APPENDIX 9.A – RELEVANT STATUTORY PROVISIONS

NEW ZEALAND COASTAL POLICY STATEMENT

Table 1: Summary of the relevant provisions of the New Zealand Coastal Policy Statement

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective				
Objective 2 To preserve the natural character of the coastal environment and protect natural features and landscape values through: • recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution; • identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; • and encouraging restoration of the coastal environment.	✓			
Objective 3 To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by: • recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;	✓			

* including Cypress where relevant under s127

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
• promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act • incorporating mātauranga Māori into sustainable management practices; and • recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.				
Objective 6 To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that: • the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits; • some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities; • the potential to protect, use, and develop natural and physical resources in the coastal the potential to protect, use, and develop natural and physical resources in the coastal.	✓			
Policies				
Policy 1 Extent and characteristics of the coastal environment 1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
2) Recognise that the coast environment includes: a) The coastal marine area; e) coastal vegetation and the habitat of indigenous coastal species including migratory birds; f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values; and i) physical resources and built facilities, including infrastructure, that have modified the coastal environment.				
Policy 2 The Treaty of Waitangi, tangata whenua and Māori heritage In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment: (a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations.	✓			
Policy 4 Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment.	✓			
Policy 6 Activities in the coastal environment 1) In relation to the coastal environment:	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
(b) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities important to the social, economic and cultural well-being of people and communities; (f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable.				
Policy 13 Preservation of natural character To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development.	✓			

NATIONAL POLICY STATEMENT FOR FRESHWATER MANAGEMENT 2020

Table 2: Summary of the relevant provisions of the National Policy Statement for Freshwater Management 2020.

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective				
2.1 Objective 1) The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: a) first, the health and well-being of water bodies and freshwater ecosystems b) second, the health needs of people (such as drinking water) c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.	✓	✓	✓	✓
Policies				
Policy 1 Freshwater is managed in a way that gives effect to Te Mana o te Wai.	✓	✓	✓	✓
Policy 2 Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.	✓	✓	✓	✓
Policy 3 Freshwater is managed in an integrated way that considers the effects of the use and development of land on a	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
whole-of-catchment basis, including the effects on receiving environments.				
Policy 4 Freshwater is managed as part of New Zealand's integrated response to climate change.	✓	✓	✓	✓
Policy 5 Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.	✓	✓	✓	✓
Policy 6 There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.	✓	✓	✓	✓
Policy 7 The loss of river extent and values is avoided to the extent practicable.		✓	✓	✓
Policy 9 The habitats of indigenous freshwater species are protected.	✓	✓	✓	✓
Policy 10 The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 11 Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.	✓	✓	✓	
Policy 12 The national target (as set out in Appendix 3) for water quality improvement is achieved.	✓	✓	✓	✓
Policy 13 The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.	✓	✓	✓	✓
Policy 14 Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.	✓	✓	✓	✓
Policy 15 Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.	✓	✓	✓	✓

NATIONAL POLICY STATEMENT FOR INDIGENOUS BIODIVERSITY

Table 3: Summary of the relevant provisions of the National Policy Statement for Indigenous Biodiversity

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective				
2.1 Objective 2) The objective of this National Policy Statement is: b) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and c) to achieve this: i. through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and ii. by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and iii. by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and iv. while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	✓	✓	✓	✓
Policies				
Policy 1 Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 2 Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through: a) managing indigenous biodiversity on their land; and b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and c) actively participating in other decision-making about indigenous biodiversity.	✓	✓	✓	✓
Policy 3 A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.	✓	✓	✓	✓
Policy 7 SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.				
Policy 8 The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.	✓	✓	✓	✓
Policy 9 Certain established activities are provided for within and outside SNAs.	✓	✓	✓	✓
Policy 10 Activities that contribute to New Zealand's social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 13 Restoration of indigenous biodiversity is promoted and provided for.	✓	✓	✓	✓
Policy 14 Increased indigenous vegetation cover is promoted in both urban and nonurban environments.	✓	✓	✓	✓

WEST COAST REGIONAL POLICY STATEMENT

Table 4: Summary of the relevant provisions of the West Coast Regional Policy Statement

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Chapter 3: Resource Management Issues of Significance to Poutini Ngāi Tahu				
Objective 1 To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the RMA.	✓	✓	✓	✓
Objective 2 Recognise and provide for the relationship of Poutini Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga within the West Coast Region.	✓	✓	✓	✓
Policy 2 In consultation with Poutini Ngāi Tahu, provide for the protection of ancestral land, wāhi tapu, water, sites, and other taonga from the adverse effects of activities, in a manner which is consistent with the purpose of the RMA.	✓	✓	✓	✓
Policy 3 The special relationship that Poutini Ngāi Tahu have with te taiao (the environment), and their economic, cultural, and spiritual values, including their role as kaitiaki, will be given particular consideration in resource management decisions and practices.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Chapter 4: Resilient and Sustainable Communities				
Objective 1 To enable sustainable and resilient communities on the West Coast.	✓	✓	✓	✓
Objective 3 To ensure that the West Coast has physical environments that effectively integrate subdivision, use and development with the natural environment, and which have a sense of place, identity and a range of lifestyle and employment options.	✓	✓	✓	✓
Objective 4 The significant values of historic heritage are appropriately managed to contribute to the economic, social and cultural wellbeing of the West Coast.	✓	✓	✓	✓
Objective 5 To recognise and provide for the relationships of Poutini Ngāi Tahu with cultural landscapes.	✓	✓	✓	✓
Policy 1 To sustainably manage the West Coast's natural and physical resources in a way that enables a range of existing and new economic activities to occur, including activities likely to provide substantial employment that benefits the long term sustainability of the region's communities.	✓	✓	✓	✓
Policy 5 Promote the sustainable management of historic heritage, through:	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
a) Identification of significant values associated with historic heritage; b) Ensuring that subdivision, use and development does not detract from the significant values of historic heritage; and c) Encouraging the adaptive reuse of historic heritage where appropriate and practicable.				
Policy 6 Cultural landscapes are appropriately identified, and effects of activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu.	✓	✓	✓	✓
Chapter 5: Use and Development of Resources				
Objective 1 To recognise the role of resource use and development on the West Coast and its contribution to enabling people and communities to provide for their social, economic and cultural wellbeing.	✓	✓	✓	✓
Objective 2 Incompatible use and development of natural and physical resources are managed to avoid or minimise conflict.	✓	✓	✓	✓
Policy 1 Enabling sustainable resource use and development on the West Coast to contribute to the economic, social and cultural wellbeing of the region's people and communities.	✓	✓	✓	✓
Policy 2 To recognise that natural and physical resources important for the West Coast's economy need to be protected	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
from significant negative impacts of new subdivision, use and development by: a) Avoiding, remedying or mitigating reverse sensitivity effects arising from new activities located near existing: i. Primary production activities; ii. Industrial and commercial activities; iii. Minerals extraction*; iv. Significant tourism infrastructure; v. Regionally significant infrastructure; and b) Managing new activities to retain the potential future use of: i. Land with significant mineral resources; or ii. Land which is likely to be needed for regionally significant infrastructure. *Minerals extraction includes aggregates and other mining activities.				
Chapter 7: Ecosystems and Indigenous Biological Diversity				
Objective 2 Protect significant indigenous vegetation and significant habitats of indigenous fauna.	✓	✓	✓	✓
Objective 3 Provide for sustainable subdivision, use and development to enable people and communities to maintain or enhance their economic, social, and cultural wellbeing in areas of significant indigenous vegetation and significant habitats of indigenous fauna.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective 4 Maintain the region's terrestrial and freshwater indigenous biological diversity.	✓	✓	✓	✓
Policy 1 1. a) Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be identified using the criteria in Appendix 1; they will be known as Significant Natural Areas (SNAs) and will be mapped in the relevant regional plan and district plans. b) Significant wetlands will be identified using the criteria in Appendix 2; they will be known as Significant Natural Areas (SNAs), and will be mapped in the relevant regional plan. 2. Activities shall be designed and undertaken in a way that does not cause: a) The prevention of an indigenous species' or a community's ability to persist in their habitats within their natural range in the Ecological District, or b) A change of the Threatened Environment Classification to category two or below at the Ecological District Level; or c) Further measurable reduction in the proportion of indigenous cover on those land environments in category one or two of the Threatened Environment Classification at the Ecological District Level; or d) A reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Classification Categories 1 – nationally critical, 2 – nationally endangered, and 3a – nationally vulnerable.	✓	✓	✓	✓
Policy 2 Activities shall be designed and undertaken in a way that does not cause:	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
a) The prevention of an indigenous species' or a community's ability to persist in their habitats within their natural range in the Ecological District, or b) A change of the Threatened Environment Classification to category two or below at the Ecological District Level; or c) Further measurable reduction in the proportion of indigenous cover on those land environments in category one or two of the Threatened Environment Classification at the Ecological District Level; or d) A reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Classification Categories 1 – nationally critical, 2 – nationally endangered, and 3a – nationally vulnerable.				
Policy 4 Provided that Policy 2 is met, and the adverse effects on a SNA cannot be avoided, remedied or mitigated, in accordance with Policy 3, then consider biodiversity offsetting if the following criteria are met: a) Irreplaceable or significant indigenous biological diversity is maintained; and b) There must be a high degree of certainty that the offset can be successfully delivered; and c) The offset must be shown to be in accordance with the six key principles of: i. Additionality: the offset will achieve indigenous biological diversity outcomes beyond results that would have occurred if the offset was not proposed; ii. iii. Permanence: the positive ecological outcomes of the offset last at least as long as the impact of the activity, preferably in perpetuity; iii. No-net-loss: the offset achieves no net loss and preferably a net gain in indigenous biological diversity; iv. Equivalence: the offset is applied so that the ecological values being achieved are the same or similar to	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
those being lost; v. Landscape context: the offset is close to the location of the development; and vi. The delay between the loss of indigenous biological diversity through the proposal and the gain or maturation of the offset's indigenous biological diversity outcomes is minimised. d) The offset maintains the values of the SNA.				
Policy 5 Provided that Policy 2 is met, in the absence of being able to satisfy Policies 3 and 4, consider the use of biodiversity compensation provided that it meets the following: a) Irreplaceable or significant indigenous biological diversity is maintained; and b) The compensation is at least proportionate to the adverse effect; and c) The compensation is undertaken where it will result in the best practicable ecological outcome, and is preferably: i. Close to the location of development; or ii. Within the same Ecological District; and d) The compensation will achieve positive indigenous biological diversity outcomes that would not have occurred without that compensation; and e) The positive ecological outcomes of the compensation last for at least as long as the adverse effects of the activity; and f) The delay between the loss of indigenous biological diversity through the proposal and the gain or maturation of the compensation's indigenous biological diversity outcomes is minimised.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 6 Allow for subdivision, use or development within SNAs, including by: a) Allowing existing lawfully established activities to continue provided the adverse effects are the same or similar in scale, character or intensity; b) Allowing activities with no more than minor adverse effects provided that the values of the SNA are maintained.		✓		✓
Policy 7 Provide for subdivision, use or development within land areas or water bodies containing indigenous biological diversity that does not meet any of the significance criteria in Appendix 1 or 2, by: a) Allowing activities with no more than minor adverse effects; b) Avoiding, remedying or mitigating more than minor adverse effects; c) Where there are significant residual adverse effects, considering any proposal for indigenous biological diversity offsetting or compensation.	✓	✓	✓	✓
Policy 8 Maintain indigenous biological diversity, ecosystems and habitats in the region by: a) Recognising that it is more efficient to maintain rather than to restore indigenous biological diversity; b) Encouraging restoration or enhancement of indigenous biological diversity and/or habitats, where practicable; and c) Advocating for a co-ordinated and integrated approach to reducing the threat status of indigenous biological diversity.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 9 Give effect to Objective 2 of Chapter 3 by: a) Providing for the kaitiakitanga role of Poutini Ngāi Tahu in the management of indigenous biological diversity; ...	✓	✓	✓	✓
Chapter 7A: Natural Character				
Objective 1 Protect the natural character of the region's wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development.	✓	✓	✓	✓
Objective 2 Provide for appropriate subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.	✓	✓	✓	✓
Policy 2 Protect the elements, patterns, processes and qualities that together contribute to the natural character of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development.	✓	✓	✓	✓
Policy 3 When determining if an activity is appropriate, the following matters must be considered: a) The degree and significance of actual or potential adverse effects on the elements, patterns, processes and qualities that contribute to natural character;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
b) The value, importance or significance of the natural character at the local, or regional level; c) The degree of naturalness; d) The potential for cumulative effects to diminish natural character, and the efficacy of measures proposed to avoid, remedy or mitigate such effects; and e) The vulnerability of the natural character to change, and its capacity to accommodate change, without compromising its values.				
Policy 4 Allow activities which have no more than minor adverse effects on natural character.	✓	✓	✓	✓
Chapter 7B: Natural Features and Landscapes				
Objective 1 Protect the region's outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development.	✓	✓	✓	✓
Objective 2 Provide for appropriate subdivision, use and development on, in or adjacent to outstanding natural features and outstanding natural landscapes to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.	✓	✓	✓	✓
Policy 2 Protect the values which together contribute to a natural feature or landscape being outstanding, from inappropriate subdivision, use and development.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 3 When determining if an activity is appropriate, the following matters must be considered: a) Whether the activity will cause the loss of those values that contribute to making the natural feature or landscape outstanding; b) The extent to which the outstanding natural feature or landscape will be modified or damaged including the duration, frequency, magnitude or scale of any effect; c) The irreversibility of any adverse effects on the values that contribute to making the natural feature or landscape outstanding; d) The resilience of the outstanding natural feature or landscape to change; e) Whether the activity will lead to cumulative adverse effects on the outstanding natural feature or landscape;	✓	✓	✓	✓
Policy 4 Allow activities in outstanding natural features and outstanding natural landscapes which have no more than minor adverse effects.	✓	✓	✓	✓
Chapter 8: Land and Water				
Objective 1 The life-supporting capacity of freshwater is maintained or improved.	✓	✓	✓	✓
Objective 2 Provide for a range of land and water uses to enable the economic, social and cultural wellbeing of West Coast communities while maintaining or improving water quality and aquatic ecosystems.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective 4 Identify and protect the significant values of wetlands and outstanding freshwater bodies.	✓	✓	✓	✓
Objective 5 Achieve the integrated management of water and the subdivision, use and development of land within catchments, recognising the interconnections between land, fresh water, and coastal water, including by managing adverse effects of land and water use on coastal water quality.	✓	✓	✓	✓
Policy 1 Adverse effects on fresh and coastal water quality and aquatic ecosystems arising from: a) Subdivision, use or development of land; b) Discharges of contaminants to water and to land in circumstances which may result in contaminants entering water; c) Water use and take; and d) Activities in, or on, water including damming and diversion, will be avoided, remedied or mitigated, to ensure that water quality and aquatic ecosystems are maintained or improved.	✓	✓	✓	✓
Policy 2 To give effect to Objective 2 of Chapter 3, the adverse effects of subdivision, use and development on Poutini Ngāi Tahu cultural values will be avoided, remedied or mitigated taking into account the following matters: a) A preference by Poutini Ngāi Tahu for discharges to land over water where practicable;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
b) The value of riparian margin vegetation for water quality and aquatic ecosystems; and c) Effects on the sustainability of mahinga kai, and protection of taonga areas.				
Policy 3 To give effect to Objective 2 of Chapter 3, manage land and water use in a way that avoids significant adverse effects (other than those arising from the development, operation, maintenance, or upgrading of RSI and local roads) and …	✓	✓	✓	✓
Policy 4 Until priority frameworks for water take and use are developed through the FMU processes and added to a regional plan, consent applications will be processed on a "first-come, first served'' basis, and in making decisions, the following matters must be considered: a) The reasonably foreseeable future requirements for domestic and community water supply needs, stock drinking, and firefighting; b) The degree of community, regional or national benefit from the take, use, damming or diversion of water; c) Any adverse environmental effects from the take, use, damming or diversion of water will be avoided, remedied or mitigated including where applicable by applying provisions of the regional plan; d) Applying rates of take, volume limits and residual flows at the point of take to ensure that there is enough water for the purpose of the take, and to maintain or improve water quality and aquatic ecosystems; e) The extent to which the proposal maximises the efficient allocation and efficient use of water; and f) The reasonable needs of other water users.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 5 Maintain or improve water quality within freshwater management units.	✓	✓	✓	✓
Policy 6 Identify the significant values of wetlands and outstanding freshwater bodies in regional plans and protect those values.	✓	✓	✓	✓
Policy 7 Encourage the coordination of urban growth, land use and development including the provision of infrastructure to achieve integrated management of effects on fresh and coastal water.	✓	✓	✓	✓
Policy 8 Provide for the social, economic and cultural wellbeing derived from the use and development of land and water resources, while maintaining or improving water quality and aquatic ecosystems.	✓	✓	✓	✓
Chapter 9: Coastal Environment				
Objective 1 Within the coastal environment: a) Protect indigenous biological diversity; b) Preserve natural character, and protect it from inappropriate subdivision, use and development; and c) Protect natural features and natural landscapes from inappropriate subdivision, use and development.	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective 2 Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social, and cultural wellbeing.	✓			
Policy 1 Within the coastal environment protect indigenous biological diversity, and natural character, natural features and natural landscapes from inappropriate subdivision, use and development by: a) Identifying in regional and district plans areas of significant indigenous biological diversity, outstanding and high natural character and outstanding natural features and landscapes, recognising the matters set out in Policies 11, 13 and 15 of the NZCPS; b) Avoiding adverse effects on significant indigenous biological diversity, areas of outstanding natural character and outstanding natural landscapes and features; and c) Avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects on indigenous biological diversity, natural character, natural features and natural landscapes.	✓			
Policy 3 Provide for subdivision, use or development in the coastal environment: a) Which maintains or enhances the social, economic and cultural well-being of people and communities; b) Which: (i) Requires the use of the natural and physical resources in the coastal environment; or (ii) Has a technical, functional or operational requirement to be located within the coastal environment; c) Recognising that minor or transitory effects associated with subdivision, use and development may not be an	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
adverse effect within those areas described in Policy 1.b). d) By allowing subdivision, use and development where the adverse effects are no more than minor within those areas described in Policy 1.c). e) By allowing lawfully established activities to continue provided the adverse effects are the same or similar in scale, character or intensity.				
Chapter 10: Air Quality				
Objective 2 To allow discharges to air which are part of activities contributing to the social, economic, and cultural wellbeing of people and communities on the West Coast, while managing adverse effects of those discharges.	✓	✓	✓	✓
Policy 2 Management of adverse effects of the discharge of contaminants to air must include consideration of the following: a) Reverse sensitivity, including the siting of new, incompatible development in proximity to activities that discharge contaminants to air; b) Use of technology, codes of practice, and industry standards; and, c) The best practicable option to minimise the adverse effects of the discharge.	✓	✓	✓	✓
Chapter 11: Natural Hazards				
Objective 1 The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
economy are avoided or minimised.				
Policy 2 New subdivision, use or development should be located and designed so that the need for hazard protection works is avoided or minimised. Where necessary and practicable, further development in hazard-prone areas will be restricted.	✓	✓	✓	✓
Policy 3 Avoid or mitigate adverse effects on the environment arising from climate change by recognising and providing for the development and protection of the built environment and infrastructure in a manner that takes into account the potential effects of rising sea levels and the potential for more variable and extreme weather patterns in coming decades.	✓	✓	✓	✓

WEST COAST REGIONAL LAND AND WATER PLAN

Table 5: Summary of the relevant provisions of the West Coast Regional Land and Water Plan

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Chapter 3: Natural and Human Use Values				
Objective 3.2.1 To provide for the sustainable use and development of land and water resources.	✓	✓	✓	✓
Objective 3.2.2 To protect water bodies from inappropriate use and development by maintaining and where appropriate enhancing their natural and amenity values including natural character and the life supporting capacity of aquatic ecosystems.	✓	✓	✓	✓
Objective 3.2.3 To maintain or where appropriate enhance the spiritual and cultural values and uses of significance to Poutini Ngäi Tahu.	✓	✓	✓	✓
Objective 3.2.4 To avoid or mitigate the exacerbation of any natural hazard or the creation of a hazard.	✓	✓	✓	✓
Policy 3.3.1 In the management of any activity involving water to give priority to avoiding, in preference to remedying or mitigating:	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
1) Adverse effects on: a) The habitats of threatened species identified in Schedule 7A; b) Water supply values identified in Schedule 7B; c) Spiritual and cultural values and uses of significance to Poutini Ngäi Tahu identified in Schedule 7C; d) The significant natural character of wetlands, and lakes and rivers and their margins; e) Outstanding natural features and landscapes; f) Significant indigenous vegetation and significant habitat of indigenous fauna assessed in accordance with Policy 9.2 of the West Coast Regional Policy Statement; g) Existing public access to and along lakes and rivers; h) Significant historic heritage; 2) Adverse effects which cause or exacerbate flooding, erosion, land instability, sedimentation or property damage; 3) Adverse effects on existing lawful uses including regionally significant infrastructure.				
Policy 3.3.7 In the management of any activity involving water, to avoid, remedy, or mitigate adverse effects on: a) Water quality; b) Amenity values; c) Indigenous biological diversity; d) Intrinsic values of ecosystems;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
e) The natural character of wetlands, and lakes and rivers and their margins, not described in 3.3.1(1)(d); and f) Historic heritage not described in 3.3.1(1)(h).				
Policy 3.3.10 To recognise and provide for the following features of water bodies when considering adverse effects on their natural character: a) The topography, including the setting and bed form; b) The natural flow characteristics; c) The natural water level and its fluctuation; d) The natural water colour and clarity; e) The ecology; and f) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (e).	✓	✓	✓	✓
Policy 3.3.11 To have particular regard to the following qualities or characteristics of water bodies when considering adverse effects on amenity values: a) Aesthetic values associated with the water body; b) Recreational opportunities provided by the water body; c) Sports fish habitats, as outlined in Schedule 8; and d) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (c).	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Chapter 4: Land Management				
Objective 4.2.1 To avoid remedy or mitigate adverse effects from land disturbance so that the region's water and soil resources are sustainably managed.	✓	✓	✓	✓
Policy 4.3.1 To manage the disturbance of land and vegetation in order to avoid remedy or mitigate any adverse effects on: a) The stability of land (e.g. slumping, subsidence, or erosion), river banks, and riverbeds and coastal margins; b) Water quality, including clarity, turbidity, and temperature changes, and in stream values; c) Changes in water level including water table; d) Public access to rivers, lakes, and their margins and the coast; e) Natural character, and aquatic ecosystems; f) Soil depth and soil fertility; g) The integrity of property, structures, or effects upon the operation or maintenance of regionally significant infrastructure; h) Cultural and recreational values; and i) Significant indigenous vegetation and significant habitats of indigenous fauna.	✓	✓	✓	✓
Policy 4.3.2 To manage earthworks (for example, mining) to avoid effects on the environment where the activity may produce	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
any of the following geochemical processes, above background levels: a) Release of acid rock drainage; b) Precipitation of iron oxides; c) Release of heavy metals.				
Policy 4.3.3 To manage the disturbance of riparian margins to: a) Maintain or enhance water quality (including clarity, turbidity, and temperature), and in-stream values, (including aquatic ecosystems); b) Promote soil conservation; c) Ensure that existing public access to water bodies is maintained or enhanced; d) Protect the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, from inappropriate use and development; e) Enable the maintenance and safe operation of regionally significant infrastructure.	✓	✓	✓	✓
Policy 4.3.4 To manage the maintenance of existing land drainage activity to avoid, remedy, or mitigate adverse effects on receiving water bodies or property.	✓	✓	✓	✓
Policy 4.3.5 Manage the development of new land drainage activities (including humping and hollowing) to ensure that:	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
a) Bed and bank stability of the receiving water body is maintained; b) Long-term water quality (including clarity, turbidity, and temperature changes) in the receiving water and in stream values (including aquatic ecosystems) are maintained; c) Sediment deposition is minimised and sediment armouring of the bed of any water body is avoided; d) The activity does not increase the flood flow carried by the receiving waters, so that it exceeds the carrying capacity of existing drainage structures, or result in inundation of any other persons property; e) The activity does not reduce the flow in the receiving water body by more than 10%; and f) (f) The natural character of the coastal environment, wetlands, lakes and rivers and their margins, is protected from inappropriate use and development.				
Policy 4.3.10 To encourage the retention, maintenance, or planting of appropriate riparian vegetation.	✓	✓	✓	✓
Chapter 5: Lake and Riverbed Management				
Objective 5.2.1 To avoid, remedy, or mitigate the adverse effects of lake and riverbed activities on: a) The stability of beds, banks, and structures; b) The flood carrying capacity of rivers; c) The natural character of wetlands, lakes and rivers and their margins; d) Indigenous biodiversity and ecological values, including fish passage;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
e) Amenity, heritage, and cultural values; f) Sports fish habitat values; g) Water quality; h) Navigation; and i) Regionally significant infrastructure.				
Objective 5.2.2 The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.	✓	✓	✓	✓
Policy 5.3.1 To provide for appropriate use and development in lakes and rivers and recognise the social and economic benefit particularly related to West Coast communities of maintaining existing structures and infrastructure.	✓	✓	✓	✓
Policy 5.3.2 To manage bed disturbance, reclamation, deposition and the use, erection, extension, reconstruction, maintenance, alteration, demolition, or removal of structures in, on, under, or over the bed of any lake or river, so that the activity does not cause or contribute to significant adverse effects on: a) The stability of beds and banks; b) The capacity of rivers to carry flood flow; c) Heritage, amenity or cultural values;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
d) Water quality;				
e) Existing structures or existing uses;				
f) Navigational safety;				
g) Aquatic ecosystem values (including habitat values and fish passage);				
h) The natural character of the coastal environment, wetlands, rivers and lakes and their margins;				
i) Significant indigenous vegetation and significant habitats of indigenous fauna.				
Chapter 6: Wetland Management				
Objective 6.2.1 To recognise and provide for the protection of the natural character, indigenous biodiversity and other values of wetlands in the region.	✓	✓	✓	✓
Policy 6.3.2 To recognise the significant wetlands in Schedule 2 that are shown to meet any one of the ecological criteria in Schedule 3, and to identify and protect their values by controlling activities in those wetlands and their margins to ensure their natural character and ecosystems (including ecosystem functions and habitats) are sustained.		✓		✓
Policy 6.3.3 To recognise that there is no hierarchy of significance between wetlands included in Schedule 1, and wetlands included in Schedule 2 that meet any one of the ecological criteria in Schedule 3.		✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 6.3.4 To provide protection for any wetlands not in Schedule 1 or 2 that are shown to meet any one of the ecological criteria in Schedule 3, and to identify and protect the values of those wetlands and their margins to ensure their natural character and ecosystems (including ecosystem functions and habitats) are sustained.		✓		✓
Policy 6.3.5 To recognise and provide for the protection of wetlands by promoting the maintenance and enhancement of the natural values of all wetlands in the region and by managing adverse effects of activities on the values present, including natural character, ecosystems (including ecosystem functions and habitats), aesthetic values or amenity values.	✓	✓	✓	✓
Policy 6.3.6 The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where: a) the loss of extent or values arises from any of the following: i. the customary harvest of food or resources undertaken in accordance with tikanga Māori ii. restoration activities iii. scientific research iv. the sustainable harvest of sphagnum moss v. the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020) vi. the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Resource Management (National Environmental Standards for Freshwater) Regulations 2020 vii. natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or b) The West Coast Regional Council is satisfied that i. the activity is necessary for the construction or upgrade of specified infrastructure; and ii. the specified infrastructure will provide significant national or regional benefits; and iii. there is a functional need for the specified infrastructure in that location; and iv. the effects of the activity are managed through applying the effects management hierarchy.				
Chapter 7: Surface Water Quantity				
Objective 7.2.1 To retain flows and water levels in water bodies sufficient to maintain their in stream values, natural character, and life supporting capacity.	✓	✓	✓	✓
Objective 7.2.2 To provide for the water needs of the West Coast's industries, network utility operators, and community water supplies.	✓	✓	✓	✓
Objective 7.2.3 To promote the efficient use of water.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Objective 7.2.4 To avoid, remedy or mitigate adverse effects on the quality of source and receiving water, including its ecology and mauri, where such water is subject to any inter-stream or inter-catchment transfer.	✓	✓	✓	✓
Objective 7.2.5 To avoid, remedy or mitigate any adverse effects of managed flows in rivers, or from fluctuating levels of controlled lakes.	✓	✓	✓	✓
Policy 7.3.1 Takes from rivers where the total volume of water allocated is less than 20% of the river's mean annual low flow will require no minimum flow.	✓	✓	✓	
Policy 7.3.2 Where Policy 7.3.1 does not apply, a minimum flow based on 75% of the mean annual low flow will be applied as a consent condition.	✓	✓	✓	
Policy 7.3.3 To consider granting an application for a resource consent to take water from a river, subject to a minimum flow lower than that specified in Policy 7.3.2, on a case-by-case basis, provided: a) Any adverse effects on in stream values or natural character of the source water body or any other connected water body are avoided, remedied or mitigated; and b) Any adverse effects on lawfully existing takes of water are no more than minor; and c) The application if granted, together with the cumulative effect of other existing lawful takes, avoids, remedies	✓	✓	✓	

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
or mitigates adverse effects on the life supporting capacity of any waterbody.				
Policy 7.3.6 To promote the efficient use of water and to consider the need to cap the overall allocation from any water body.	✓	✓	✓	✓
Policy 7.3.7 To monitor the taking and use of water, requiring the volume and rate of take to be measured as or where appropriate.	✓	✓	✓	✓
Policy 7.3.8A The loss of river extent and values is avoided, unless the Council is satisfied: a) That there is a functional need for the activity in that location; and b) The effects of the activity are managed by applying the effects management hierarchy.	✓	✓	✓	✓
Policy 7.3.12 To require, where necessary, desirable and practicable, provision for fish migration.	✓	✓	✓	✓
Policy 7.3.13 In considering resource consents for flow augmentation proposals involving any transfer of water between streams or catchments, regard will be had to avoiding, remedying or mitigating effects on: a) Flora or fauna, including the introduction of new species; b) Water quantity and quality; and	✓	✓		

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
c) Tangata whenua cultural values; in the source and receiving waters.				
Policy 7.3.14 When considering diversions associated with disturbance of riverbeds, priority will be given to avoiding, in preference to remedying or mitigating, adverse effects on surface flows.	✓	✓	✓	✓
Policy 7.3.15 Financial contributions, works or services may be required to offset, remedy or mitigate any unavoidable adverse effect of the taking, damming or diversion of water.	✓	✓	✓	
Policy 7.3A.1 When considering any application the consent authority must have regard to the following matters: a) the extent to which the change would adversely affect safeguarding the life-supporting capacity of freshwater and of any associated ecosystem; and b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided.	✓	✓	✓	✓
Policy 7.3A.2 Policy 7.3A.1 applies to: a) any new activity; and b) any change in character, intensity or scale of any established activity that involves any taking, using, damming	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
or diverting of fresh water or draining of any wetland which is likely to result in any more than minor adverse change in the natural variability of flows or level of any freshwater, compared to that which immediately preceded the commencement of the new activity or the change in the established activity (or in the case of a change in an intermittent or seasonal activity, compared to that on the last occasion on which the activity was carried out).				
Chapter 8: Surface Water Quality				
Objective 8.2.1 To maintain or enhance the quality of the West Coast's water.	✓	✓	✓	✓
Policy 8.3.1 The West Coast Regional Council will manage the swimming areas identified in Schedule 9 for contact recreation purposes (Class CR) and all other surface water bodies in the region for aquatic ecosystem purposes (Class AE).	✓	✓	✓	✓
Policy 8.3.2 Rivers which have acid drainage issues will be managed as follows: a) Activities that reduce pH of receiving waters must avoid, remedy or mitigate acidity effects and should achieve the natural pH level of the affected river wherever practicable; and b) Activities that increase dissolved iron concentrations or the concentration of any other metal or non-metal in the receiving water must avoid, remedy or mitigate adverse effects and the natural metal/non-metal concentration of the receiving water should be achieved wherever practicable.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 8.3.3 To encourage the remediation of orphan sites as a method to enhance existing water quality and offset adverse effects from new mining developments.	✓	✓	✓	✓
Policy 8.3.4 When considering applications for new resource consents for existing discharges of contaminants to water, to have regard to opportunities to enhance the existing water quality of the receiving water body at any location for which the existing water quality can be considered degraded in terms of its capacity to support its natural and human use values.	✓			
Policy 8.3.5 When considering applications for resource consents to discharge contaminants to water to have regard to: a) The nature of the discharge and the sensitivity of the receiving environment to adverse effects; b) The financial implications, and the effects on the environment of the proposed method of discharge when compared with other options; c) The current environmental mitigation technology and the likelihood that the proposed method can be successfully applied; d) The cumulative effects of discharges of contaminants and the assimilative capacity of the water body and actual or potential effects in the coastal marine area; e) Any relevant industry codes of practice or guidelines relating to the management of potential discharges; and f) The best practicable option for the treatment and disposal of sewage effluent, including the use of land disposal or wetland treatment.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 8.3.6 Mixing zones will be required for the discharge of contaminants to water. These will be limited to the extent necessary to take account of: a) Water quality classes; b) The size and sensitivity of the receiving environment; c) The matters identified in Policy 3.3.1; d) The physical processes acting on the area of discharge; and e) The particular discharge, including contaminant type, concentration, and volume.	✓	✓	✓	✓
Policy 8.3.7 The duration of any new resource consent for an existing discharge of contaminants will take account of the water quality class as listed in Policy 8.3.1 after reasonable mixing, and any anticipated adverse effects of the discharge on an affected water body, and: a) Will be up to 35 years where the discharge will meet the water quality class for the duration of the resource consent; or where the discharge achieves Polices 8.3.2 or 8.3.3 or 8.3.4. Or except where the purpose of the Act requires otherwise and/or where mitigation, remediation or offsetting achieves enhancement of water quality within the receiving water body or another water body in the Region; b) Will be no more than 15 years where the discharge does not meet the water quality class but will progressively meet that standard within the duration of the resource consent; and c) Will be no more than 5 years where the discharge does not meet the water quality class; No resource consent, subsequent to one issued under (c), will be issued if the discharge still does not meet the water quality class.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 8.3.10 To avoid the damming and subsequent inundation or diversion of water over contaminated land where it would result in an increased risk of contamination of water or, where avoidance is not practicable, to either require the removal or treatment of the contaminated land flow path management.	✓	✓	✓	✓
Policy 8.3.11 To require the holder of any consent for a dam constructed for the purposes of storage of contaminants to completely remedy any adverse effect of the failure or overtopping of the dam structure, either during or after its construction	✓	✓	✓	✓
Policy 8.3A.1 When considering any application for a discharge the consent authority must have regard to the following matters: a) The extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water; and b) The extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided.	✓	✓	✓	✓
Policy 8.3A.2 Policy 8.3A.1 applies to the following discharges (including a diffuse discharge by any person or animal): a) a new discharge; or b) a change or increase in any discharge of any contaminant into fresh water, or onto or into land in circumstances that may result in that contaminant (or, as a result of any natural process from the discharge	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
of that contaminant, any other contaminant) entering fresh water.				
Chapter 10: Groundwater				
Objective 10.2.1 To sustain existing uses of the West Coast's groundwater, by protecting water quantity and quality and avoiding depleting surface water flows.	✓	✓	✓	✓
Objective 10.2.2 To minimise conflict between competing uses of groundwater.	✓	✓	✓	✓
Objective 10.2.3 To avoid, remedy or mitigate adverse effects on surface water bodies associated with groundwater takes.	✓	✓	✓	✓
Policy 10.3.1 In managing any activity involving the taking of groundwater to ensure that adverse effects are avoided, remedied, or mitigated.	✓	✓	✓	✓
Policy 10.3.2. In managing the taking of water from any groundwater aquifer, priority will be given to the avoidance of: a) The total take from all bores exceeding the annual renewable yield of the aquifer; and b) Depletion of any surface water resource.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 10.3.3 In managing the taking of groundwater: a) To have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained; and b) To give priority to avoiding adverse effects on community water takes listed in 7B.	✓	✓	✓	✓
Policy 10.3.4 To ensure that the quantity of water granted, under a resource consent for the taking of water, is no more than that required for the intended use of that water having regard to the local conditions.	✓	✓	✓	✓
Policy 10.3.6 In granting resource consents to take water from any aquifer, to require the volume and rate of take to be accurately measured and groundwater quality to be monitored as or where appropriate.	✓	✓	✓	✓

WEST COAST REGIONAL AIR QUALITY PLAN

Table 6: Summary of the relevant provisions of the West Coast Regional Air Quality Plan

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Chapter 7: Dust				
Objective 7.3.1 The protection of human health, property, structures and ecosystems from the adverse effects of discharges of dust to air.	✓	✓	✓	✓
Policy 7.4.1 Adverse effects of the deposition of dust will be avoided, remedied, or mitigated by ensuring that any discharge of dust does not occur at a volume, rate or in a manner that could cause an offensive or objectionable effect, including the significant restriction of visibility or the soiling of property.	✓	✓	✓	✓
Policy 7.4.2 Adverse effects of suspended dust will be avoided, remedied, or mitigated by ensuring that any discharge of dust does not occur at a volume, rate or in a manner that could cause an offensive or objectionable effect, including the impairment of human health.	✓	✓	✓	✓
Chapter 8: Products of Combustion				
Objective 8.3.1 The protection of human health and the environment from the adverse effects of discharges of products of combustion.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 8.4.1 To minimise or reduce where practicable the discharge of products of combustion to air at their source.	✓	✓	✓	✓
Policy 8.4.2 To avoid, and where this is not possible, to remedy or mitigate any offensive or objectionable effect, including any adverse effects on human health, significant reduction of visibility or significant soiling of property, from the products of combustion.	✓	✓	✓	✓

OPERATIVE BULLER DISTRICT PLAN

Table 7: Summary of the relevant provisions of the Operative Buller District Plan

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
4.3. The Built Environment				
Objective 4.3.6.1 To recognise, and where possible, protect the distinctive character and heritage values of Buller settlements from the adverse effects of inappropriate development.	✓	✓	✓	✓
Policy 4.3.7.6 All land and building shall be maintained so as to preserve the amenities of the environment in which they are situated.	✓	✓	✓	✓
4.4 Rural Land and Water Resource				
Objective 4.4.4.1 To ensure that the overall integrity and character of the rural environment and productivity of rural land resources is protected while enabling rural communities to provide for their social, economic and cultural wellbeing.	✓			✓
Policy 4.4.5.1 A wide range of compatible activities which do not individually or cumulatively adversely affect the sustainability of rural land resources shall be generally permitted to locate in the rural area.	✓			✓
Policy 4.4.5.2	✓			✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Sustainable land management practices which maintain and/or enhance the productive values of soils and amenities and character of the rural area shall be encouraged and promoted.				
Objective 4.4.13.1 Promote land use activities which maintain or improve the water quality of the District's rivers and do not adversely affect water quantity, in order to safeguard the life supporting capacity of water.	✓	✓	✓	✓
Policy 4.4.14.2 Significant ecological, cultural and heritage sites related to the water resource shall be recognised and wherever possible protected through the encouragement of integrated land management practices.	✓	✓	✓	✓
Policy 4.4.14.3 To control the modification of significant natural wetlands to protect their natural character, landscape values, and their significance as areas of indigenous vegetation and habitats for indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems.		✓		✓
Policy 4.4.14.4 The protection of water resources from adverse effects of land based activities shall be encouraged and promoted.	✓	✓	✓	✓
Policy 4.4.14.7 To protect and enhance riparian margins adjacent to rivers, streams, lakes, wetlands and the coast for the purposes of: i. Maintenance of the natural character of waterways, natural habitats and water quality including the	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
mitigation of adverse effects of contaminant discharges and other natural and aesthetic and amenity values associated with the adjacent waterway. ii. Public recreation. iii. Public access. iv. Maintenance of bank stability and reduction in sedimentation.				
4.5. Mineral Resources				
Objective 4.5.4.1 To enable people and communities to provide for their economic and social wellbeing through the efficient utilisation and development of mineral resources.	✓	✓	✓	✓
Objective 4.5.4.2 To safeguard the life supporting capacity of air, water, soil and ecosystems and avoid, remedy or mitigate adverse effects from the use and development of mineral resources.	✓	✓	✓	✓
Policy 4.5.5.1 The adverse effects of activities related to the utilisation of mineral resources shall be avoided, remedied or mitigated.	✓	✓	✓	✓
Policy 4.5.5.2 The rehabilitation of mining sites shall be required where practicable.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.5.5.3 Co-ordination and liaison with the West Coast Regional Council shall be maintained on matters relating to mining activities where water resources and soil conservation are affected.	✓	✓	✓	✓
Policy 4.5.5.4 To enable the investigation of the District's known mineral potential and the utilisation of mineral resources of regional significance while safeguarding the life supporting capacity of air, water, soil and ecosystems and ensuring the adverse effects of activities related to the investigation and utilisation of mineral resources are avoided, remedied or mitigated.	✓	✓	✓	✓
Policy 4.5.5.5 To require mineral resource related activities to incorporate measures to protect water quality and ecosystems, and provide for the rehabilitation of disturbed areas to generally their original condition or another suitable condition as approved by Council.	✓	✓	✓	✓
Policy 4.5.5.6 When rehabilitation plantings are carried out pursuant to a resource consent, preference should be given to the use of indigenous species where appropriate, with a further preference for local genetic stock where indigenous species are to be used.	✓	✓	✓	✓
Policy 4.5.5.7 To ensure that in locations where there are known mineral resources of regional significance that the presence of minerals is a relevant consideration in decision making by encouraging other land use or subdivision activities which would have the effect of rendering unusable known mineral resources of regional significance and which	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
have the ability to locate elsewhere to do so.				
4.6 Cultural / Historic Resources				
Objective 4.6.7.1 To protect places and sites of historical and cultural value from the adverse effects of land use activities and to ensure where appropriate, access to historic and cultural sites is maintained and enhanced.	✓	✓	✓	✓
Policy 4.6.8.2 Evaluate and protect heritage resources by identifying those resources of historic, cultural or architectural value or of special significance to the District.	✓	✓	✓	✓
Policy 4.6.8.4 Assessment of resource consent applications shall include their potential impact on known places of historic and/or cultural value.	✓	✓	✓	✓
Policy 4.6.8.6 Upon accidental discovery of urupa or skeletal remains, consultation with the tangata whenua shall be required.	✓	✓	✓	✓
4.7 The Coastal Environment				
Objective 4.7.5.1 To maintain or enhance the natural character of the coastal environment by avoiding, remedying or mitigating the adverse effects of land use activities and subdivision requiring a coastal location.	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.7.6.7 The needs of existing and future activities requiring a coastal location shall be recognised.	✓			
4.8 Ecosystems and Natural Habitats				
Objective 4.8.6.1 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and to recognise their importance to the character and quality of the natural and physical environment and to the wellbeing of the people and communities in Buller.		✓		✓
Policy 4.8.7.1 The adverse effects of land use activities on natural habitats and ecosystems shall be taken into account when considering development proposals which impact on these areas.	✓	✓	✓	✓
Policy 4.8.7.2 The adverse effects of land use activities on natural habitats and ecosystems shall be taken into account when considering development proposals which impact on these areas.	✓	✓	✓	✓
Policy 4.8.7.3 To control the modification of significant natural wetlands to protect their natural character, landscape values, and their significance as areas of indigenous vegetation and habitats of indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems.		✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.8.7.4	✓	✓	✓	✓

For the purposes of Section 6(c) of the Resource Management Act 1991, the following criteria will be used as guidelines to identify areas of significant indigenous vegetation and significant habitats of indigenous fauna.

1) Representativeness: The area is one of the best examples of an association of species which is typical of the ecological district.

2) Distinctiveness: The area has indigenous species or an association of indigenous species which is unusual or rare in the ecological district, or endemic, or reaches its distribution limit.

3) Intactness: The area has a cover of predominantly indigenous vegetation, is little modified by human activity, and is not affected in a major way by weed or pest species.

4) Size: The area of indigenous vegetation or habitat is 5ha or more in size or together with adjacent indigenous habitat is larger than 5ha; or in the case of natural wetlands is larger than 1ha in size.

5) Protected Status: The area has been set aside by statute or covenant for protection or preservation.

6) Connectivity: The area is connected to one or more other significant areas in a way (through ecological processes) which make a major contribution to the overall functioning of those areas.

7) Threat: The area supports an indigenous species or community of species which is threatened within the ecological district or ecological region or threatened nationally.

8) Migratory Habitat: The area is important as habitat for significant migratory species or for feeding, breeding or other vulnerable stages of indigenous species, including indigenous freshwater fish.

9) Scientific or Cultural Value: The area is a scientific reference area, is listed as a geopreservation site, or has significant amenity value.

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.8.7.6 In the interim the Council will make decisions on resource consent applications which recognise and provide for the protection of: 1) Significant indigenous vegetation and indigenous habitat; 2) Natural values associated with riparian margins.	✓	✓	✓	✓
Policy 4.8.7.7 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna from inappropriate use, subdivision and development.		✓		✓
Policy 4.8.7.8 To encourage the retention of existing indigenous vegetation on the margins of waterways, wetlands and the coast and the enhancement of these areas through the use of indigenous vegetation where rehabilitation plantings are to be carried out.	✓	✓	✓	✓
4.9 Landscapes and Natural Features				
Objective 4.9.3.1 To protect the distinctive character and unique values of outstanding landscapes and natural features.	✓	✓	✓	✓
Policy 4.9.4.1 To discourage activities which would significantly alter the character of outstanding landscapes.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.9.4.2 Character areas shall be identified in the Plan and shall reflect the distinctive landscape elements and natural values held for each region.	✓	✓	✓	✓
4.10 Natural Hazards				
Objective 4.10.6 Taking into account community views, to reduce the risks to people and communities from natural hazards, and to avoid the establishment of activities which increase the likelihood of natural hazards occurring.	✓	✓	✓	✓
Policy 4.10.7.2 An assessment of natural hazard risk shall be provided where appropriate with all applications for resource consents.	✓	✓	✓	✓
4.11 Hazardous Substances				
Objective 4.11.5.1 To encourage and promote the safe and efficient handling and disposal of hazardous substances throughout the District.	✓	✓	✓	✓
Policy 4.11.6.1 Compliance with approved codes of practice and national guidelines and standards shall be required for all activities involving the use, storage and transport of hazardous substances.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Policy 4.11.6.2 Appropriate contingency planning shall be required for all operators of hazardous facilities, including disposal sites.	✓	✓	✓	✓

WEST COAST - TE TAI O POUTINI PLAN

Table 8: Summary of the relevant provisions of Te Tai o Poutini Plan

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Strategic Direction – Mineral Extraction - Te Tango Kohuke				
MIN-O1 The use and development of Te Tai o Poutini/the West Coast's mineral resources while managing adverse effects on the environment.	✓	✓	✓	✓
MIN-P1 Enable mineral extraction and ancillary activities which support it, specifically through a Buller Coalfield Zone, and Mineral Extraction Zone, and provide for these activities in appropriate locations within the Rural Zones and Open Space Zones.	✓	✓	✓	✓
MIN-P2 Recognise that *mineral* resources are widespread but fixed in location throughout Te *Tai o Poutini*/the West Coast and that extraction of them in a range of locations outside specified zones may be appropriate and provide economic and social benefits to the region and nationally, provided adverse effects can be appropriately managed.	✓	✓	✓	✓
MIN-P3 Ensure that new subdivision, use and development does not compromise existing *lawfully established mineral extraction* activities, including through *reverse sensitivity* effects, such as *dust*, *noise* and traffic generation.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
MIN-P4 Support Poutini Ngāi Tahu to manage their pounamu and aotea stone resources through the use of Pounamu and Aotea Management Area Overlays.	✓	✓	✓	✓
MIN-P5 Avoid, remedy or mitigate the adverse effects of mineral extraction activities on Te Tai o Poutini/the West Coast's environment.	✓	✓	✓	✓
Strategic Direction – Natural Environment - Te Taiao				
NENV – O1 Recognise, protect and where necessary restore the natural character, outstanding landscapes and features, significant ecosystems and indigenous biodiversity that contribute to Te Tai o Poutini/the West Coast's character and identity.	✓	✓	✓	✓
NENV-O2 The rights, interests, values and connections of Poutini Ngai Tahu to the natural environment are protected and provided for and the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.	✓	✓	✓	✓
NENV-P1 Within significant and/or outstanding natural environment areas and features: a) Identify areas which must be protected from inappropriate subdivision use and development, and b) Identify areas where subdivision, use and development can be sustainably managed, using, where appropriate, the effects management hierarchy, to enable community, economic, cultural and social	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
wellbeing.				
NENV-P2 In relation to the natural environment recognise: a) The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land; b) The functional or operational need for regionally significant infrastructure to sometimes be located in significant and/or outstanding natural environment areas and features; c) The need to support the ethic of stewardship on private and public lands; d) There are lawfully established activities located in significant natural environment areas; and e) The need for weed and pest control to protect, maintain and enhance natural environment values.	✓	✓	✓	✓
TRN – Transport - Te Tūnuku				
TRN-O5 To ensure that the provision of safe and efficient parking, loading and access is consistent with the character, scale and intensity of the zone, the roading hierarchy and the activity being undertaken.	✓	✓	✓	✓
TRN-P2 Vehicle crossings and associated access will; a) Be designed and located to provide for safe, effective and efficient movement to and from sites; b) Minimise potential conflicts between vehicles, pedestrians and cyclists on the adjacent road network; and	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
c) Manage separation of vehicle access to and from sites adjacent to intersections, rail level crossings and where State Highways meet.				
TRN-P11 Only allow high traffic generating activities where these activities support the safe, efficient and effective use of transport infrastructure as demonstrated through an integrated transport assessment (ITA).	✓	✓	✓	✓
Hazards and Risks – Contaminated Land - Ngā Whenua Tāhawahawa				
CL-O1 To ensure that contaminated land is used, subdivided, developed or managed in a way that avoids, remedies or mitigates adverse effects on the environment and human health.	✓	✓	✓	✓
CL-P1 At the time of subdivision, change of use or development, identify sites that may be subject to potential contamination as a result of historical land use and activities and investigate the risks to human health and the environment.	✓	✓	✓	✓
CL-P2 Ensure that when contaminated land is used, subdivided and/or developed, the land is managed or remediated in a way that avoids or mitigates adverse effects on the environment and manages the risk to human health to a level that is appropriate for the intended use.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Hazards and Risks – Hazardous Substances - Ngā Matū Mōrearea				
HS-O1 The benefits associated with the use of hazardous substances are recognised while ensuring that risks to the environment and human health arising from subdivision use and development activities involving hazardous substances are minimised.	✓	✓	✓	✓
HS-P1 Activities and facilities involving the use and storage of hazardous substances shall be designed, located, constructed and operated so as to minimise residual risk to people and the environment.	✓	✓	✓	✓
HS-P2 Ensure that new or expanded major hazard facilities are located away from natural, historic and cultural overlay areas, as well as surface waterbodies and wetlands and, that where practicable, all major hazard facilities are located outside of natural hazard overlays, taking into account the operational and functional needs of activities to locate in these areas.	✓	✓	✓	✓
HS-P3 Provide for the establishment and expansion of major hazard facilities within the Industrial, Port, Mineral Extraction, Buller Coalfield and General Rural Zones, where adequate separation distances are maintained from existing sensitive activities and valued natural, cultural and historic heritage features.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Hazards and Risks – Natural Hazards - Ngā Mōreareatanga Aotūroa				
NH-O1 To use a regionally consistent, risk-based approach to natural hazard management.	✓	✓	✓	✓
NH-O4 To recognise and provide for the impacts of climate change, and its influence on the frequency and severity of natural hazards.	✓	✓	✓	✓
NH-O5 Measures taken to mitigate natural hazards do not increase the risks to people, buildings and regionally significant infrastructure.	✓	✓	✓	✓
NH-P1 Identify areas subject to natural hazards within Te Tai o Poutini Plan and take a risk-based approach to the management of subdivision, use and development based on: a) The sensitivity of the activities to the impacts of natural hazards; b) The risk posed to people's lives and wellbeing, buildings and regionally significant infrastructure, by considering the likelihood and consequences of natural hazard events; and c) The operational need or functional need for some activities to locate within the Natural Hazard Overlays.	✓	✓	✓	✓
NH-P4 Natural hazard assessment for subdivision, use and development (including for managed retreat) will consider the impacts of climate change. In particular the following matters will be considered:	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
a) Change in sea level over the next 100 years; b) Increased inundation of low lying areas; c) Changes in rainfall patterns; d) Increase in cyclonic storms; and e) Changes in the magnitude, frequency and duration of severe weather events.				
NH-P6 Allow for subdivision, use and development for Less Hazard Sensitive Activities in all Natural Hazard Overlays.	✓	✓	✓	✓
Historical and Cultural Values – Historic Heritage - Ngā Tuku Ihotanga				
HH-O1 Recognise, protect and celebrate the benefits of historic heritage of the West Coast/Te Tai o Poutini and its contribution to wellbeing through supporting a sense of place, community identity, culture and economic opportunities.	✓	✓	✓	✓
HH-O2 Provide for development opportunities that are sensitive to the identified values of scheduled historic heritage items and areas while providing for the protection of these values.	✓	✓	✓	✓
HH-O3 Identify, assess and recognise historic heritage places and features that are valued locally, regionally and nationally to ensure their protection for future generations.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
HH-O4 Protect historic heritage from inappropriate subdivision, use and development by managing relocation, repositioning, internal and external alterations and additions to heritage items and only allowing demolition and destruction in limited circumstances.	✓	✓	✓	✓
HH-P1 Recognise that historic heritage items may be valued on a national, regional or local scale.	✓	✓	✓	✓
HH-P2 Identify, assess and map heritage buildings, features, places and sites and archaeological sites, in partnership with the Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu and in consultation with the community and key stakeholders.	✓	✓	✓	✓
HH-P3 Assess the values of historic heritage items and areas using the criteria set out in Method 3 of Chapter 4 in the West Coast Regional Council Policy Statement: a) Historic; b) Cultural; c) Architectural; d) Archaeological; e) Technological; f) Scientific;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
g) Social; h) Spiritual; i) Traditional; j) Contextual; and k) Aesthetic.				
HH-P7 Demolition and destruction of a historic heritage item identified in Schedule One will not be allowed unless it can be demonstrated, through investigation and assessment by a suitably qualified or experienced heritage professional that: a) The extent of the work required to retain the heritage items is of such a scale that the heritage values and integrity of the heritage item would be significantly compromised; b) The item poses a significant risk to public safety and there is no practicable alternative to make the site safe; c) The costs to retain or repair the heritage item would be unreasonable; d) All other viable alternatives**,** including relocation and repositioning, have been fully considered.		✓		✓
Natural Environment Values – Ecosystems and Indigenous Biodiversity - Ngā Pūnaha Rauropi me te Kanorau Koiora				
ECO-O1 To maintain indigenous biodiversity across Te Tai o Poutini/the West Coast so there is at least no overall loss in indigenous biodiversity, while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Maintaining indigenous biodiversity requires: 1. the maintenance and at least no overall reduction of all of the following: a) the size of populations of indigenous species; b) indigenous species occupancy across their natural range; c) the properties and function of ecosystems and habitats used or occupied by indigenous biodiversity; d) the full range and extent of ecosystems and habitats used or occupied by indigenous biodiversity; e) connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity; f) the resilience and adaptability of ecosystems; and 2. where necessary, the restoration and enhancement of ecosystems and habitats.				
ECO-O2 To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.		✓		✓
ECO-O3 To manage the adverse effects of subdivision, use and development on significant indigenous vegetation and significant habitats of indigenous fauna.		✓		✓
ECO-P2 Provide for activities within areas of significant indigenous biodiversity where: a) This is for a lawfully established activity and the adverse effects are no greater in intensity, scale or character over time than at 4 August 2023, and do not result in the loss of ecosystem representation and extent or		✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
degradation of ecological integrity; or b) This is for maintenance of improved pasture as part of a regular cycle of periodic maintenance; or c) It is for Poutini Ngāi Tahu Activities; or d) This is undertaken on Poutini Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan or on specified Māori land; or e) This is for the construction or upgrade of regionally significant infrastructure.				
ECO-P4 Encourage the protection, enhancement and restoration of significant indigenous biodiversity and the protection of significant habitat for indigenous fauna by: a) Providing for up to three additional bonus allotments and reduced minimum allotment sizes when subdividing if areas of significant indigenous vegetation or significant habitat of indigenous fauna within the same property are legally protected as part of the subdivision; b) Promoting the creation of connections and ecological corridors between areas of significant indigenous biodiversity; c) Promoting the use of eco-sourced species from the relevant ecological district; d) Supporting opportunities for Poutini Ngāi Tahu to exercise their cultural rights and responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity; e) Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity; f) Promoting site and landscape scale biodiversity programmes to manage plant and animal pests; and g) Supporting any other measures to protect, enhance and restore indigenous biodiversity.		✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
ECO-P7 In relation to all indigenous biodiversity, when providing for subdivision, use and development, avoid activities that will: a) Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District; b) Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and c) Result in a reduction in the local population size or occupancy of Threatened or At Risk (Declining) species or in the population or occupancy of locally endemic species; and d) Within a Significant Natural Area result in: i. disruption to sequences, mosaics or ecosystem function; ii. fragmentation or the loss of buffers or connections; or iii. reduction in the function of the Significant Natural Area as a buffer or connection to important habitats or ecosystems. **Advice Note:** Information on the Threat Classification status of individual species can be found on the New Zealand Threat Classification System database at https://nztcs.org.nz	✓	✓	✓	✓
ECO-P8 When assessing resource consents in areas of significant indigenous biodiversity, consider the following matters:		✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR

a) The necessity for the activity to provide for regionally significant infrastructure;

b) The functional need or operational need of regionally significant infrastructure, mineral extraction of significant national public benefit or aggregate extraction of significant regional or national public benefit to locate in that area, and whether there are any practicable alternative locations for those activities;

c) Whether the adverse effects are minor or transitory;

d) Whether formal protection and/or measures to restore or improve all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development;

e) The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests;

f) The cumulative adverse effects of activities on biodiversity within or adjacent to any area of significant indigenous vegetation or habitat;

g) The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;

h) The impacts on mahinga kai;

i) The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated, including by applying the effects management hierarchy; and

j) The appropriateness of any biodiversity offsetting or compensation in accordance with the principles in Appendix Fourteen and Appendix Fifteen from the NPSIB to address any more than minor residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied; and

k) The extent of net gain in indigenous biodiversity values achieved by biodiversity offsetting or compensation.

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
ECO-P9 Maintain indigenous habitats and ecosystems across Te Tai o Poutini/the West Coast by: a) Protecting, and where appropriate enhancing or restoring indigenous biodiversity, including the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands; b) Minimising adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu; c) Restricting the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands; d) Protecting the significant habitats of indigenous fauna, including threatened and at-risk species; e) Encouraging and enabling site and landscape scale biosecurity programmes to manage plant and animal pests; and f) Encouraging and enabling active conservation management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection: Except in relation to the National Grid and Renewable Electricity Generation Activities.	✓	✓	✓	✓
ECO-P12 To promote the resilience of indigenous biodiversity to climate change and recognise its role in mitigating the effects of climate change.	✓	✓	✓	✓
Natural Environment Values – Natural Character and Margins of Waterbodies - Ngā Āhua me ngā Mahi ka Noho Hāngai ki ngā Hopua Wai				
NC-O1 To preserve the natural character of lakes, rivers and wetlands and their margins and the protection of them from	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
inappropriate subdivision, use and development.				
NC-02 To recognise and provide for the relationship of Poutini Ngāi Tahu and their traditions, values and interests associated with the natural character of lakes, rivers and wetlands and their margins.	✓	✓	✓	✓
NC-03 To provide for activities which have a *functional need* to locate in the margins of lakes, rivers and wetlands while ensuring adverse effects on natural character are minimised.	✓	✓	✓	✓
NC-P1 Avoid, remedy or mitigate adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision, development and land use maintains the elements, patterns and processes that contribute to their natural character.	✓	✓	✓	✓
NC-P2 Provide for earthworks within riparian margins of lakes, rivers and wetlands where adverse effects on natural character are avoided, remedied or mitigated and: a) It is for the purpose of natural hazard mitigation; or b) It is for the maintenance, repair, upgrade and extension of network utilities and regionally significant infrastructure including the national grid; or c) It is for the establishment, operation, maintenance or upgrading of renewable electricity generation activities or regionally significant infrastructure where this has a functional or operational need to be located	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
in a riparian margin; or d) It is for Poutini Ngāi Tahu Activities or Māori Purpose Activities in accordance with an Iwi/Papatipu Rūnanga Management Plan; or e) It is for the repair and maintenance of legally established structures; or f) The activity has a functional need to be located adjoining a waterbody.				
NC-P3 Provide for new buildings and structures and the upgrading of existing buildings and structures within riparian margins of lakes, rivers and wetlands where these: a) Have a functional need for their location; and b) They are of a form and scale that will not adversely affect the natural character of the riparian margin.	✓	✓	✓	✓
NC-P4 Encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands including pest plant and pest animal control	✓	✓	✓	✓
Natural Environment Values – Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa				
NFL-O1 The values of outstanding natural landscapes and outstanding natural features on Te Tai o Poutini/the West Coast are protected from inappropriate subdivision, use and development.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
NFL-P2	✓	✓	✓	✓

Provide for activities within outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six where they maintain the values that contribute to a natural feature or landscape being outstanding and are for:

a) Existing land uses and lawfully established activities including residential activities, regionally significant infrastructure, network utilities, renewable electricity generation activities, mineral extraction, agricultural, horticultural and pastoral activities;

b) Conservation activities;

c) Recreational activities;

d) Maintenance and repair of existing lawfully established natural hazard mitigation structures;

e) Upgrading of existing lawfully established natural hazard mitigation structures where this is undertaken by a statutory agency of authorised contractor acting on its behalf;

f) Operation, maintenance and upgrade of existing lawfully established renewable electricity generation facilities;

g) Operation, maintenance and upgrading of existing lawfully established network infrastructure and regionally significant infrastructure;

h) New renewable electricity generation activities where there is a functional need to be located in these areas;

i) Poutini Ngāi Tahu activities; or

j) The alteration, maintenance or removal of existing lawfully established buildings or structures; and

k) Use and development of Māori land.

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
NFL-P3 Avoid adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six. Where adverse effects cannot be avoided, ensure that the adverse effects are remedied and mitigated to be no more than minor.	✓	✓	✓	✓
NFL-P4 Recognise that there are settlements, farms, land uses, and infrastructure and activities located within outstanding natural landscapes or outstanding natural features by providing for new activities and allowing existing uses in these areas where the values that contribute to the outstanding natural landscape or feature are maintained.	✓	✓	✓	✓
NFL-P5 Require that new buildings, structures within outstanding natural features or landscapes avoid, remedy or mitigate any adverse visual effects including by: a) Ensuring the scale, design and materials of the building and/or structure are appropriate in the location; b) Using naturally occurring building platforms, materials and colour that blends into the landscape; c) Minimising landform modification from earthworks; d) Minimising the prominence or visibility of buildings and structures including by integrating it into the outstanding natural feature or landscape; and e) Landscaping buildings and structures with appropriate vegetation to reduce visual effects.		✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
NFL-P6	✓	✓	✓	✓

When assessing whether a proposal for land use or subdivision is appropriate, consider the following matters:

a) The nature, scale and extent of modification to the landscape or feature;

b) Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change;

c) Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines;

d) The temporary, short term or permanent nature of any adverse effects;

e) The functional, technical, operational or locational need of any activity to be sited in the particular location, including an assessment of alternative sites;

f) Any historical, spiritual or cultural association held by Poutini Ngāi Tahu;

g) Any positive effects the development has on the identified characteristics and qualities;

h) Any positive effects at a national, regional and local level;

i) Any relevant public safety considerations; and

j) The measures proposed to mitigate the effects on the values and characteristics;

k) The management of effects on natural character, amenity, recreation, historical and biodiversity values; and

l) Any effects on values of Māori land.

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Natural Environment Values – Public Access - Te Āheinga Tūmatanui				
PA-O1 To maintain and enhance customary and public access to and along the coastal marine area, waterbodies and public resources.	✓	✓	✓	✓
General District-Wide Matters – Coastal Environment - Te Taiao o te Takutai				
CE-O1 To preserve the natural character, and protect natural features and landscapes in the coastal environment from inappropriate subdivision, use and development, and protect areas of significant indigenous biodiversity.	✓			
CE-O2 To enable people and communities to provide for their social, economic and cultural wellbeing and their health and safety, through appropriate subdivision, use and development.	✓			
CE-04 To provide for activities which have a *functional need* or *operational need* to locate in the *coastal environment*, including *regionally significant infrastructure* and *mineral extraction* activities, while ensuring that adverse effects, including cumulative adverse effects, on natural character, landscape, natural features, coastal processes, access, ecosystems and biodiversity values are avoided, remedied or mitigated.	✓			
CE-P5 Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal	✓			

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
natural character, outstanding natural landscape and outstanding natural features where these: a) Are existing lawfully established buildings or structures; or b) Are in the parts of the coastal environment that have been historically modified by built development, infrastructure and primary production activities; or c) Have a functional need or operational need to locate within the coastal environment; or d) Are new renewable electricity generation activities; e) Are of a size, scale and nature that is appropriate to the area; and f) Ensure that significant adverse effects on amenity, natural character, historic and cultural values, and indigenous biodiversity are appropriately managed.				
General District-Wide Matters – Earthworks - Te Huke Whenua				
EW-O1 To provide for earthworks to facilitate subdivision, use and development of Te Tai o Poutini/the West Coast's land resource, while ensuring adverse effects on the environment are avoided, remedied or mitigated.	✓	✓	✓	✓
EW-P1 Enable earthworks for the subdivision, use and development of land, the provision of infrastructure, and hazard mitigation, while managing those with the potential to create more than minor adverse effects.	✓	✓	✓	✓
EW-P2 Manage the adverse effects of earthworks on natural landscape values, natural character, amenity values, natural features, indigenous biodiversity, cultural and heritage items and areas and the quality of the environment to	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
avoid, remedy or mitigate adverse effects, as appropriate.				
EW-P3 Require the use of accidental discovery protocols to mitigate the potential risk of earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.	✓	✓	✓	✓
General District-Wide Matters – Light - Ngā Rama				
LIGHT-O1 Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation and public health and safety.	✓	✓	✓	✓
LIGHT-O2 Artificial outdoor lighting is located, designed and operated to: a) Maintain the character and amenity values within zones; b) Protect the natural character of the coastal environment and outstanding natural features and landscapes; c) Provide for the health and safety of people, and the safe operation of the transport network; d) Protect and maintain the qualities of the natural darkness of the night sky; e) Outside the coastal environment, protect significant habitats of indigenous biodiversity and the species themselves by applying the effects management hierarchy and maintain the habitats of biodiversity and the species themselves; f) Protect significant indigenous biodiversity within the coastal environment by avoiding adverse effects on	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Threatened or At Risk indigenous species and their habitats; and g) Protect indigenous biodiversity within the coastal environment by avoiding significant adverse effects on indigenous species and their habitats.				
LIGHT-P1 Provide for the use of artificial outdoor lighting that: a) Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces; b) Maintains the character and amenity values of the zone; c) Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety; d) Maintains the natural darkness of the night sky within the coastal environment and minimises adverse effects on the darkness of the night sky in other areas; e) Outside the coastal environment, avoids adverse effects on significant habitats of indigenous biodiversity and threatened or at risk species by applying the effects management hierarchy and maintains the habitats of other indigenous biodiversity and the species themselves; f) Recognises the functional or operational needs of activities g) Within the coastal environment, avoids adverse effects on significant indigenous biodiversity, habitats and threatened or at risk indigenous species and their habitats; and h) Within the coastal environment, avoids significant adverse effects on indigenous biodiversity and their habitats.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
LIGHT-P3 Control the intensity, location and direction of any artificial outdoor lighting to: a) Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses; b) Internalise light spill within the site where the outdoor lighting is located; c) Avoid, remedy or mitigate adverse effects on the natural darkness of the night sky and maintain natural character within the coastal environment; d) Avoid, remedy or mitigate adverse effects on the significant habitats of indigenous biodiversity and the species themselves and significant adverse effects on the habitats of other indigenous biodiversity and the species themselves; e) Avoid, remedy or mitigate adverse effects on amenity values, and the health and safety of people and communities in the receiving environment; and f) Recognise the functional and operational need of activities.	✓	✓	✓	✓
General District-Wide Matters – Noise - Ngā Oro				
NOISE-O1 The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not compromise community health, safety and wellbeing.	✓	✓	✓	✓
NOISE-O3 The health and wellbeing of people and communities are protected from significant levels of noise.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
NOISE-P1 Enable the generation of noise when it is of a type, character, scale and level that is appropriate to the zone, having regard to: a) The purpose, character and qualities of the zone that the activity is located in; b) The nature, frequency and duration of the noise generating activity; c) Whether the noise generating activity is critical infrastructure; d) Methods of mitigation; and e) The sensitivity of the surrounding environment.	✓	✓	✓	✓
NOISE-P4 Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to: a) Maximum noise limits to reflect the character and amenity of each zone; b) Type, scale and location of the activity in relation to any sensitive activities; c) Hours of operation and duration of activity; d) The temporary or permanent nature of any adverse effects; e) The ability to internalise and/or avoid, remedy or mitigate adverse effects; and f) The functional or operational need of the activity.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
General District-Wide Matters – Signs - Ngā Tohu				
SIGN-01 Signs contribute to the social, cultural and economic wellbeing of Te *Tai o Poutini*/the West Coast while: a) Supporting the needs of business, *infrastructure* and community activities; b) Ensuring that any proposed signage is compatible with the character, visual and *amenity values* of the surrounding area and that these are maintained or enhanced; and c) Maintaining public safety.	✓	✓	✓	✓
SIGN -P1 Enable a diversity of *sign* types that provide for effective communication of government, business and community information and whilst maintaining public safety, access needs and the overall character of the area.	✓	✓	✓	✓
SIGN-P5 Ensure signs relating to a particular *activity* or/use of land or buildings on the *site* are located at the *site* of that *activity*, land or *building*.	✓	✓	✓	✓
Area-Specific Matters – Open Space and Recreation Zones				
OSRZ-O2 Development and activities should complement and not conflict with the functions and values of the open space areas and the surrounding environment including those identified in any relevant Open Space Management Plan. Where appropriate open space accommodates a range of functions.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
OSRZ-P1 Open space should be developed and used in accordance with any relevant operative Reserves Act or Conservation Act Management Plan.	✓	✓	✓	✓
OSRZ-P2 Open space may accommodate recreational, cultural, natural, heritage, access and amenity values and functions and ancillary activities to support these, including electricity transmission, distribution and renewable electricity generation where this fits with the purpose of the open space and its classification under any relevant Act.	✓	✓	✓	✓
OSRZ-P3 Buildings and structures should be designed and sited to be compatible with the function and predominant purpose of the open space and fit within the character and amenity of the surrounding area.	✓	✓	✓	✓
OSRZ-P7 Promote the protection and enhancement of existing natural environment values having regard to the relevant OSRZ - Open Space and Recreation Zone and the opportunities for enhancement of these on the site.	✓	✓	✓	✓
OSRZ-P9 Provide for the range of purposes where compatible with the open space values including: a) The ongoing operation and appropriate management of cemeteries; b) Camping and other visitor accommodation opportunities at rivers, lakes and coastal areas; c) Gravel and shingle extraction for roading networks and other local purposes;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
d) Quarries for rock; e) Pastoral farming including grazing as a management tool; f) Mineral prospecting, exploration and extraction of resources where these resources are limited in their location; g) Water supply and drainage networks where this supports local community needs; and h) Establishment and operation of renewable electricity generation.				
OSRZ-P10 Subdivision and new development should provide for the open space needs generated by the development either through direct provision of land and works, or through a financial contribution. This includes: a) Additional neighbourhood parks including waterfront areas, walkways and cycleways needed as a result of additional household and visitor accommodation growth; b) Additional recreation areas to enhance recreational opportunities and the visual amenity of the built environment; and c) Development of existing land set aside for neighbourhood parks and recreation areas.	✓	✓	✓	✓
OSRZ-P12 The OSZ - Open Space Zone primarily provides for passive and active recreation activities, natural, cultural and biodiversity values, community facilities, camping grounds and cemeteries, and limited associated facilities and structures.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
OSRZ-P13 Enable activities and facilities within the OSZ - Open Space Zone that: a) Are consistent with the intended purpose, character and qualities of the OSZ - Open Space Zone; b) Contribute to the overall health and wellbeing of the community; and c) Minimise adverse effects on the character, natural environment and amenity values of the surrounding area.	✓	✓	✓	✓
OSRZ-P14 Provide for activities that are ancillary to the functions of the OSZ - Open Space Zone where the adverse effects on open space values can be appropriately managed including: a) Retail activities; b) Residential activities, including for caretaker purposes; and c) Agricultural, horticultural or pastoral activities.	✓	✓	✓	✓
OSRZ-P15 Provide for Mineral Extraction, Mineral Prospecting and Mineral Exploration activities within the OSZ - Open Space Zone where: a) Adverse effects on open space and recreation values and the environment are managed; b) Sites are rehabilitated when mineral extraction activities cease to enable future land uses and activities appropriate to the area; c) Areas and values identified in Schedules One to Eight and the Overlay Chapters are protected;	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
d) Significant ecological values are protected and indigenous biodiversity is maintained.				
OSRZ-P19 Require a low level of development and built form within the NOSZ - Natural Open Space Zone to retain the natural, cultural and biodiversity values within natural open space areas.	✓			
OSRZ-P20 Within the NOSZ - Natural Open Space Zone enable activities and facilities that: a) Are consistent with the intended purpose, character and qualities of the Natural open space zone; and b) Protect, maintain and, where possible, enhance and restore indigenous biodiversity including taonga species, natural values and ecological linkages; and c) Contribute to the health and wellbeing of the community.	✓			
Area-Specific Matters – Rural Zones - Ngā Whāinga me ngā Kaupapa Here				
RURZ-01 To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while protecting highly productive land for land based primary production, and supporting a productive rural working environment and rural activities.	✓			✓
RURZ-05 To provide for mineral prospecting, mineral exploration and mineral extraction activities within the rural environment, while:	✓			✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
a) Recognising that mineral resources are widespread, and that these activities can be appropriate in a range of locations within the rural environment; and b) Ensuring that adverse effects are managed; c) Ensuring that rehabilitation of land occurs following the completion of these activities.				
RURZ-07 The General Rural Zone is managed to ensure its primary production purpose is not compromised by reverse sensitivity effects.	✓			✓
RURZ-P1 Within the General Rural Zone enable primary production activities as the predominant land use, alongside activities that support primary production.	✓			✓
RURZ-P2 Rural character and amenity within the GRUZ - General Rural Zone and RLZ - Rural Lifestyle Zone is maintained by: a) Buildings and structures having a bulk and location that is characteristic of rural *environments* and *primary production* activities; b) Maintaining privacy and rural outlook for residential buildings; c) Ensuring activities are compatible with existing development and the surrounding area while recognising that *primary production* activities can generate *noise*, odour and *dust*; d) Having appropriate setbacks from the road and *adjacent primary production* activities; and	✓			✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
e) Locating activities sensitively in the *environment* to *minimise* adverse visual and cultural effects including restricting activities on ridge lines or ancestral mountains.				
RURZ-P7 Recognise that the rural areas may be the most appropriate location for some utilities, regionally significant infrastructure, educational facilities, industrial or commercial uses to establish, where these have a functional relationship with rural areas, or where regionally significant infrastructure has a functional need or operational need to locate in that area provided the character and amenity of the rural areas is maintained and adverse effects are managed.	✓			✓
RURZ-P8 Recognise that where non-rural activities are located in rural areas, this should not be to the detriment of the effective functioning of towns and settlements, nor to avoid the costs of connection to community funded infrastructure.	✓			✓
RURZ-P17 New development should be designed and located with sufficient buffers so that existing rural uses and lawfully established activities are not unreasonably compromised by the proximity of sensitive neighbouring activities	✓	✓	✓	✓
RURZ-P20 Recognise that mineral resources are fixed in location and enable mineral prospecting, mineral exploration and mineral extraction activities provided adverse effects are avoided, remedied or mitigated.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
RURZ-P21 Manage conflicts between mineral extraction activities and other land uses by ensuring that: a) Standards to manage adverse effects on the amenity, rural character and natural values of rural areas are met; and b) Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.	✓	✓	✓	✓
RURZ-P23 Require proposals for new mineral extraction activities to provide adequate information on: a) the establishment and operation of the mineral extraction activity to enable an assessment of environmental effects; b) Measures to avoid, remedy or mitigate adverse effects; and c) Rehabilitation of the mineral extraction area to the condition prior to the activity occurring when mineral extraction activity ceases.	✓	✓	✓	✓
RURZ-P24 Sites used for mineral prospecting, mineral exploration and mineral extraction activities are rehabilitated after activities cease to enable the future land uses and activities appropriate to the area.	✓	✓	✓	✓
RURZ-P25 Co-ordinate the approach to mineral prospecting, mineral exploration and mineral extraction resource consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.	✓	✓	✓	✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
RURZ-P26 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by: a) Utilising management, mitigation and rehabilitation plans as a key tool; b) Managing dust, noise, vibration, access and lighting to maintain amenity values; c) Managing traffic generation impacts on the operation and maintenance of the transport network; d) Avoiding adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna and maintaining indigenous biodiversity; e) Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity; f) Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale; g) Undertaking progressive remediation to address effects during extraction operations; and h) Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.	✓	✓	✓	✓
RURZ-P28 Manage the location and operation of rural airstrips and helicopter landing areas within the rural area for activities other than primary production, and conservation to provide for the amenity values of the surrounding rural and settlement areas.	✓			✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
Area-Specific Matters – Special Purpose Zones				
BCZ-O1 Mineral extraction activities in the BCZ - Buller Coalfield Zone are enabled by inclusion of a special purpose zone that recognises its national and regional significance, the scale and operational characteristics and the contribution that these activities make to the economic and social wellbeing of the region and Buller District.	✓	✓		✓
BCZ-O2 To ensure that the exploration, extraction and processing of minerals within the BCZ - Buller Coalfield Zone manages adverse effects on the environment, the community and the relationship of Ngāti Waewae with their ancestral lands, sites, water, wāhi tapu and other taonga.	✓	✓		✓
BCZ-P1 To provide for the current lawfully established mineral extraction and processing activities in the BCZ - Buller Coalfield Zone and the opportunities for reasonable growth and expansion to meet future demands, while managing adverse effects on the environment.	✓	✓		✓
BCZ-P2 To acknowledge the importance of the mineral deposits in the BCZ - Buller Coalfield Zone and prevent future activities or developments from establishing in locations which could compromise access to these mineral deposits.	✓	✓		✓
BCZ-P3 To ensure that after mineral extraction, all mine sites in the BCZ - Buller Coalfield Zone are rehabilitated to best	✓	✓		✓

Provision	Project Area			
	Stockton*	ESE	MFS	UWHR
practice environmental standards and to provide for future use and activities appropriate to the area.				
BCZ-P4 Rural character and amenity within the GRUZ - General Rural Zone and RLZ - Rural Lifestyle Zone is maintained by: a) Buildings and structures having a bulk and location that is characteristic of rural environments and primary production activities; b) Maintaining privacy and rural outlook for residential buildings; c) Ensuring activities are compatible with existing development and the surrounding area while recognising that primary production activities can generate noise, odour and dust; d) Having appropriate setbacks from the road and adjacent primary production activities; and e) Locating activities sensitively in the environment to minimise adverse visual and cultural effects including restricting activities on ridge lines or ancestral mountains.	✓			✓
BCZ-P5 Where the removal of an area of significant indigenous vegetation or significant fauna habitat in whole or in part is necessary to provide for mineral extraction and processing activities and cannot be avoided, adverse effects should be mitigated, remedied, offset or compensated to achieve no net loss in biodiversity values.		✓		✓

TE RŪNANGA O NGĀI TAHU'S FRESHWATER POLICY STATEMENT

Table 9: Summary of the relevant provisions of the Te Rūnanga O Ngāi Tahu's Freshwater Policy Statement

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
6.2 Mauri				
Objective Restore, maintain and protect the mauri of freshwater resources	✓	✓	✓	✓
Policy 4 Protect the opportunities for Ngāi Tahu's uses of freshwater resources in the future	✓	✓	✓	✓
6.3 Mahinga Kai				
Objective To maintain vital healthy mahinga kai populations and habitats capable of sustaining harvesting activity.	✓	✓	✓	✓
Policy 1 Protect critical mahinga kai habitats and identified representative areas.	✓	✓	✓	✓
Policy 2 Restore and enhance the mahinga kai values of rivers, streams, wetlands and riparian margins.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Policy 3 Ensure activities in the upper catchments have no adverse effect on mahinga kai resources in the lower catchments.	✓	✓	✓	✓
Policy 4 Restore access to freshwater resources for cultural activities, including te harvest of mahinga kai.	✓	✓	✓	✓

WEST COAST REGIONAL COUNCIL PEST MANAGEMENT PLAN 2018 - 2028

Table 10: Summary of the relevant provisions of the West Coast Regional Council Pest Management Plan 2018-2028

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
6.1 Exclusion Pests				
Objective Over the duration of the plan, prevent the establishment of any of the pests listed in Table 6-1 within the West Coast, to prevent any adverse effects on economic wellbeing, the environment, human health, or recreational values.	✓	✓	✓	✓
6.2 Eradication of Pests				
Objective Over the duration of the Plan eradicate all pests listed in Table 6-2 from the West Coast to eliminate adverse effects on economic wellbeing, the environment, human health and recreational values.	✓	✓	✓	✓
6.3 Progressive Containment Pests				
Objective Over the duration of the Plan, progressively contain pests listed in Table 6-3 to reduce adverse effects on economic wellbeing, the environment, and recreational values.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
6.4 Sustained Control Pests				
Objective Sustained control pests are pests which are widely established within the region, but if left uncontrolled have the capacity to cause undue costs on neighboring properties which are uninfested or under active management. Enforcement of these rules will only be undertaken upon receiving a complaint from an adjacent occupier.	✓	✓	✓	✓

WEST COAST TAI O POUTINI CONSERVATION MANAGEMENT STRATEGY 2010-2020

Table 11: Summary of the relevant provisions of the Tai O Poutini Conservation Management Strategy 2010 - 2020

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Mahinga kai				
Objective 1 To recognise the cultural importance of mahinga kai places and resources to Poutini Ngäi Tahu/Ngäi Tahu where practicable and consistent with legislation.	✓	✓	✓	✓
Ritenga täonga tuku iho - Customary use				
Objective 1 To give effect to the customary use of natural resources by Poutini Ngäi Tahu/Ngäi Tahu, consistent with kaitiakitanga, the relevant legislation, regulations and general policies, and the purposes for which the land is held.	✓	✓	✓	✓
Ngäi Tahu (Pounamu Vesting) Act 1997				
Objective 1 To recognise the ownership of pounamu by: a) te rünanga o ngäi tahu; and b) Mäwhera incorporation within the catchment area of the Arahura river.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Objective 2 To ensure that the relevant parts of the Ngäi Tahu (Pounamu Vesting) Act and the Crown Minerals Act 1991 are given effect to when activities associated with pounamu occur within West Coast Tai Poutini Conservancy public conservation lands.	✓	✓	✓	✓
Policy 5 All concession and mining-related activities undertaken within public conservation lands with the potential to affect pounamu owned by Te Rünanga o Ngäi Tahu should carry the standard conditions for pounamu protection (see Chapter 3.5).	✓	✓	✓	✓
Maintenance and restoration of the indigenous natural character of ecosystems				
Objective 1 To maintain, and restore where practicable, the indigenous natural character of the full range of West Coast Te Tai o Poutini terrestrial, freshwater and marine ecosystems.	✓	✓	✓	✓
Policy 1 Management of threats to terrestrial and freshwater species, habitats and ecosystems across all public conservation lands on the West Coast Te Tai o Poutini should be prioritised, taking into account the need to: a) prevent the loss of indigenous species and the full range of their habitats and ecosystems; b) maintain contiguous sequences of indigenous ecosystems (e.g. from mountains to sea); c) maintain representative examples of the full range of indigenous ecosystems; d) maintain populations of indigenous species, habitats and ecosystems with unique or distinctive values;	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
e) achieve recovery of threatened indigenous species (including their genetic integrity and diversity) and restore their habitats where necessary; f) restore threatened indigenous ecosystems and connections between ecosystems where necessary; g) maintain the ecological integrity of indigenous ecosystems consistent with the purposes for which the land is held; h) protect recreational freshwater fisheries and freshwater fish habitats; and i) achieve integrated management at priority sites.				
Policy 3 Highly significant terrestrial and freshwater ecosystems should be restored where necessary to improve their functioning.	✓	✓	✓	✓
Management of freshwater fisheries				
Objective 1 To prevent further extinctions of indigenous freshwater fish species and declines in species abundance and range.	✓	✓	✓	✓
Policy 1 Existing and potential threats affecting indigenous fish populations, including barriers to migration (see Policies 2-4), habitat degradation and loss (see Section 3.3.1.5), introduction of pest species (see Policy 9 and Section 3.3.1.5), and interactions between exotic fish, including sports fish, and indigenous fish (see Policy 9) should be addressed.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Threated Species Management				
Objective 1 To prevent further extinctions or range contractions of indigenous species found on the West Coast Te Tai o Poutini.	✓	✓	✓	✓
Objective 2 To ensure, where practicable, that representative populations of all indigenous species have long-term security in predominantly natural habitats within their natural range.	✓	✓	✓	✓
Biosecurity sand Pest Management				
Objective 1 To protect natural heritage values from the adverse effects of unwanted organisms, invasive weeds and animal pests.	✓	✓	✓	✓
Policy 5 Populations of newly identified invasive weed and animal pest species should be eradicated, excluded or contained where there is likely to be a significant benefit to indigenous species, habitats or ecosystems.				
Ecosystem services and economic benefits				
Objective 1 To protect the quality of life sustaining ecosystem services.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Management of geodiversity and landscapes				
Objective 1 To protect geodiversity and landscapes from adverse effects of human use or management.	✓	✓	✓	✓
Activities on or in Beds of Rivers or Lakes				
Policy 1 When assessing applications for any activity on or in the bed of a river or lake, consideration should be given to (but not limited to) the following guidelines: a) Adverse effects on freshwater and terrestrial species, habitats and ecosystems, historical and cultural heritage values, public access, recreation opportunities and amenity values should be avoided or otherwise minimised; b) Riparian vegetation should be maintained or enhanced; c) Activities should not damage riverbanks; d) No pests, weeds or other unwanted organisms (e.g. Didymo) should be likely to be introduced to, or become established within, the area as a result of the activity; and e) The natural character within the setting of the activity should be maintained.	✓	✓	✓	✓
Crown Minerals				
Policy 1 The Minister will consider each application for an access arrangement on a case-by-case basis, in accordance with the criteria set out in the relevant section (i.e. s61 or s61A and s61B) of the Crown Minerals Act 1991	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Policy 2 When assessing an application for an access arrangement for prospecting, exploration or mining, consideration should be given to (but not be limited to): a) the significance of the conservation values present and the effect the proposal will have on those values; b) the adequacy and achievability of the proposed site rehabilitation work (see also Policy 3 below); and c) the adequacy or appropriateness of any compensation offered for access to the area (see also Policy 4 below).	✓	✓	✓	✓
Policy 3 Appropriate site rehabilitation methods should be employed.	✓	✓	✓	✓
Policy 4 Compensation should be required when damage to, or destruction of, conservation values can not be avoided, remedied or mitigated and will be determined on a case-by-case basis.	✓	✓	✓	✓
Policy 5 Where ancillary activities such as roads and infrastructure can reasonably be located off public conservation land, this will be expected.				✓
Policy 6 The term of any access arrangement should be limited to the period reasonably required to carry out the defined work, including site rehabilitation after mining has been completed.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Policy 7 Low-impact access options will be preferred (e.g. the use of existing formed roads, or helicopters in areas without existing roads).	✓	✓	✓	✓
Policy 8 Evidence that a valid minerals permit has been obtained from the mineral owner will be required before the Minister of Conservation will make a final decision on an application for an access arrangement or minimum impact activity.	✓	✓	✓	✓
Policy 9 The granting of an access arrangement for prospecting or exploration does not place any obligation on the Minister of Conservation to grant a subsequent access arrangement for mining, or to grant further variations to a pre-existing access arrangement.	✓	✓	✓	✓
Policy 10 If monitoring reveals that the effects of mining activities on conservation values and recreational opportunities, including the desired outcomes described in Part 4 of this CMS, are greater than expected, or new effects have been discovered, the Department should review the conditions of the access arrangement.	✓	✓	✓	✓
Policy 11 Approval of any work plan may be subject to the permit holder obtaining all other necessary authorisations, such as a concession permit for aircraft landings or a Wildlife Act permit.	✓	✓	✓	✓

Provision	Project Area			
	Stockton**	ESE	MFS	UWHR
Policy 12 Where the Crown Minerals Act 1991 makes provision for mining within national park land, any application for mining these areas will require consultation with the New Zealand Conservation Authority.	✓	✓	✓	✓
Research, Collection and Wildlife Permits				
Objective 1 To protect the indigenous flora and fauna on the West Coast Te Tai o Poutini in accordance with Section 3 of the Wildlife Act 1953.	✓	✓	✓	✓
Policy 2 Activities requiring authorisation in the form of a research, collection and Wildlife Act permit should not have adverse effects on conservation values or recreational opportunities or introduce threats (e.g. pose a biosecurity risk or result in weed dispersal).	✓	✓	✓	✓