2025
- Heritage Hamel Sites
- Heritage Sites Sole May 2026
- NZAA Area 2026
- Archaeological Sites and POI HPL
- Direct disturbance footprint
- Upper Rise And Shine Creek
- Bendigo covenant uplift area

BENDIGO OPHIR MINING PROJECT

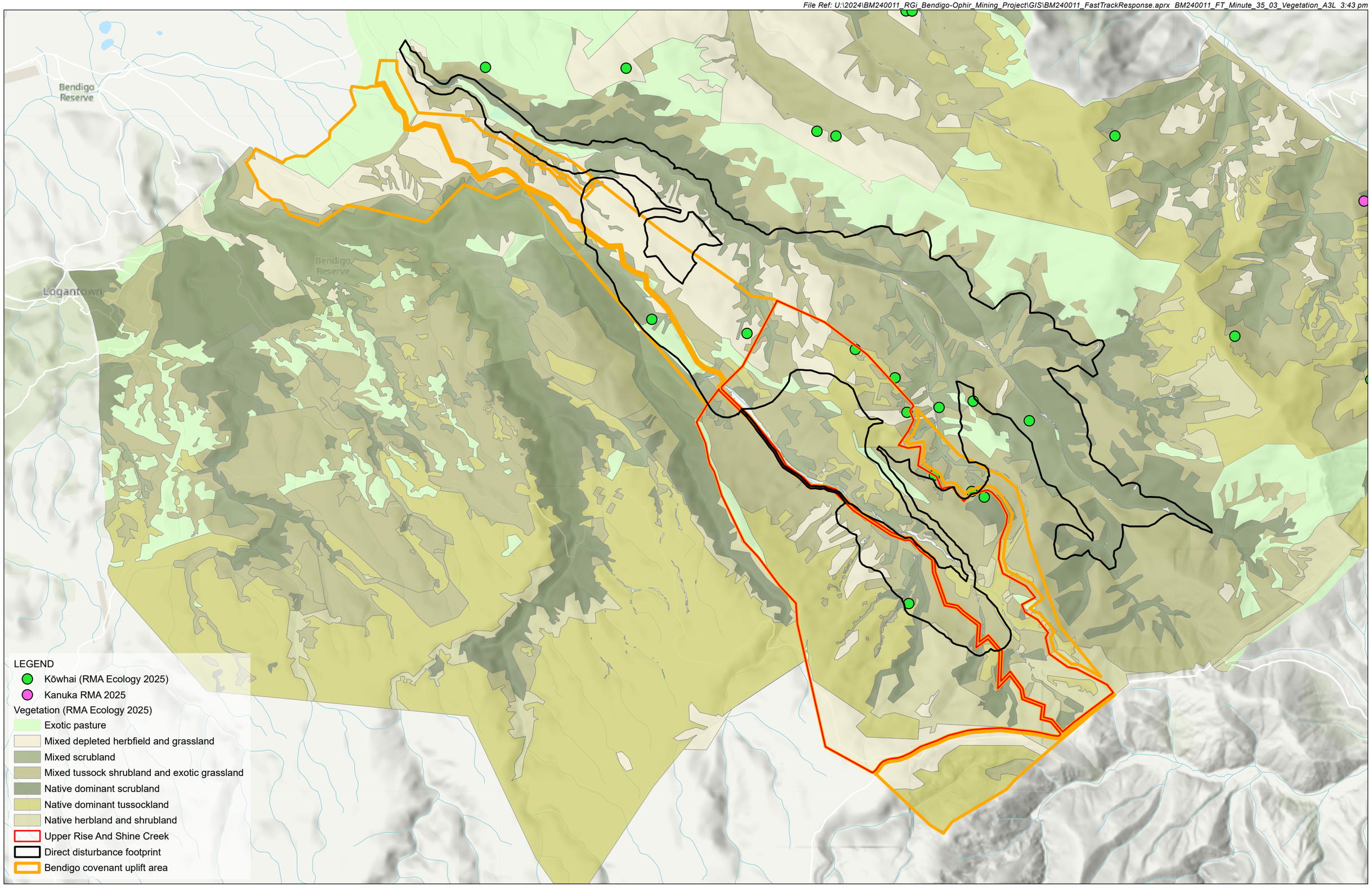
Heritage Values

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 2a



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Data Sources:
Vegetation layers sourced from RMA Ecology. Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

BENDIGO OPHIR MINING PROJECT

Vegetation

Date: 16 July 2026 | Revision: 0

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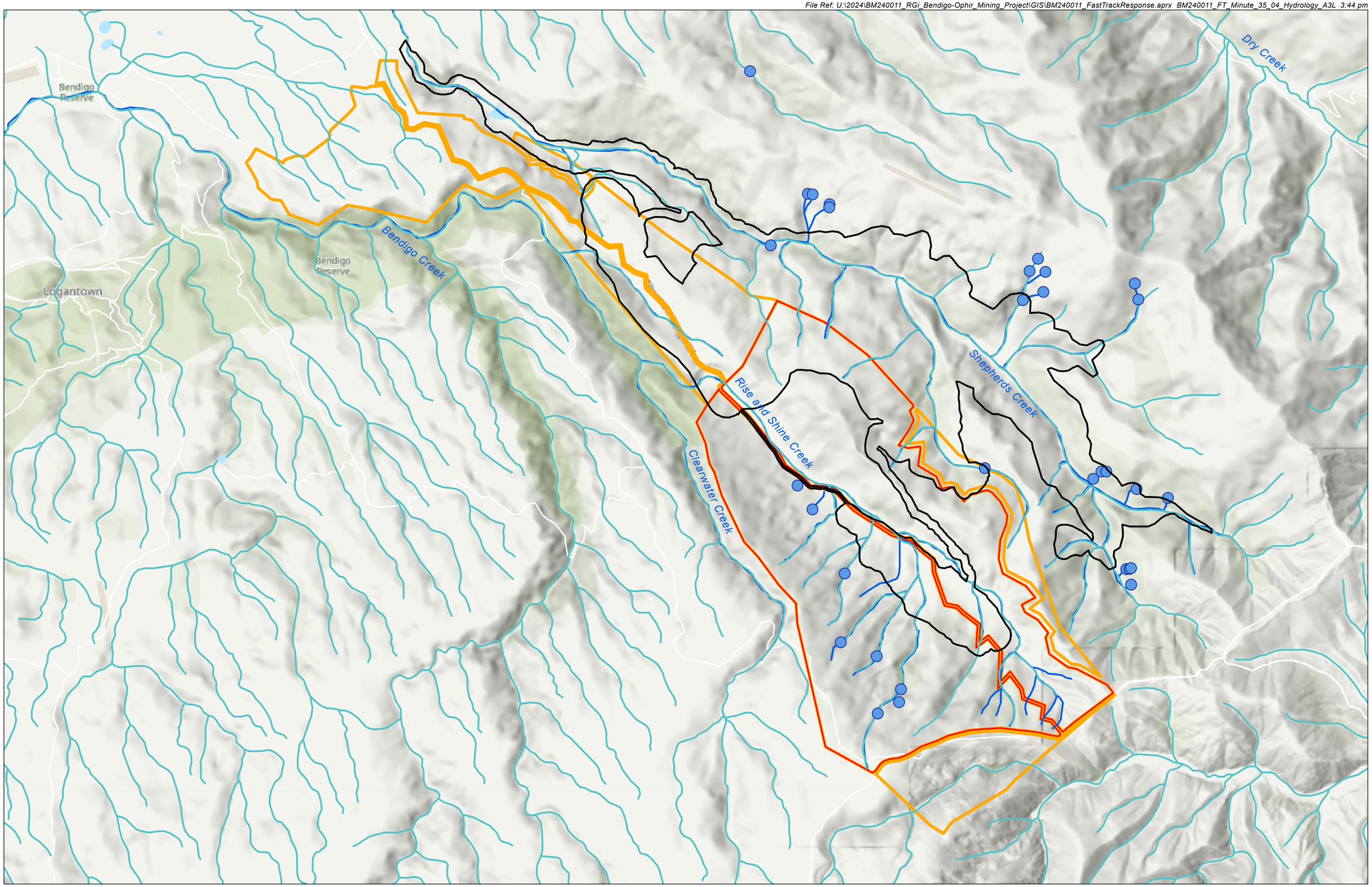
Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 3



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Data Sources:
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Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Bendigo spring locations
- River centre lines (LINZ Topo)
- Bendigo Stream lengths (Allibone 202410)
- Upper Rise And Shine Creek
- Direct disturbance footprint
- Bendigo covenant uplift area

BENDIGO OPHIR MINING PROJECT

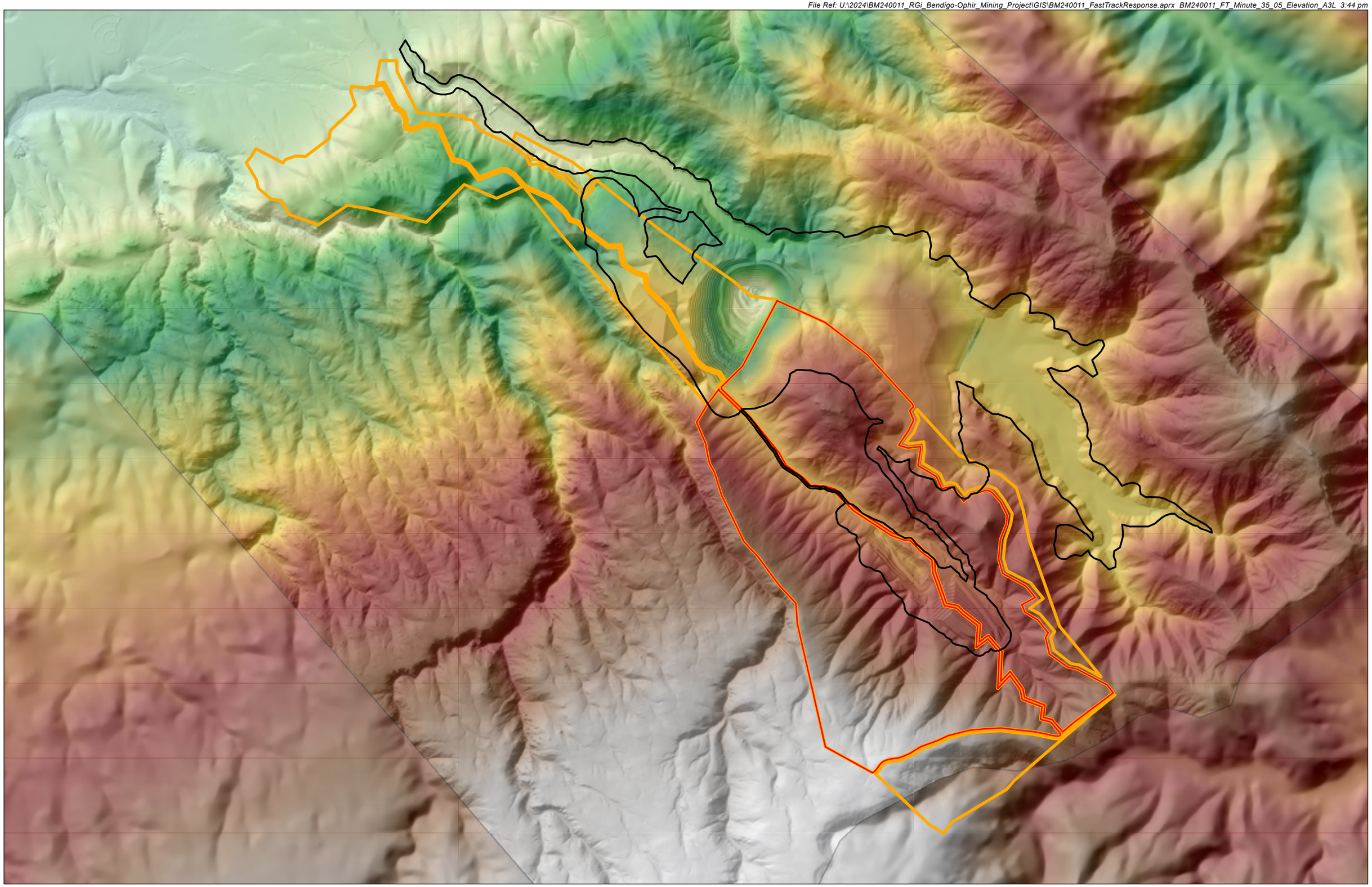
Hydrology

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 4



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Data Sources:
Elevation DEM sourced from Santana. Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Upper Rise And Shine Creek
- Direct disturbance footprint
- Bendigo covenant uplift area

Elevation (m)
1350m
220m

BENDIGO OPHIR MINING PROJECT

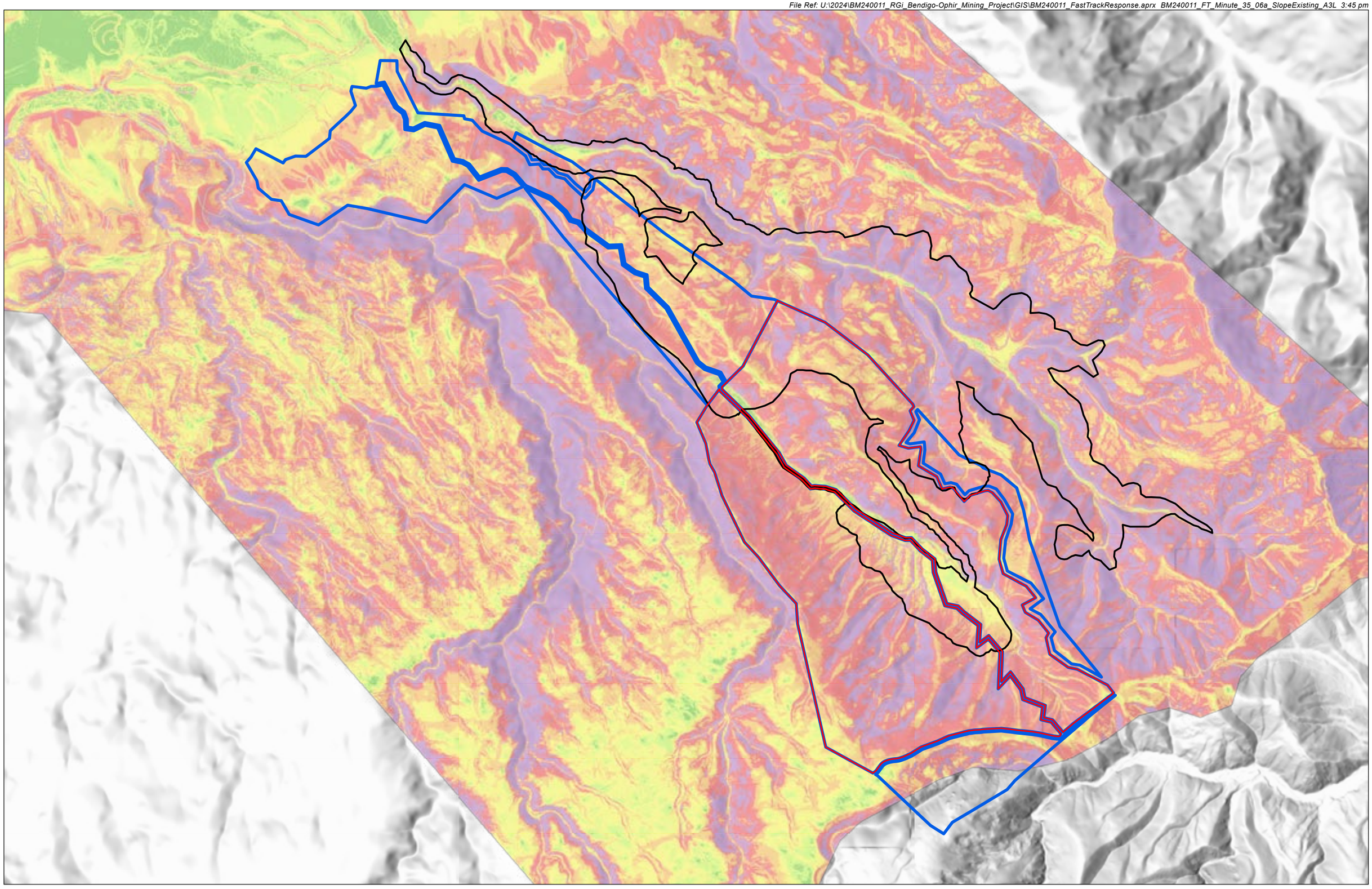
Elevation

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 5



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Data Sources:
Elevation DEM sourced from Santana. Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Upper Rise And Shine Creek
- Direct disturbance footprint
- Bendigo covenant uplift area

Slope (°)

- < 3°
- 3 - 7°
- 7 - 15°
- 15 - 25°
- 25 - 34°
- > 34°

BENDIGO OPHIR MINING PROJECT

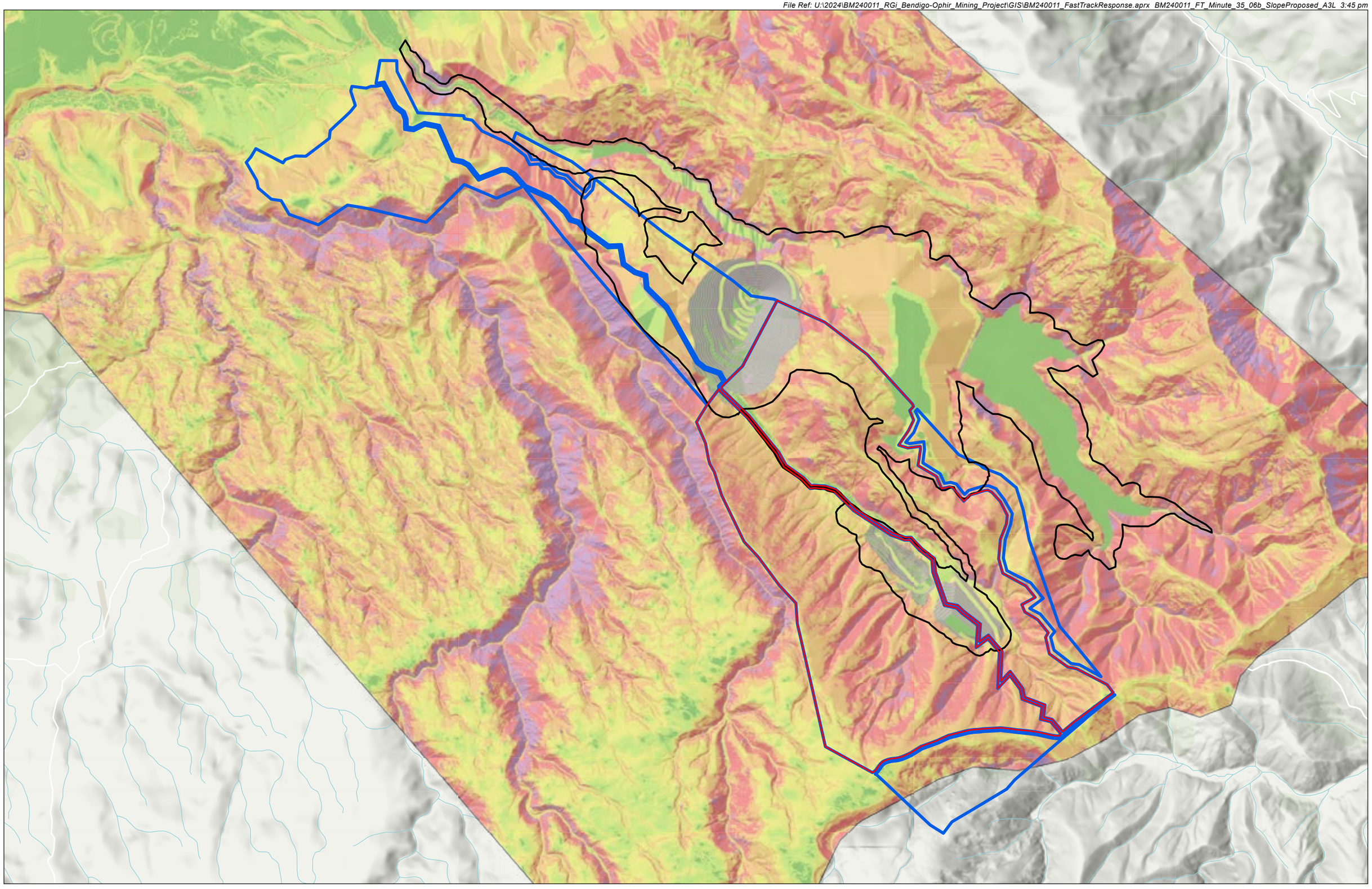
Existing Slope

Date: 16 July 2026 | Revision: 0

Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 6a



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Data Sources:
Elevation DEM sourced from Santana. Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand

Projection: NZGD 2000 New Zealand Transverse Mercator

LEGEND

- Upper Rise And Shine Creek
- Direct disturbance footprint
- Bendigo covenant uplift area

Slopr (°)

- < 3°
- 3 - 7°
- 7 - 15°
- 15 - 25°
- 25 - 34°
- > 34°

BENDIGO OPHIR MINING PROJECT

Proposed Slope

Date: 16 July 2026 | Revision: 0

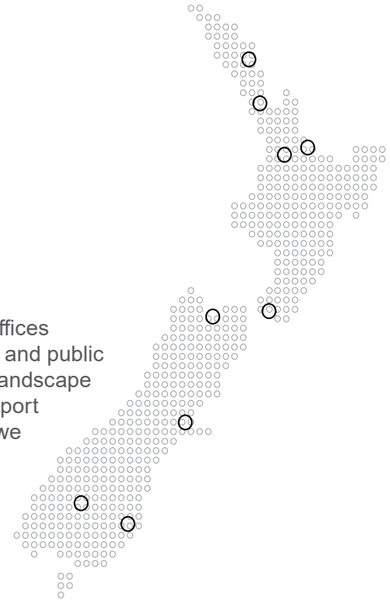
Plan prepared for Santana Minerals Ltd by Boffa Miskell Limited

Project Manager: rhys.girvan@boffamiskell.co.nz | Drawn: BMc | Checked: RGi

Figure 6b

Together. Shaping Better Places.

Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation and excellence by understanding each project's interconnections with the wider environmental, social, cultural and economic context.



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APPENDIX 2: Workshopping Schedule

Memorandum

To: Shay McDonald (Otago Regional Council), Ann Rodgers (Central Otago District Council), Marie Payne (Department of Conservation), Shane Ellison, Sandra McIntyre and Tim Vial (Kā Rūnaka) and Sylvia Allan (Sustainable Tarras)

From: Mark Chrisp and Nicolai Berry (Mitchell Daysh) (on behalf of Matakanui Gold Limited)

Date: 17 July 2026

Re: Proposed Conditions and Management Plan Workshops – Bendigo-Ophir Gold Project Fast-Track Application

---

INTRODUCTION / PURPOSE

The purpose of this memorandum is to provide an overview of the conditions and management plan workshops for the Bendigo-Ophir Gold Project ("**BOGP**") proposed to be undertaken across July, August and September 2026. This includes the provision of a more detailed schedule for each workshop session. In summary, three workshop sessions are proposed:

> Workshop One - Monday 27 July to Friday 31 July 2026 – Cromwell;
> Workshop Two - Wednesday 5 August to Friday 7 August 2026 – Dunedin; and
> Workshop Three - Monday 31 August to Friday 4 September 2026 – Dunedin.

The following is an amalgamation of previous email communications which has been updated from the planning meeting held via Teams on 8 July 2026.

SCHEDULE AND AVAILABILITY

An overview of the proposed workshop schedule throughout July, August and September 2026 is illustrated in Figure 1 below. A more detailed, daily schedule for each workshop session is then provided in the subsequent sections.

After reviewing this workshop schedule, can you please confirm:

> Your availability for the proposed workshop dates; and
> Provide any comment on the order / amount of time provided for each topic based on the key issues within your respective jurisdiction or area of interest that you will likely want to discuss.

As mentioned in previous correspondence, we can amend the schedule to accommodate individual availability constraints to ensure the workshops are as worthwhile as possible, however, we are also conscious of the need to lock in dates in calendars as soon as possible.

Each workshop day has been split into a morning and afternoon session, with each session containing several condition topics. While we appreciate the need to give technical experts as much guidance on their indicative slot, we also need to maintain flexibility to the extent practicable to ensure the workshop discussions are not unnecessarily drawn out / delayed because of rigid timeframes. If you could each communicate this with your technical teams – and advise if there are any issues – that would be much appreciated.

It is also noted that the regulator involvement column is to provide a high-level snapshot of who we consider needs to be attendance for each workshop session. All parties are welcome to attend additional sessions if needed. Kā Rūnaka representatives have not been included on this column on the basis they are welcome to attend any, or all, conditions workshop sessions.

WORKSHOP PURPOSE / PROCESS

The following bullet points provide an overview of the workshop purpose and proposed process:

- **Workshopping Purpose** – As previously communicated, while the concept of workshopping conditions and management plans was welcomed and encouraged by the Panel, this is not a panel-directed or led process. The purpose of the workshops is to receive constructive feedback on the proposed consent conditions and management plans from the relevant regulators and Kā Rūnaka and discuss specific changes that can be made to improve the robustness and effectiveness of the conditions (on the basis that all approvals sought for the BOGP are granted). Overall, MGL will put forward its proposed conditions but seeks to do so with the benefit of input and engagement from the relevant parties wherever possible.
- **Preparation** – The intention is that the conditions and management plans submitted to the EPA on 22 June 2026 have been pre-read and that all participants come prepared to discuss specific amendments to conditions, and key areas where further work is needed on management plans. This is not a 'page-turn' exercise, and we proposed that conditions are discussed on an exceptions basis where comments have been made.
- **Facilitation** – An independent facilitator (likely from Simpson Grierson – still TBC) will be present for all in-person workshop sessions, with the role of managing the schedule and guiding discussions where there is clear disagreement on final condition wording (see below section for the process of documenting differing views).
- **Approach to Management Plans** - While the focus is on consent conditions, there is a clear interrelationship between the conditions and management plans, and we propose any feedback on the relevant management plans is provided alongside the conditions. As set out in the detailed workshop schedules, dedicated times have been set aside throughout the

workshops to capture key feedback on the management plans after the related conditions discussion has finished (e.g. after discussing noise, vibration and blasting conditions it is proposed that the key outstanding issues for the relevant noise, vibration and blasting management plans are captured). To ensure discussions are efficient, we encourage participants to focus on key outcomes the management plans are seeking to achieve, not the specific detailed methods that are at the discretion of MGL.

- **Changes to Management Measures** – While MGL will consider changes to effects management measures to the extent required as part of its responses to Panel RFI 11, the intention of these workshops is improve the conditions and management plans for the Project as proposed, and not to discuss alternative effects management or mitigation responses that could be undertaken.
- **Provision of New Information** – We will endeavour to share any outputs from Panel RFI 11 that have an influence on conditions at least one week prior to any workshops to allow all parties to review and consider any amendments to conditions and management plans.
- **Reporting timelines** – The key reporting timeframes set out in the Common Conditions to Central Otago District Council and Otago Regional Council are set, and unlikely to change during workshopping, as these need to align with MGL's business operations.
- **Concessions** – We propose any necessary workshopping on concessions and wildlife permit conditions with DOC, and the archaeology authority with HNZPT, are undertaken separately via MS Teams at a time that suits all parties.

WORKSHOP OUTPUTS AND REPORTING

During Conditions and Management Plan Discussion Meeting held via MS Teams on 8 July 2026, it was agreed that each participant will use the updated conditions documents submitted to the EPA on 22 June 2026 as the base document to make any comments or suggested amendments prior to the workshops (with any track changes accepted etc).

Ahead of the first workshop, Mitchell Daysh will prepare an updated clean version of each condition set which will be used as the final condition set that will be amended at the workshops. The condition numbering will remain unchanged from the 22 June 2026 version and will be finalised after each workshop session has been completed.

Mitchell Daysh will track any further changes to conditions that are agreed at the workshop (via a projector or shared screen similar to the expert conferencing process) on the updated clean versions. Where the parties disagree on the final condition content or wording, this will be recorded in comment boxes which will set out the alternative conditions sought by each party for the benefit of the Panel.

WORKSHOP SCHEDULE OVERVIEW

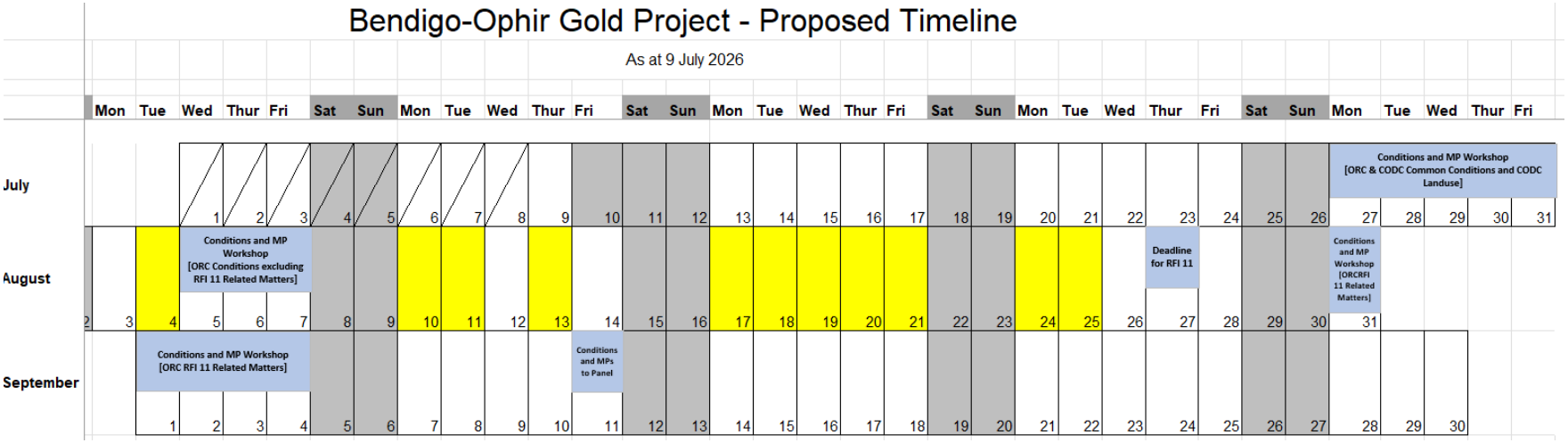

Figure 1: **Overall Conditions Workshop Timeline**

Note: *the dates in yellow are a combination of the various participants unavailability, however, this does not foreclose the ability to undertake additional workshopping via Microsoft Teams for targeted matters as and when required.*

DETAILED WORKSHOP SCHEDULE

WORKSHOP SESSION ONE

The first conditions and management plan workshop session is proposed to be held on the week of Monday 27 July to Friday 31 July 2026. Key details as follows:

- **Location:** Cromwell.
- **Venue:**
  - **Monday 27 July 2026:** Cromwell Presbyterian Church - Bannock Room, 10 Elspeth Street, Cromwell, 9310. Start at 9:30am.
  - **Tuesday 28 July - Friday 31 July 2026:** Cromwell Memorial Hall & Events Centre, 36 Melmore Terrace, Heritage Precinct. Start at 9:00am.
- **Topics:** Common Conditions for both Central Otago District Council and Otago Regional Council and the Land Use Consent and Conditions for Central Otago District Council.

A more detailed daily schedule is provided below.

Monday 27 July 2026

Time	Topic	Regulator
D.03 – Schedule One – Common Conditions for CODC and ORC Consents		
Morning	> General Conditions and Overall Condition Framework (including Annual Works Programme, Annual Monitoring and Compliance Reporting, Management and Monitoring Plans and certification); > Peer Review Panel (relating to water, geotechnical and ecology matters); and > Review of Conditions and Administration.	ORC and CODC DOC (optional)
Afternoon	> As above (*potential to bring forward landscape and rehabilitation from Tuesday if finish early*).	ORC and CODC DOC (optional)

Tuesday 28 July 2026

Time	Topic	Regulator
D.03 – Schedule One – Common Conditions for CODC and ORC Consents		
Morning	> Landscape and Ecological Rehabilitation.	ORC, CODC and DOC
Morning Session End (approx. 30 mins)	Management Plan feedback / discussion: > Landscape and Ecological Rehabilitation Management Plan (“**LERMP**”).	ORC, CODC and DOC
Afternoon	> Terrestrial Ecology and Management Plans. > Offsetting and Compensation. > BOGP Biodiversity and Heritage Enhancement Fund. ***Comment:*** *while lizards and spring annual aspects are the subject of Panel RFI 11 responses we understand from MGL that any outputs will be available and circulated for participants to review a week prior to this workshop session one.*	ORC, CODC and DOC
Afternoon Session End (approx. 30 mins)	Management Plan feedback / discussion: > Various terrestrial ecology management plans.	ORC, CODC and DOC

Wednesday 29 July 2026

Time	Topic	Regulator
D.03 – Schedule One – Common Conditions for CODC and ORC Consents		
Morning	> Terrestrial Ecology and Management Plans. > Offsetting and Compensation. > BOGP Biodiversity and Heritage Enhancement Fund. ***Comment:*** *while lizards and spring annual aspects are the subject of Panel RFI 11 responses we understand from MGL that any outputs will be available and circulated for*	ORC, CODC and DOC

Time	Topic	Regulator
	participants to review a week prior to this workshop session one.	
Afternoon	> As above.	ORC, CODC and DOC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > Various terrestrial ecology management plans.	ORC, CODC and DOC

Thursday 30 July 2026

Time	Topic	Regulator
D.03 – Schedule One – Common Conditions for CODC and ORC Consents		
Morning	> Mine Rehabilitation and Closure. > Bond. > Matakinui Trust.	CODC, ORC and DOC
Afternoon	> As above.	CODC, ORC and DOC

Friday 31 July 2026

Time	Topic	Regulator
D.01 – CODC Land Use Consent and Conditions		
Morning	> General Conditions (Scope, Lapse Period, Term of Consent, Location of Mining Activities). > Noise, Vibration and Blasting. > Lighting. ***Comment:*** *Assumption that noise, vibration and blasting, transport and lighting will be key topics - discussions regarding noise vibration and blasting be focussed on confirming latest conditions reflect agreed version between*	CODC

Time	Topic	Regulator
	CODC and MGL experts and recording residual areas of disagreement.	
Morning Session End (approx. 30 mins)	Management Plan feedback / discussion: > Noise and Vibration Management Plan; > Construction Noise and Vibration Management Plan; and > Blasting Noise and Vibration Management Plan.	CODC
Afternoon	> Recreation. > Transportation. > Lighting. > Hazardous Substances. > Archaeology and Heritage. > Contaminated Land. ***Comment:*** *Assumption is that transport will occupy most time (if not resolved in the next week or two), with only potential minor tweaks to other conditions (on the basis that a high level of agreement has already been achieved). Propose to address recreation, transport and lighting as priority, and can discuss additional topics via separate MS Teams meeting if we run out of time.*	CODC
Afternoon Session End (approx. 30 mins)	Management Plan feedback / discussion: > Access Road Construction Traffic Management Plan; > Lighting Management Plan; > Soil Management Plan; and > Hazardous Substances Management Plan. ***Comment:*** *As above, focus on transport and lighting management plans as priority, and can discuss other management plans through separate MS Teams meeting if required. While no changes made to ARCTMP on 22 June placeholder for any final comment.*	CODC

WORKSHOP SESSION ONE OVERFLOW (IF REQUIRED)

If the Central Otago District Council conditions and management plans cannot be fully worked through on Friday 31 July in Cromwell, it is proposed to discuss any remaining topics (assumed to relate to topics such as hazardous substances, archaeology and heritage, and contaminated land) via a MS Teams meeting any time on Monday 10 August – Wednesday 12 August 2026.

> **Location:** Microsoft Teams.

> **Topics:** Any remaining Land Use Consent and Conditions for Central Otago District Council.

Time	Topic	Regulator
D.01 – CODC Land Use Consent and Conditions		
Morning	> *TBC.*	CODC
Afternoon	> *TBC.*	CODC
Day Session End	Management Plan feedback / discussion: > *TBC.*	CODC

WORKSHOP SESSION TWO

The second conditions and management plan workshop session is proposed to be held on the week of Wednesday 5 August to Friday 7 August 2026. Key details as follows:

> **Location:** Dunedin.

> **Venue:** Otago Regional Council Office – 180 High Street, Central Dunedin, Dunedin 9016.

> **Start time:** 9am.

> **Topics:** General conditions for Otago Regional Council consents (excluding the non-surface and groundwater and aquatic ecology matters which are subject to further work as part of the Panel RFI 11 response), with a particular focus on the geotechnical conditions questions put forward by Commissioner Johnson in Minute 40 of the Panel.

A more detailed daily schedule is provided below.

Wednesday 5 August 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		
Morning	> Erosion and Sediment Control and Climate Change. > Geotechnical – Slope Stability (Minute 40 of Panel)	ORC
Afternoon	> Geotechnical – Slope Stability (Minute 40 of Panel) > Geotechnical – Landslide Risk, Open Pits, Rise and Shine Underground Mine.	ORC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > Erosion and Sediment Control Management Plan. > Comment on proposed content of Ground Control Management Plan for Open Pit Mines (refer to Attachment X of Conditions D.04).	ORC

Thursday 6 August 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		
Morning	> Geotechnical – Dams, Shepherds TSF and Tailings Management Plan, Shepherds Seepage Collection Sump, Shepherds Creek Silt Pond, Pond and Reservoir Management Plan.	ORC
Afternoon	> Geotechnical – Engineered Landforms, Engineered Landforms Management Plans.	ORC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > Engineered Landform Management Plan; and > Tailings Management Plan.	ORC

Friday 7 August 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		
Morning	> Discharge of Contaminants to Air, Air Quality Monitoring and Air Quality Management Plan. ***Comment:*** *Assumption that discussion will relate to confirming tracked amendments reflect JWS records.*	ORC
Morning Session End (approx. 30 mins)	Management Plan feedback / discussion: > Air Quality Management Plan.	ORC
Afternoon	> *TBC – overflow if needed.*	ORC

WORKSHOP SESSION THREE

The third conditions and management plan workshop session is proposed to be held on the week of Monday 31 August to Friday 4 September 2026. Key details as follows:

> **Location:** Dunedin.

> **Venue:** Otago Regional Council Office – 180 High Street, Central Dunedin, Dunedin 9016.

> **Start Time:** 9am.

> **Topics:** Mop-up of any Common Conditions for both Central Otago District Council and Otago Regional Council discussed in previous weeks (including to integrate any further outputs from the RFI 11 responses such as social impact and community engagement) and all conditions for Otago Regional Council Consents that are dependent on outputs / responses from the Panel RFI 11 (including surface and groundwater and aquatic ecology matters).

A more detailed daily schedule is provided below.

Monday 31 August 2026

Time	Topic	Regulator
General Mop-Up of Common Conditions or Central Otago District Council Consents		

Time	Topic	Regulator
Morning	> Any changes to social / community engagement conditions following Social Impact Assessment workstream as part of Panel RFI 11. > *TBC on any additional conditions to be addressed / revisited following previous workshop sessions.*	ORC, CODC and DOC
Afternoon	> As above.	ORC, CODC and DOC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > *TBC on any additional management plans to be addressed / revisited following previous workshop sessions.*	ORC, CODC and DOC

Tuesday 1 September 2026

Time	Topic	Regulator
D.02 – ORC Consents and Conditions		
Morning	> Bendigo Aquifer borefields. > Instream structures and culverts. > Water take from Bendigo Aquifer. > Augmentation of flows.	ORC
Afternoon	> Active Water Treatment Plant. > Passive Water Treatment System.	ORC

Wednesday 2 September 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		

Time	Topic	Regulator
Morning	> Water Management Plan (proposed surface and groundwater water management matters, including compliance limits, performance monitoring and additional monitoring and studies).	ORC
Afternoon	> As above.	ORC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > Water Management Plan.	ORC

Thursday 3 September 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		
Morning	> Freshwater Ecology Management and Monitoring Plan (including stream diversions, aquatic ecology and sediment monitoring, wetland management).	ORC
Afternoon	> As above.	ORC
Day Session End (approx. 1 hour)	Management Plan feedback / discussion: > Freshwater Ecological Management Plan.	ORC

Friday 4 September 2026

Time	Topic	Regulator
D.04 – Schedule Two – General Conditions for ORC Consents		
Morning	> *TBC – overflow if needed.*	ORC.
Afternoon	> *TBC – overflow if needed.*	ORC.