

30 March 2026

Reference LU3473/25 and LU3489/25
Planner for Contact Leonie Mullions
Contact Number [REDACTED]

Taiko Critical Minerals Limited
Tai Poutini Professional Services Ltd
100 Mackay Street
Greymouth 7805

Attention: Nichola Costley

By Email: [REDACTED]

Dear Taiko Critical Minerals Limited

Resource Consent Application: Notice of Decision on Non-notified Application

I am pleased to inform you that your application for resource consent has been granted on 30 March 2026 for:

LU3473/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the General Rural Zone under the Appeals Version of the Te Tai o Poutini Plan; and

LU3489/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the Rural Environmental Area under the Grey District Plan.

The decision and the consent conditions are attached. It is very important that you understand and comply with all the conditions of your consent. If you have any questions or concerns about any aspect of your consent or its conditions, I would be happy to discuss them with you.

Please be aware that there may be ongoing monitoring. You may commence your activity immediately, unless you lodge an objection to this decision as per the second page of this decision under section 357 of the Resource Management Act 1991. Also, before you can build you will require a building consent therefore that will need to be obtained, please contact the Building Inspectors.

The costings for this resource consent have not yet been calculated and an invoice will follow shortly.

Please feel free to contact me on 03 769 8607 if you have any questions or concerns.

Yours faithfully,



Leonie Mullions
Senior Environmental Planner

30 March 2026

Reference LU3473/25 and LU3489/25
Planner for Contact Leonie Mullions
Contact Number 03 769 8600
Email leonie.mullions@greydc.govt.nz

Taiko Critical Minerals Limited
Tai Poutini Professional Services Ltd
100 Mackay Street
Greymouth 7805



Dear Taiko Critical Minerals Limited,
RESOURCE MANAGEMENT ACT 1991

- **RESOURCE CONSENT APPLICATION REFERENCE:** LU3473/25 and LU3489/25
- **TYPE OF RESOURCE CONSENT:** Land Use Consent
- **LEGAL DESCRIPTION:**
 - Section 2929 and Part Section 2634 and Part Section 2635 Block V Waiwhero SD and Defined on Deposited Plan 764 and held in the Record of Title WS2A/228
 - Lot 1 DP 2719 and Lot 2 DP 339364 and held in the Record of Title 161879
- **PROPERTY LOCATION:** 3067 State Highway 6, Barrytown
- **APPLICATION DESCRIPTION:**
 - *LU3473/25* – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the General Rural Zone under the Appeals Version of the Te Tai o Poutini Plan.
 - *LU3489/25* – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the Rural Environmental Area under the Grey District Plan.

This activity has been assessed as being a *Discretionary Activity* under the Appeals Version of the Te Tai o Poutini Plan.

This activity has been assessed as being a *Discretionary Activity* under the Operative Grey District Plan.

Grey District Council, acting under delegation pursuant to section 34A of the Resource Management Act 1991 (*the Act*), has considered this application on a Non-notified basis and resource consent LU3473/25 and LU3489/25 attached and marked 'A' has been granted subject to the following conditions.

Compliance with conditions

It should be emphasised that to ensure that you comply with this resource consent, all conditions of resource consent must be complied with and the consent holder must continue to comply with all conditions in order that the activity remains lawfully established.

Objection to certain decisions and requirements of consent authorities (refer section 357A of the Act)

You have the right to object to all or part of the Council's decision on your application. If you wish to object, an objection supported by reasons must be lodged in writing with the Council within **15 working days** of your receipt (or receipt by the person who filed the application on your behalf) of the Council's decision.

Rights of the consent holder

Your status as consent holder of this resource consent provides you with certain rights with regard to the Council's decision. If you are intending to exercise your legal rights regarding the Council's decision and you are in doubt as to how to proceed, it is strongly recommended that you consult your agent/lawyer.

Term and lapsing of resource consent (refer sections 123 and 125 of the Act)

This resource consent has an unlimited term, however you should note that pursuant to section 125 of the Act, a resource consent lapses five years after the date of that resource consent was granted, unless the consent has been given effect to, or after the expiry of such a shorter/longer lapsing period as is expressly provided for in the consent.

Application for change or cancellation of consent conditions (refer section 127 of the Act)

The consent holder may apply for a change or cancellation of a condition of the consent. However, no holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.

Such an application would be treated in the same manner as any other resource consent application, incurring normal Council processing charges. Prior to lodging the application, it may be wise to obtain written consent from every person who may adversely affected by the granting of the change or cancellation.

Where the proposed change or cancellation causes the proposal to be 'materially different in character' in its effects to the proposal originally authorised, a new resource consent will be required to be submitted in accordance with section 88 of the Act.

Please contact the Environmental Planning Department at the Grey District Council if you have any questions regarding this information on (03) 769 8600.

LAND USE CONSENT LU3473/25 and LU3489/25

1. This Consent is issued to: Taiko Critical Minerals Limited
LU3473/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the General Rural Zone under the Appeals Version of the Te Tai o Poutini Plan.
2. Application Description:
LU3489/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the Rural Environmental Area under the Grey District Plan.
3. Property Location: 3067 State Highway 6, Barrytown
4. Legal Description:
 - Section 2929 and Part Section 2634 and Part Section 2635 Block V Waiwhero SD and Defined on Plan 764 held in the Record of Title WS2A/228
 - Lot 1 DP 2719 and Lot 2 DP 339364 held in the Record of Title 161879
5. Valuation Number: 25420/298.00
6. Date of Decision: 30 March 2026



Michael McEnaney
Regulatory Manager
Delegated Authority

LAND USE CONSENT LU3473/25 and LU3489/25 - SCHEDULE OF CONDITIONS

The Grey District Council grants Resource Consent pursuant to section 104, 104B of the Resource Management Act 1991 (*the Act*) and is subject to the following conditions imposed in accordance with sections 108 and 220 of the Act.

General

1. The activity shall be undertaken in general accordance with the application received by the Grey District Council on 19 December 2025, and further information submitted on 16 February 2025 along with the papers held on the Council's Resource Consent file LU3473/25 and LU3489/25.
2. The consent holder shall ensure that a copy of this resource consent is kept on site at all times during the activity authorised by this consent. The consent holder shall ensure that all workers and contractors on the site are familiar with the conditions of this resource consent and comply with them as required.

Developers Professional Advisor - Construction

3. The consent holder shall appoint an appropriately qualified and competent Developers Representative **acceptable to the Grey District Council** in accordance with the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments). The Developers Representative role is to supervise and *provide Certification of the consented Engineering Works*.

Site Plan

4. The activity shall be undertaken in general accordance with the Site Plan provided to Council on 19 December 2025, *Prepared By:* Tai Poutini Resources, *Titled:* Attachment B – WCP, Access Road, *Produced For:* Taiko Critical Minerals, *Dated:* 10 December 2025 and attached to this resource consent as Appendix 'B' except where modified by conditions of this consent.

The New Zealand Transport Agency Conditions

5. The site access shall be constructed in accordance with the Indicative Southern Resource Block Access Arrangement (Sheet 0746-001-DWD2002-D and dated 03/02/2026) and requirements of the New Zealand Transport Agency. At a minimum this must include widening on the western side of the State Highway in accordance with the Access Type E of the New Zealand Transport Agency Planning Policy Manual - Access onto the state highway from private property (2025) and attached to this resource consent as Appendix 'C'.
6. The access, subject to Condition 1, shall be designed by an appropriately qualified professional and shall be submitted to and certified by both the Council's Transport Manager and the New Zealand Transport Agency prior to commencing the construction of the Unformed road entrance and shall include:
 - a. Full design details of intersection upgrade with the Unformed Access Road to the Wet Concentrator Plant; and
 - b. A design safety audit of the detailed engineering plans and post-construction safety audit is to be undertaken at the applicant's cost by a suitably trained and experienced independent safety auditor in accordance with the New Zealand Transport Agency Safety Audit Procedure for Projects Guidelines.
7. Prior to the operation of the Wet Concentrator Plant, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including construction of the new Unformed road entrance, have been constructed to New Zealand Transport Agency standards and approved by NZTA.



Engineering Design for Forming of the Unformed Access Road

8. The consent holder shall submit for approval Engineering Design Plans for the construction of the Access Road in accordance with the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments) Table 3.2 – Road Design Standards – Row E6 – Primary Freight Access in a Rural Area. The Engineering Design is to:
 - a. Start where the approved Engineering Design provided to The New Zealand Transport Agency where the State Highway transitions into the Unformed Access Road to the Wet Concentrator Plant;
 - b. The connection between the State Highway transition zone and where the Unformed Access Road commences is to be seamless;
 - c. The Engineering Design is to include two (2), 3.5 metre sealed lanes (shoulders included);
 - d. A sealed Standby Shoulder Lane of 4 metres for trucks is to be provided to allow for the synchronisation with trucks that are already in transit. The Standby Lane is to be a minimum length of 45 metres being 2 truck and trailers lengths;
 - e. The Unformed Access Road centre line gradient shall be a maximum of 3% for a distance of 45 metres from the transition zone where the State Highway and Unformed Access Road intersect; and
 - f. No special provisions are required to be made for pedestrians.
9. Accompanying the Engineering Design the consent holder shall provide:
 - a. A Schedule 1A (Design Certificate/Land Development/Subdivision) from the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments);
 - b. All construction documentation – including drawings, specifications and calculations.
10. The Engineering Design is to be submitted to the Regulatory Manager, Grey District Council for approval by emailing the Plans to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Pre-Construction Meeting for Unformed Access Road

11. The consent holder shall arrange for a Pre-Construction Meeting to be held with Council's Representative with the Developers Professional Advisor (required by condition 3), Main Contractor and Sub-Contractors who will be involved with the construction of the Roads and shall provide at this meeting
 - a. A copy of the approved Engineering Designs;
 - b. The approved Road Works Consent;
 - c. Construction Management Plan including the Erosion and Sedimentation Plan;
 - d. A list of Contractors/Sub-Contractors and their roles;
 - e. Complaints Process and Contact Details for Person responsible for complaints out of hours;
 - f. Health and Safety Plan;
 - g. Details of the Quality System Checklists (QA List) with provisions for photographic evidence; and
 - h. A Project Organisation Chart showing the order of construction and probable timetable.

Notification of Works Commencing

12. The consent holder shall notify the Regulatory Manager, Grey District Council in writing advising at least 5 working days before construction works commence on the forming of the Unformed Access Road. This written notification is to be emailed to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Construction of the Unformed Access Road

13. The consent holder shall construct the formation of the Unformed Access Road to the Wet Concentrator Plant in accordance with:
 - a. The approved Engineering Design;
 - b. Soil Compaction Tests;
 - c. Sub-grade Californian Bearing Ratio (CBR) Tests;
 - d. Nuclear Densometer Compaction Confirmation; and
 - e. Benkelman Beam Testing prior to sealing.
14. On completion of all works related to the construction of the Unformed Access Road the consent holder shall provide to the Regulatory Manager;
 - a. All Quality Assurance Tests undertaken and all supporting documentation;
 - b. A Schedule 1B (Contractors Certificate upon Completion of Land Development and/or Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments);
 - c. A Schedule 1C (Certification upon completion of Land Development/Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - d. As-Built Plans shall be provided in accordance with Schedule 1D (As-Built Plans) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments) and an electronic version shall be provided that is compatible with Council's GIS Software and an additional set in the Roding Assessment Maintenance Manual (RAMM) format.

Approval of Unformed Access Road Construction Works

15. All works related to the construction of the Unformed Access Road shall be completed to the satisfaction of Council's Transport and Infrastructure Manager. Written confirmation from the Transportation and Infrastructure Manager that all works related to the construction of the Unformed Access Road have been completed to Council's satisfaction. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent number LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Road Works Consent

16. Prior to any physical works commencing for any activity undertaken in Council's Road Reserve, the consent holder shall apply for and have approved by the Transportation and Infrastructure Manager, a Road Works Consent. The consent holder shall not undertake any work within Council's Road Reserve or expose any of Council's Utilities Infrastructure without an approved Road Works Consent. The consent holder shall be liable for any fees or charges that this application might attract.

Ongoing Maintenance of the Access Road

17. The consent holder shall be responsible for the ongoing maintenance, resealing, rehabilitation and any pavement failures of the Access Road pavement from the New Zealand Transport Agencies State Highway maintenance boundary for its full length including all road marking, berms, batters, culverts and surface water channels including the regular mowing of the berms and batters,

excluding those areas fenced for stock. All Ongoing Maintenance of the Access Road is to be to the satisfaction of Council's Transport and Infrastructure Manager.

Road Maintenance Agreement

18. The consent holder shall enter into a Road Maintenance Agreement with the Grey District Council for the Ongoing Maintenance of the Access Road that shall address:

- a. Ongoing Pavement Maintenance;
- b. Pavement Resealing;
- c. Pavement Rehabilitation;
- d. Road Marking;
- e. Berms;
- f. Batters;
- g. Culverts;
- h. Surface Water Channels; and
- i. Any other matters.

The Grey District Council shall provide the Agreement to be signed by the consent holder. The consent holder shall be responsible for the payment of any fees and charges that may be attracted in relation to the creation of this Agreement.

Council End of Road Maintenance Sign

19. On completion of the Pavement of the Access Road the consent holder shall arrange with the Council's Transport and Infrastructure Manager for the erection of a Standard Advisory Sign stating, 'Council Road Maintenance Ends Here' (or similar wording). The consent holder shall be liable for any fees and charges that may be attracted from the creation and erection of this sign.

Engineering Design for Vehicle Entrance

20. The consent holder shall submit to the Council's Regulatory Manager for approval, a specific Engineering Design for the construction of the vehicle entrance that shall serve Wet Concentrator Plant. The Engineering Design shall be in accordance with the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments). The approval from Council's Transportation and Infrastructure Manager must be obtained prior to any construction work commencing. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent number LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Vehicle Entrance Construction

21. The consent holder shall construct a new vehicle entrance that shall serve the Wet Concentrator Plant. The vehicle entrance shall be constructed in accordance with:

- a. The approved Engineering Design, and
- b. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).

22. Upon completion of all works relating to the construction of the Vehicle Entrance the consent holder shall provide to Council's Regulatory Manager the following documentation:

- a. All Quality Assurance Tests undertaken and supporting documentation;

- b. A Schedule 1B (Contractors Certificate upon Completion of Land Development and/or Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - c. A Schedule 1C (Certification upon Completion Land Development/Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).
23. The consent holder shall provide written confirmation from the Transportation and Infrastructure Manager that all works and associated documentation have been completed to the satisfaction of Council. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to. The consent holder shall be liable for all costs associated with the construction including any application fees that may be attracted.

Engineering Design Private Internal Ring Road and Private Access Road

24. Prior to any physical works being undertaken the consent holder shall submit to the Council's Regulatory Manager for approval a specific Engineering Design that shall be prepared by a suitably qualified and experienced professional for the construction of the Private Internal Ring Road and Private Access Road. The Engineering Design shall be in accordance with the:
- a. New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - b. The Engineering Design is to show compliance with the Appeals Version of the Te Tai o Poutini Plan, Transportation Standard TRN-Figure 7 – Tracking Path for a 90th percentile two axle truck.
25. The Engineering Design shall show:
- a. The Road Widths for one-way roads and two-way roads;
 - b. The division between Heavy Commercial Vehicles (HCV), Delivery Vehicles and Private Motor Vehicles;
 - c. The relevant Pavement Design and Cross Section; and
 - d. A comprehensive Stormwater System that will manage run off from all hard surfaces and the controlled discharge of Stormwater.

26. Accompanying the Engineering Design the consent holder shall provide:
- a. A Schedule 1A (Design Certificate/Land Development/Subdivision) from the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - b. All construction documentation – including drawings, specifications and calculations.
27. The Engineering Design shall be approved by the Regulatory Manager and this written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Construction Private Internal Ring Road and Private Access Road

28. The consent holder shall construct the Private Internal Ring Road and Private Access Road that shall serve the Wet Concentrator Plant. The Private Internal Ring Road and Private Access Road shall be constructed in accordance with:
- a. The approved Engineering Design; and
 - b. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).
29. Upon completion of all works relating to the construction of the Private Internal Ring Road and Private Access Road the consent holder shall provide to Council's Regulatory Manager the following documentation:



- a. All Quality Assurance Tests undertaken and supporting documentation;
 - b. A Schedule 1B (Contractors Certificate upon Completion of Land Development and/or Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - c. A Schedule 1C (Certification upon Completion Land Development/Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).
30. The consent holder shall provide written confirmation from the Regulatory Manager that all works and associated documentation have been completed to the satisfaction of Council. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Engineering Design for the Carpark Area

31. Prior to any physical works being undertaken the consent holder shall submit to the Council's Regulatory Manager for approval a specific Engineering Design that shall be prepared by a suitably qualified and experienced professional for the construction of the Carpark Area. The Engineering Design shall be in accordance with the:
- a. New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - b. The Engineering Design is to show compliance with the Appeals Version of the Te Tai o Poutini Plan, Appendix 1 Transportation Performance Standards including:
 - i. TRN S4 – Accessibility parking spaces requirements, in lieu of pavement markings Signage is an acceptable solution as shown;



Disabled Parking No Time Limit

Code PP2 MOTSAM RP-10 Rule R6-55

Product Code RP10 14D

RP10 or R6-55 Disabled Parking or

Mobility Parking Signs are used to mar...

- ii. TRN Table 5 – Minimum number of on-site accessibility parking spaces, the consent holder shall provide a minimum of 2 Accessible Parking Spaces;
- iii. TRN S7 – Dimensions for on-site vehicle parking spaces including manoeuvring dimensions;
- iv. TRN S8 – Loading Spaces and Standing Spaces;
- v. TRN S9 – On-site Queuing Spaces
- vi. TRN S10 – Minimum on-site manoeuvring space provision
- vii. TRN S11 – Minimum on-site space design

- viii. TRN S12 – Requirements for on-site vehicle parking, loading and standing spaces – construction and formation – All RURZ Rural Zones standard applies. Refer below

TRN S12 – Requirements for on-site vehicle parking, loading and standing spaces – construction and formation

All RURZ - Rural Zones and FUZ - Future Urban Zone	For sites with four or more vehicle parking / loading / standing spaces, the surface must be metalled, marked and drained to an all-weather standard, with a maximum gradient of 1:20.
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- ix. TRN Figure 6 – On-site car parking space dimensions; and
- x. TRN Figure 8 – Minimum tracking path for the 85th percentile car (horizontal geometry for Accesses and Aisles to comply with the tracking curves).
32. The Engineering Design shall show:
- A total of 45 car parks and 2 accessible car parks;
 - The relevant Pavement Design and Cross Section; and
 - A comprehensive Stormwater System that will manage run off from all hard surfaces and the controlled discharge of Stormwater.
33. Accompanying the Engineering Design the consent holder shall provide:
- A Schedule 1A (Design Certificate/Land Development/Subdivision) from the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - All construction documentation – including drawings, specifications and calculations.
34. The Engineering Design shall be approved by the Regulatory Manager and this written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.
- Construction of the Carpark Area*
35. The consent holder shall construct the Carpark Area that shall serve the Wet Concentrator Plant in accordance with:
- The approved Engineering Design; and
 - The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).
36. Upon completion of all works relating to the construction of the Carpark Area the consent holder shall provide to Council’s Regulatory Manager the following documentation:
- All Quality Assurance Tests undertaken and supporting documentation;
 - A Schedule 1B (Contractors Certificate upon Completion of Land Development and/or Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - A Schedule 1C (Certification upon Completion Land Development/Subdivision) from NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).

37. The consent holder shall provide written confirmation from the Regulatory Manager that all works and associated documentation have been completed to the satisfaction of Council. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Engineering Design for the Integrated Stormwater System

38. Prior to any physical works being undertaken the consent holder shall submit to the Regulatory Manager for approval a specific Engineering Design that has been prepared by a suitably qualified and experienced professional for the construction of the Integrated Stormwater System. The Engineering Design shall be in accordance with the:
- a. New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - b. Stormwater Management Device in the Auckland Region, December 2017/001, Guideline Document 2017/001, Version 1 (or its subsequent amendments); and
 - c. Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region June 2016, Guideline Document 2016/005 – Incorporating Amendment 3, Reprinted August 2023 (or its subsequent amendments).
39. The Engineering Design shall show the details of how the stormwater will be discharged for:
- a. The Clean Water Diversion;
 - b. The treatment of the stormwater from the Private Internal Ring Road, Private Access Road and Carpark Area; and
 - c. All Buildings and structures on-site;

Engineering Design for the Mine Water Facility

40. Prior to any physical works being undertaken the consent holder shall submit to the Regulatory Manager for approval a specific Engineering Design that has been prepared by a suitably qualified and experienced professional for the construction of the Mine Water Facility. The Engineering Design shall be in accordance with the:
- a. New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments);
 - b. Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region June 2016, Guideline Document 2016/005 – Incorporating Amendment 3, Reprinted August 2023 (or its subsequent amendments); and
 - c. Any requirements of the Building Act 2004 (or its subsequent amendments).
41. The Engineering Design shall show the details of how the Mine Water Facility will:
- a. Achieve a Zero Water Balance (ie. No overflows regardless of climatic conditions and operations usage), and is to allow for
 - i. Precipitation;
 - ii. Evaporation;
 - iii. The effects of Climate Change;
 - iv. For all conditions including Operational Days, Non-Operational Days and Rainfall Return Periods from 10 to 100 years; and



- v. Construction of an Emergency Spillway for structural purposes only where storms are in excess of 1 in 100 year Annual Rainfall Intervals.
42. Accompanying the Engineering Design the consent holder shall provide:
- a. A Schedule 1A (Design Certificate/Land Development/Subdivision) from the Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments); and
 - b. All construction documentation – including drawings, specifications and calculations.
43. The Engineering Design shall be approved by the Regulatory Manager and this written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Construction of the Mine Water Facility

44. The consent holder shall construct the Mine Water Facility that shall serve the Wet Concentrator Plant and associated Site Works in accordance with:
- a. The approved Engineering Design; and
 - b. The New Zealand Standard NZS 4404:2010 Land Development and Subdivision Infrastructure (or its subsequent amendments).
45. Upon completion of all works relating to the construction of the Mine Water Facility the consent holder shall provide to the Regulatory Manager the following documentation:
- a. All Quality Assurance Tests undertaken and supporting documentation including Liner Construction Assurances;
 - b. A Schedule 1B (Contractors Certificate upon Completion of Land Development and/or Subdivision) from NZS 4404:2010 (or its subsequent amendments); and
 - c. A Schedule 1C (Certification upon Completion Land Development/Subdivision) from NZS 4404:2010 (or its subsequent amendments).
46. The consent holder shall ensure that at least six (6) months before the Mine Water Facility becomes fully commissioned the consent holder shall place an appropriate erosion-resistant medium on the berms (batters) of the Mine Water Facility to allow them to become erosion proof.
47. The consent holder shall provide written confirmation from the Regulatory Manager that all works and associated documentation have been completed to the satisfaction of Council. This written confirmation is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Construction Management Plan

48. Prior to any physical works commencing on-site, the consent holder shall provide to the Regulatory Manager a Construction Management Plan that shall include the following, but not limited to:
- a. The method set out in the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region June 2016, Guideline Document 2016/005 – Incorporating Amendment 3, Reprinted August 2023 (or its subsequent amendments);
 - b. Dust;
 - c. Noise;
 - d. Duration of works;
 - e. Contact Details for Persons responsible, including out of hours contact details;



- f. List of Sub-Contractors;
- g. Any other matters.

The Construction Management Plan is to be emailed to planning@greydc.govt.nz using the resource consent numbers LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Wet Concentrator Plant

- 49. The consent holder can only operate the Wet Concentrator Plant at the daily capacity that it has been designed for with no further option available to increase capacity.

Maximum Building Heights

- 50. The consent holder shall ensure that the Wet Concentrator Building is to be no taller than 15 metres from the building foundations.

Wet Concentrator Building Design

- 51. The consent holder shall design the Wet Concentrator Building in a manner to ensure that there will be no light spill from the building onto adjacent properties including public land.

Building Paint Colours

- 52. The consent holder shall use the following recessive paint colours for all buildings on site that shall have a reflectance of no more than 20%:

- ColourCote Ironsand
- ColourCote Mudstone
- ColourCote Permanent Green
- ColourCote Rivergum.

- 53. The consent holder shall notify the Regulatory Manager, Grey District Council, of what the colour or combination of colours will be applied and its reflectance rate. This written notification shall be emailed to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Landscaping

- 54. The consent holder shall provide to the Regulatory Manager a Landscaping Design Plan that shall be used for all landscaping required at the Wet Concentrator Plant including the Private Internal Access Road, Private Ring Road and Carpark area. The Plan shall be prepared by a suitably qualified and experienced person and shall include but not be limited to:

- a. A scaled and dimensioned Plan that shall identify the areas to be landscaped including any green corridors to be established including any fencing or other protections for these spaces from stock, landscaped earth bunds or green wall features that could be used;
- b. Shall achieve the outcomes sought by the recommendations identified in the Report *Prepared By:* Glasson Huxtable Report, *Titled:* Barrytown Mineral Sands: Wet Concentrator Plant Landscape and Visual Assessment of Effects, *Revision:* 1, *Dated:* 15 December 2025
- c. A Schedule of Plants to be used shall be provided and the Schedule shall also provide information on the maximum height of the plants to be used and how long before they reach maturity;
- d. Where landscaping is to be placed in areas where vehicles will operate, traffic safety and vehicle visibility must be a consideration in the Landscape Design and plants to be used.

- 55. All plants used for Landscaping are to be Native Plants that are found in the general Coastal Environment of Barrytown and are to be eco-sourced where possible.



56. The Landscaping Design Plan shall achieve a minimum view coverage of 30% within 3 years of planting being completed when the Wet Concentrator Plant is viewed from the existing vehicle entrance that serves 3012 State Highway 6, Barrytown (Lot 1 DP 3446). After 6 years a view coverage of 60% shall be achieved when the Wet Concentrator Plant is viewed from the existing vehicle entrance that serves 3012 State Highway 6, Barrytown.
57. The Landscaping Plan is to be emailed to the Regulatory Manager at planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Landscaping Planting

58. Prior to the Wet Concentrator Plant commencing operations, 50% of the Landscaping shall be completed. The balance of Landscaping to be completed shall be within 3 years of operations commencing.
59. The consent holder shall be responsible for the ongoing maintenance and care of all Landscaping and Green Corridors established onsite for the life of this Resource Consent and replace any sick or dead plants with the same species of the same height/size at the time of replacement.
60. The Grey District Council will undertake annual Site Visits to check on the Landscaping to ensure that the performance standards in this resource consent are being achieved.

Onsite Lighting

61. The consent holder shall ensure that all external lighting complies with the Australian Governments National Light Pollution Guidelines for Wildlife January 2023 (*or any subsequent amendments*) including but not limited to:
 - a. All fixed lighting on site shall be downward facing and shielded to avoid light spill and operate primarily in the yellow-orange spectrum;
 - b. Lights shall only illuminate the object of area intended;
 - c. Lights shall be mounted as close to the ground as possible; and
 - d. External lighting shall be minimised and use the lowest intensity lighting possible while ensuring compliance with workplace Health and Safety requirements.

Temporary Diesel Storage Tank

62. The consent holder shall construct a Diesel Tank Pad to house temporarily the 40,000 litre double skinned Diesel Tank that will be used to operate the Diesel Generators on-site. The construction shall:
 - a. Provide for a Spill Control Apron to contain any diesel spills;
 - b. Provide for a Sump to contain any diesel spills and rainwater that might end up on the Diesel Tank Pad; and
 - c. Meet the requirements of the Hazardous Substances and New Organisms Act 2006.

63. The Sump (required by condition 62) shall be maintained and emptied to ensure that there is no runoff on to any surrounding areas or contamination of the soils around the Containment Tank.

Removal of Temporary Diesel Storage Tank

64. Once Westpower upgrades the electricity network and all capacity tests have been successful to ensure that the Wet Concentrator Plant is able to operate fully on electricity, the consent holder shall remove the Temporary Diesel Storage Tank.
65. The consent holder shall undertake a Preliminary Site Investigation prepared by a Suitably Qualified and Experienced Practitioner to determine if the area surrounding the Temporary Diesel Storage Tank including the soils has become contaminated and should be identified as a HAIL Site.

66. The Preliminary Site Investigation Report is to be provided to the Regulatory Manager by emailing it to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Heavy Machinery Refuelling and Maintenance

67. The consent holder shall be responsible for ensuring that

- a. No refuelling occurs within 20 metres of any waterway, overland flow path or the Mine Water Facility; and
- b. The storage, placement or transfer of hazardous substances such as (but not limited to) oil, hydraulic fluid or other lubricants does not occur within 20 metres of any waterway, overland flow path or the Mine Water Facility; and
- c. An Operational Spill Kit is to be kept on-site at all times.

Hazardous Substances Records

68. The consent holder shall keep an up to date Register of Hazardous Substances, their quantities and where they are kept on Site. A copy of this Register is to be sent to the Regulatory Manager within three (3) months of operations at the Wet Concentrator Plant commencing by emailing it to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Removal of Onsite Wastewater

69. Prior to the commencement of operations the consent holder shall provide to the Regulatory Manager a signed Contract with a Licensed Waste Management Provider who will remove the Wastewater generated from the Staff Facilities (Grey Water and Black Water) and dispose of it at an approved facility. The signed Contract shall be emailed to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Health and Safety Plan

70. The consent holder shall within 6 months of Operations commencing provide a Health and Safety Plan that shall address any potential Radiation and Radon that might arise as a consequence of the Wet Concentrator Process. The Health and Safety Plan shall:

- a. Employ sufficient instrumentation to determine the extent of any Radiation and/or Radon produced as a result of the operation of the Wet Concentrator Plant;
- b. Provide safety equipment and if required the modification of operational methods to keep staff and public safe from exposure to Radiation and/or Radon;
- c. Allow for compliance with the Radiation Safety Act 2016 (or any subsequent amendments), including the creation of a Radiation Safety Plan;
- d. The collection of Data from any devices that shall be submitted to the Regulatory Manager every 3 months showing clearly any Radiation and/or Radon that may have been present onsite and their levels;
- e. Any exceedances of the limits set in Schedule 3 of the Radiation Safety Act 2016 (*Dose Limits for Ionising Radiation*) shall be reported within 72 hours of them occurring to the Regulatory Manager, Grey District Council and the Office of Radiation Safety (that is a Unit of the Ministry of Health). This notification must be in writing and shall be emailed to planning@greydc.govt.nz;

71. The consent holder shall email the Health and Safety Plan to the Regulatory Manager by emailing it to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to. Any amendments to the Health and Safety Plan must also be sent to Council.



Hours of Operation

72. The consent holder shall operate the Wet Concentrator Plant, up to 24 hours per day and 7 days per week.
73. If Operations at the Wet Concentrator Plant should cease for more than 7 days the consent holder shall notify the Regulatory Manager in writing advising how long the Plant will not be operating for and the dates that it will be offline. The written notification is to be emailed to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Staff Transportation

74. The consent holder shall operate a transport service for staff who work at the Wet Concentrator Plant that shall cater for staff who reside north or south of the Wet Concentrator Plant. The consent holder shall ensure that all staff use this transport service who are working at the Wet Concentrator Plant during the hours of darkness.
75. This transport service does not need to be provided if there will be less than 5 staff working on any shift and all of the staff arrive and leave the Wet Concentrator Plant in the same vehicle.

Heavy Commercial Vehicle Movements

76. The consent holder shall ensure that no Heavy Commercial Vehicles that are transporting Heavy Mineral Concentrate or returning from a delivery operate during the hours of darkness. To determine the hours of darkness at Greymouth this website, or any equivalent authoritative source accepted by Council, shall be used [Sunrise and sunset times in Greymouth, Grey District, West Coast, 7801, Nouvelle-Zélande](#)
77. The consent holder shall ensure that all Heavy Commercial Vehicles that are part of the transport of Heavy Mineral Concentrate travel south only when leaving the Wet Concentrator Plant and that no more than 50 travel movements per day or 5 travel movements per hour occur.
78. The consent holder shall ensure that during daylight hours:
 - a. No more than 3 Heavy Commercial Vehicle travel movements occur between 5.00am to 7.00am each day;
 - b. Each school day that the Barrytown Primary School Bus is operating, no Heavy Commercial Vehicles shall leave or arrive at the Wet Concentrator Plant between the hours of 8.00am to 9.00am and 2.45pm to 4.00pm. The consent holder shall confirm directly with the Barrytown Primary School the days that the Bus Service operates.

Transport Management Plan

79. The consent holder shall provide a Transport Management Plan that shall cover the use of the Heavy Commercial Vehicles and shall include:
 - a. A method of reporting traffic accidents and/or incidences (near misses);
 - b. A method of registering complaints received in regards to driver behaviour and establish remedial measures;
 - c. The process to ensure that any risks of spillage of Heavy Mineral Concentrate or Liquids from the Heavy Mineral Concentrate are minimised/eliminated;
 - d. The process to address any spillage of any type from the transport of the Heavy Mineral Concentrate and associated liquids;
 - e. All drivers are to be courteous to other road users at all times and shall endeavour to communicate between each other on any hazards, vehicle or road defects that could endanger other drivers;



- f. How the Transport Monitoring Systems (GPS/Dashcam) information will be stored in case it is required to assist with any complaints received in regards to Driver behaviour.
 - g. The Barrytown Primary School Bus schedule.
80. The Transport Management Plan shall be prepared before the Wet Concentrator Plant commences operations and a copy of the plan shall be emailed to the Regulatory Manager by emailing it to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to. Any updates or developments to the Transport Management Plan shall be provided to the Regulatory Manager.
81. The consent holder shall ensure that regular weekly Tail-Gate Meetings are held to advise and update all Drivers of any updates, changes or concerns raised through the Transport Management Plan process.

Complaints Register

82. The consent holder shall keep a Complaints Register and record any complaints received. The Complaints Register shall record the following information:
- a. The Complainants name;
 - b. The Complainants contact details;
 - c. The date and time of the incident being complained about;
 - d. Details of the complaint;
 - e. Any action taken to remediate the complaint.
83. The consent holder shall provide to the Regulatory Manager a copy of the Complaint Register within 72 hours of the complaint being made by emailing it to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.
84. Any complaints information received by Grey District Council will not be released to the General Public without consultation and agreement with the consent holder. This information is for Grey District Councils information to determine if further action is required.

Wet Concentrator Plant Closure Management Plan

85. Where the Wet Concentrator Plant will not continue to be used as a Wet Concentrator Plant OR be Re-purposed to use for a permitted activity OR any new activity that is authorised by a Resource Consent, the consent holder shall provide to the Regulatory Manager, 18 months prior to the anticipated closing of the Wet Concentrator Plant a Closure Management Plan. The Closure Management Plan shall (but is not limited to) the following:
- a. Removal of hazardous substances associated with the operation;
 - b. Removal of buildings and associated equipment (such as the Pipelines, Pipeline Bridge, Mine Water Facilities and Conveyers);
 - c. Make safe any service connections such as electrical connections;
86. The Closure Management Plan shall be approved by the Regulatory Manager, Grey District Council before any shut down works commences. The Plant Shut Down Plan shall be emailed to planning@greydc.govt.nz using LU3473/25 and LU3489/25 as the reference and advise what condition it relates to.

Section 128 Review

87. In accordance with section 128 of the Resource Management Act 1991, the Grey District Council may review the conditions of this resource consent on an annual basis. This review may be conducted during June of each year for the following purposes:

- a. To review the effectiveness of the resource consent conditions in avoiding or mitigating any adverse effects on the environment from exercising this resource consent and, if necessary, to avoid, remedy or mitigate such effects by way of further or amended conditions; and
- b. To require the consent holder to remove or reduce the adverse effects on the surrounding environment.

Any such notice of review will be served in accordance with section 129 of the Resource Management Act 1991.

Accidental Discovery

88. If any artefact and /or historical, cultural or archaeological material of Maori or European origin likely to have significance is found or uncovered while undertaking work authorized by this resource consent, the following must be complied with:

- a. Works shall cease immediately, the area shall be secured and any uncovered material must remain untouched;
- b. Advice of the discovery must be given within 24 hours of the discovery to the Regulatory Manager, Grey District Council and Te Runanga O Ngati Waewae - Francios Tumahai by emailing [REDACTED] and Heritage New Zealand (Pouhere Taonga); and
- c. No work shall recommence until;
 - i. Three working days have elapsed since the advice has been given or earlier if agreement has been reached with Iwi and Grey District Council; and
 - ii. An Authority has been issued by Heritage New Zealand if the find involves and archaeological site.

Lapse Date

89. This resource consent shall Lapse 5 years from the date that it is granted.

Advice Notes:

- A1.** Pursuant to section 36 of the Resource Management Act 1991 and the Grey District Council's Fees and Charges Schedule, the consent holder shall be responsible for all costs associated with the processing and monitoring of this resource consent.
- A2.** It is the consent holder's responsibility to comply with any conditions imposed in this resource consent and during (while applicable) the exercising of it. Failure to comply with the conditions may result in prosecution, the penalties are outlined in section 339 of the Resource Management Act 1991.
- A3.** This resource consent does not authorise the building of any structures. A Building Consent may be required for structures that will be used to exercise this resource consent such as the Pipe Bridge and buildings to be used for the Wet Concentrator Plant.
- A4.** Stake Out Pegs must be left in until the Council's Engineer has been able to inspect the site.
- A5.** All works on public road reserve will require a road works consent from the Infrastructure Services Department of the Grey District Council. This will include any connection or disconnection from Council services.
- A6.** Any damage to the Grey District Council's infrastructural assets as part of the development of the new allotment shall be repaired to Council standard at full cost to the consent holder.
- A7.** Any Road Signage on the Access Road is to remain the responsibility of the Grey District Council.
- A8.** This Resource Consent does not authorise the building of any buildings. A Building Consent could be required for any buildings that the consent holder is seeking to construct on-site.
- A9.** A Resource Consent could be required for the capturing and use of rainwater that will be stored in the Mine Water Facility.
- A10.** The hours of daylight and darkness are found at this website [Sunrise and sunset times in Greymouth, Grey District, West Coast, 7801, Nouvelle-Zélande](#)

REASONS FOR DECISION PURSUANT TO SECTION 113 OF THE RESOURCE MANAGEMENT ACT 1991

Proposal

1. The applicant requires resource consent under both the Appeals Version of the Te Tai o Poutini Plan and the Grey District Plan. Resource consent is required for:
 - a. LU3473/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2635 in the General Rural Zone under the Appeals Version of the Te Tai o Poutini Plan.
 - b. LU3489/25 – The construction and operation of a Wet Concentrator Plant and associated infrastructure, including buildings that will exceed the permitted height of 10 metres to be located on Section 2929 and Part Section 2634 and Part Section 2635 in the Rural Environmental Area under the Grey District Plan.

Background

2. The applicant was granted a resource consent RM3154/23 that allowed for the construction, operation and ongoing maintenance of a mineral sand mine that includes the associated infrastructure and covers an area of 63 hectares on the Barrytown Flats in the Rural Environmental Area. As part of this application a Wet Concentrator Plant was also approved that was to be constructed inside of the 63-hectare area.

The applicant has now reviewed its future operations and has determined it is preferred that the Wet Concentrate Plant is located further south of its original location. The change of location of the Wet Concentrate Processing Plant, its establishment and ongoing operation is the subject of this Report.

The applicant seeks to have the Wet Concentrator Plant established and operational so it will be able to service the Mineral Sand Mining operation approved under the resource consent RM3154/23.

To date the following Resource Consents have been granted to support this application:

- On 2 October 2024 a Consent Order was issued by the Environment Court (Decision No. [2024] NZEnvC 238) that contained the resource consent conditions that were to be imposed for the Grey District Council Resource Consent RM3154/23.

This application RM3154/23 was granted to allow for the mineral mining of the Barrytown Flats, referred to as the **Northern Resource Block (NRB)** that included the establishment of a **Wet Concentrator Plant (WCP)** and associated access.

- On 10 October 2025 the resource consent LU3329/25 was granted for the establishment and operation of a **Mineral Separation Plant (MSP)** located at Rapahoe. The Mineral Separation Plant is where the processed material from the Wet Concentrator Plant will be shipped to for further processing before the final product is railed out to either the Port in Lyttleton or Timaru for export.

Description of Existing and Surrounding Environment

Physical Description

3. The Development Site is located at 3067 State Highway 6, Barrytown on a site that is 68.96 hectares in area that is contained in two Records of Title. The site is on the seaward side of State Highway 6 at Barrytown Flats and is approximately:
 - 9 kilometres south of Punakaiki;
 - 2.3 kilometres north of the Barrytown Settlement;



- 26 kilometres north of the Rapahoe Settlement; and
- 36 kilometres north of Greymouth.

The site is currently used as a Dairy Farm and is covered in pasture grasses with stands of Old Man Pines, *Macrocarpa* and other exotic trees.

A small spring fed un-named waterway is located on the northern edge of RS 2929 and Part RS 2635 (held in the Record of Title WS2A/228) and flows into the middle of the property before existing the site into the Tasman Sea. This is shown in Figure 1.

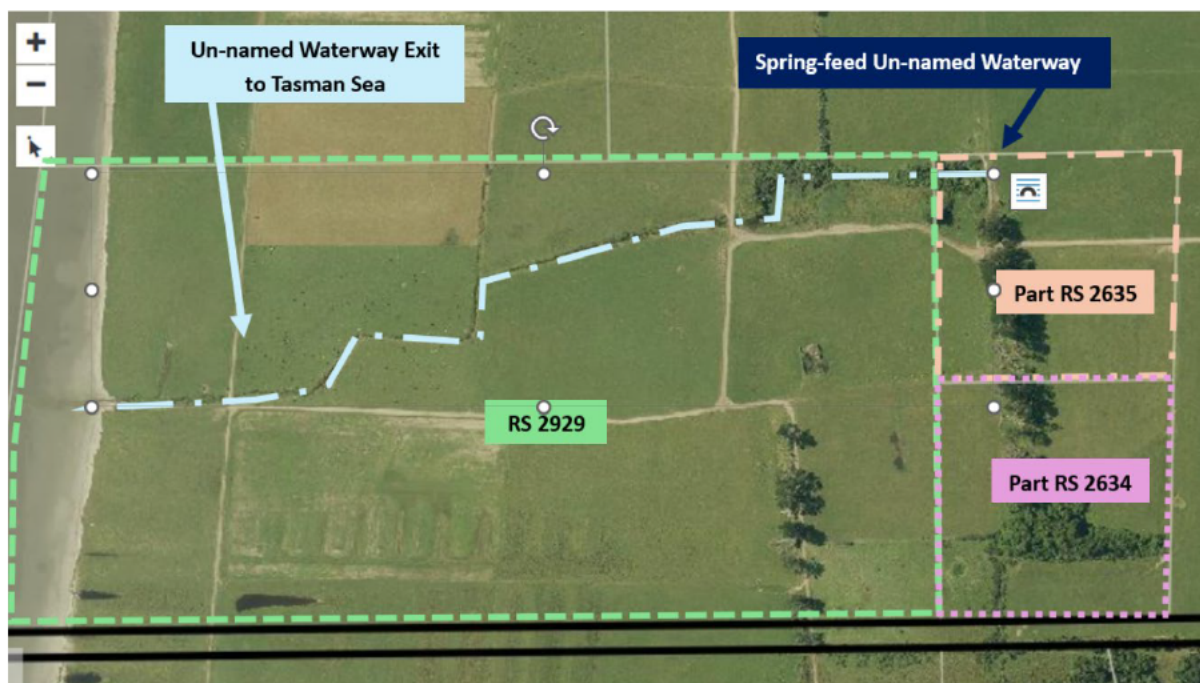


Figure 1 – Development Site

Legal Description

The Development Site is located on an area of 68.96 hectares that is held in two Records of Title:

- Section 2929 and Part Section 2634 and Part Section 2635 Block V Waiwhero SD and Defined on Plan 764 that covers an area of 36.0853 hectares more or less and is held in the Record of Title WS2A/228; and
- Lot 1 DP 2719 and Lot 2 DP 339364 that covers an area of 32.8780 hectares more or less and is held in the Record of Title 161879.

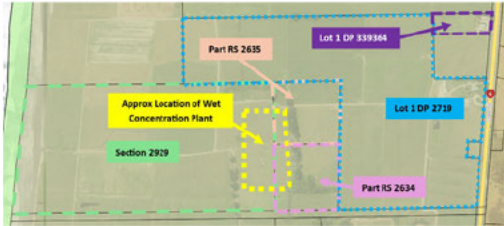
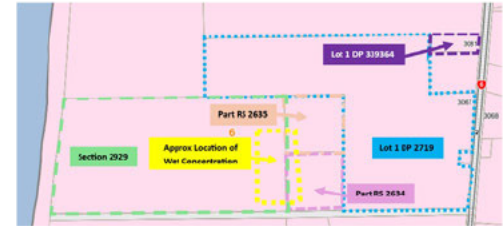
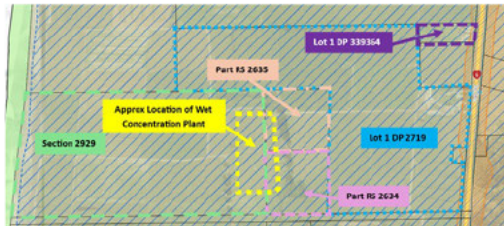
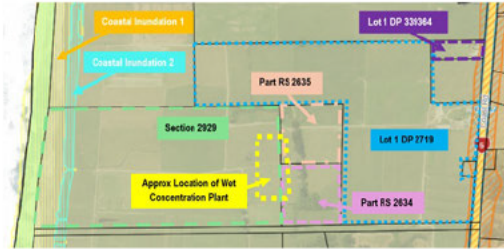
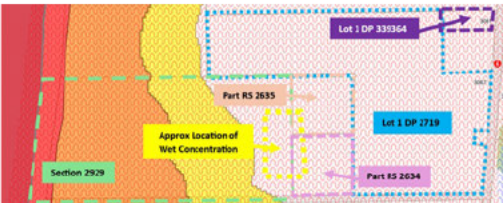
Presently the Records of Title are in the name of Barrytown Farms Limited, the applicant is in the process of finalising the purchase of the land from Barrytown Farms Limited. Approval has been received from the Overseas Investment Office for the purchasing of the land by the applicant.

There are no impediments registered against the Records of Title that would affect this development.

Planning Provisions

The Appeals Version of the Te Tai o Poutini Plan and the Grey District Plan

4. In considering this application, Grey District Council has had regard to the matters outlined in section 104 of the Resource Management Act 1991 (the Act). In particular the Council has had regard to the relevant provisions of the Appeals Version of the Te Tai o Poutini Plan and the Grey District Plan.

	Appeals Version Te Tai o Poutini Plan	Grey District Plan
Zone:	<ul style="list-style-type: none"> General Rural Zone 	<ul style="list-style-type: none"> Rural Environmental Area 
Overlays:	<ul style="list-style-type: none"> Coastal Environment (Blue Diagonal Lines) State Highway Noise Overlay (Orange Diagonal over the State Highway6) Designation The New Zealand Transport Agency – State Highway 6 	<ul style="list-style-type: none"> None
Hazards and Risks:	<ul style="list-style-type: none"> Coastal Inundation 1 Hazard Overlay (Yellow Coloured Lines) Coastal Inundation 2 Hazard Overlay (Aqua Coloured Lines) 	<ul style="list-style-type: none"> Earthquake Ground Shake Zone – Zone 1 Tsunami Evacuation Zone – Property is covered by Orange and Yellow Evacuation Zone however the location of the proposed Wet Concentrate Plan is located beyond the Tsunami Evacuation Zone. 

Appeals Version of the Te Tai o Poutini Plan	Grey District Plan
<p>General Rural Zone:</p> <p>GRUZ-R1 – Agricultural, Pastoral, or Horticultural Activities, and Building and Structures</p> <p><i>GRUZ-R1 (1)(i)</i></p> <ul style="list-style-type: none"> The Proposed Wet Concentrator Building will be 15 metres in height. The maximum height permitted under this rule is 10 metres. 	<p>Rural Environmental Area:</p> <p>Rule 19.7.8 Maximum Height of Buildings and Structures</p> <p><i>Rule 19.7.8(i)(a)</i> requires that the maximum height of any Building in the Rural Environmental Area is 10 metres.</p>

<ul style="list-style-type: none"> The height of the Proposed Wet Concentrator Building exceeds the permitted 10 metre height maximum <p>The activity has been assessed as being Discretionary under Rule GRUZ-R26. (D)</p> <p><i>GRUZ-R1(7)</i></p> <ul style="list-style-type: none"> The maximum floor area permitted that is not residential is 1,000 square metres. The Proposed Wet Concentrator Building will be 73 metres x 25 metres and will cover an area of 1,825 square metres. The floor area of the Wet Concentrator Building will be greater than 1,000 square metres in area <p>The activity has been assessed as being a Restricted Discretionary under Rule GRUZ-R24. (RD)</p> <p><i>GRUZ-R1(8)</i></p> <ul style="list-style-type: none"> The vehicle crossing standards under Transport Rule TRN – R1 <p>The activity has been assessed as Discretionary under Rule GRUZ-26. (D)</p>	<p>The Wet Concentrator Plant Building will be 15 metres tall exceeds the maximum 10 metre height limit.</p> <p>The activity is assessed as being a Discretionary under Rule 19.7.8(iii) (D)</p> <p><i>Rule 19.7.16 Non-Rural Activity</i></p> <p><i>Rule 19.7.16(i)(a)</i> requires that the maximum floor area for any non-rural activity is a maximum of 100 square metres.</p> <p>The Wet Concentration Plant will have a Building Site Coverage 3,800 square metres, the permitted floor area is 100 square metres. The floor area of the Wet Concentration Plant exceeds the 100 square metre floor area.</p> <p>The activity has been assessed as a Discretionary activity under Rule 19.7.16(iii). (D)</p> <p><i>Rule 19.7.16(i)(b)</i> requires that the maximum number of permitted vehicle trips generated by an activity on site is:</p> <p>Heavy vehicles – 20 per day</p> <p>Other vehicles – 100 per day</p> <p>This activity will generate</p> <p>Heavy Vehicles – 50 per day. This is from 25 arrivals and 25 departures from the Wet Concentrate Plant; and</p> <p>Light Vehicles – 106 per day which is based on additional staff movements along with trips associated with office-based staff and maintenance.</p> <p>The activity will generate Heavy Vehicle and Light Vehicle movements that will be greater than what is permitted.</p> <p>The activity is assessed as being a Discretionary activity under Rule 19.7.16(iii). (D)</p>
<p>TRN-R1 Establishment of accessways, vehicle crossings, parking spaces, loading spaces, queuing and standing spaces</p> <p>TRN-R1(1) Vehicle Crossing and Access Way Standards</p> <ul style="list-style-type: none"> Complies with <i>TRN Tables 1 – 4</i> <ul style="list-style-type: none"> <i>Complies</i> with <i>TRN Table 1</i> as more than 280 metres of sight distance can be achieved at the intersection with the Unformed Road; <i>TRN Table 2</i> is <i>not relevant</i> to this activity as the vehicle access to the 	<p>Transportation:</p> <p>Rule 24.2 Parking and Loading</p> <p>24.2.1 Minimum Parking Space Requirements</p> <p>This rule requires that the following minimum number of parking spaces is to be provided at all times in respect of any activity.</p> <p>Table 24.1 Minimum Parking Space Requirements requires that for Industrial Activities 2 carpark spaces per 100m² gross floor area will be required.</p> <p>The actual floor area for all of the combined structures on the Development Site will be</p>



<p>Wet Concentrator Plant is located at the end of the Unformed Road;</p> <ul style="list-style-type: none"> ○ TRN Table 3 activity <i>does not comply</i> as the vehicle access separation – Distance K requires a separation of 200 metres, the actual onsite is 144 metres. This is the distance required to be achieved from a Side Road (Un-named Road) to the nearest vehicle entrance (3010 State Highway 6). ○ TRN Table 4 <i>does not apply</i> to this activity as the vehicle entrance to the Wet Concentrator Plant will be an Engineered Design <ul style="list-style-type: none"> • Complies with Standards <i>TRN S1 – S3</i>; and <ul style="list-style-type: none"> ○ TRN-S1 – <i>does not apply</i> as the site is not located within 30-metres of a level railway crossing ○ TRN-S2 – as the Intersection with the State Highway, the vehicle entrance into the Wet Concentrator Plant and the Carpark area will all have specific Engineering Design they <i>will comply</i> with this Standard ○ TRN-S3 – this <i>does not apply</i> to this activity • Complies with <i>TRN Figures 1 – 5</i> <ul style="list-style-type: none"> ○ TRN Figure 1 – this <i>does not apply</i> to this activity ○ TRN Figure 2 – this <i>does not apply</i> to this activity ○ TRN Figure 3 – this applies to the activity and will be part of the Engineering Design ○ TRN Figure 4 – This figure does apply however it has been demonstrated that sight distances while <i>not achieved</i> will be managed through the Engineered Design for the vehicle entrance ○ TRN Figure 5 – This is the same as TRN Figure 4, it will be dealt with at the Engineering Design phase <p>TRN-R1(2) Parking, loading, queuing and standing standards</p> <ul style="list-style-type: none"> • Complies with <i>TRN Tables 5 – 6</i> <ul style="list-style-type: none"> ○ TRN Table 5 - 2 Accessible Parking Spaces are to be provided and shall be signposted, this will be dealt with as part of the Engineering Design 	<p>3,720m². The applicant has requested that an area of 3,800m² be used.</p> <p>Based on this area this activity requires 76 carpark spaces and 2 Accessibility Parks.</p> <p>The applicant will not be providing this many carparks as the site will only have 45 employees. They have proposed a carpark area that will accommodate 45 carparks and 2 Accessibility Carparks. (D)</p> <p>24.2.3 Size of Parking Spaces</p> <p>Carparking is to accommodate the 90th percentile design motor car.</p> <p>The space dimensions for Carpark Spaces are shown in Table 24.2 – Parking Space Dimensions.</p> <p>The consent holder is required to provide an Engineering Design that is to approved by Council for all Carparking and Accessibility Car Parks. (D)</p> <p>24.2.4 Gradient of Carparks</p> <p>The activity will comply with the gradient requirements for Carparks</p> <p>24.2.5 Reverse Manoeuvring</p> <p>This will be provided as part of the Engineering Design. This will show Tracking Curves. (D)</p> <p>24.2.6 Queuing</p> <p>This will also be provided as part of the Engineering Design. (D)</p> <p>24.2.7 Access to Site</p> <p>This rule does not apply to this activity as the Carpark area will accommodate 45 vehicles and 2 Accessible Carparks.</p> <p>This rule becomes active when a Carpark for 50 vehicle or greater is established as part of an activity.</p> <p>24.2.8 Loading Areas</p> <p>This will be done as an Engineering Design that is required to be approved by Council. (D)</p> <p>24.2.8.3 Surfacing of Parking and Loading Areas</p> <p>The Parking Areas and connecting Internal Ring Road will be formed with a metal pavement that will be maintained on a regular basis to suppress dust and noise.</p> <p>The Stormwater shall be managed as part of the overall Stormwater System. (D)</p>
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<ul style="list-style-type: none"> ○ TRN Table 6 – There is no information on how to assess carparking spaces. Due to this you cannot assess how many bicycle parking spaces there should be for this activity. The Novo Transportation Assessment advises that no formal cycle parking is proposed at the site. It is not expected that staff or visitors would cycle the Southern Resource Base (this is where the Wet Concentrator Plant is located) given the separation from the urban areas, as such no adverse effects are anticipated as a result of not providing cycle parking at the Site • Complies with Standards TRN S4 – S6 and S12 <ul style="list-style-type: none"> ○ TRN S4 – This will be <i>complied</i> with ○ TRN S5 – Based on 45 Carparks only 2 Accessible Carparks are required, and these will be provided and they will be delineated by the use of Standard Mobility Signs in the absence of pavement marking ○ TRN S6 – <i>Not relevant</i> to this activity ○ TRN S12 – These matters will be complied with and addressed at the Design Stage for Carparking. <i>Please note there is no rule on how to assess the number of carparks required for this activity</i> • Complies with TRN Figures 6 – 7 <ul style="list-style-type: none"> ○ TRN Figure 6 – This will be addressed at the time of Engineering Design for the Carpark Spaces. Council will have to approve any engineering design ○ TRN Figure 7 – This will be considered and included as part of the Engineering Design for the Internal Access, Parking, Ring Road and Stand By Area for the Heavy Vehicles <p>TRN-R1(3) Manoeuvring standards;</p> <ul style="list-style-type: none"> • Complies with TRN S7 – S11 <ul style="list-style-type: none"> ○ TRN S7 – This will be addressed as part of the Engineering Design for the carparks ○ TRN S8 – This will be addressed as part of the Engineering Design for Loading Space and Standing Spaces. Please note that these will be located 	<p>24.3 Access</p> <p>The vehicle entrance to the site is off a newly formed and sealed No Exit Road. Due to the uniqueness of the activity, the consent holder is required to provide an Engineering Design to Council for their approval. The Engineering Design is required to provide safe entry and egress for both light vehicles and Heavy Commercial Vehicle and Trailer Units. (D)</p>
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<p>on Private Property and not a Council Road</p> <ul style="list-style-type: none"> ○ TRN S9 - This will be addressed as part of the Engineering Design for On-site Queuing Spaces, Loading and/or Standing Spaces. ○ TRN S10 - This will be addressed as part of the Engineering Design ○ TRN S11 - This will be addressed as part of the Engineering Design <p>TRN-R1(4) Stormwater;</p> <ul style="list-style-type: none"> ○ Stormwater for impermeable carparks greater than 1,000m² – This will be addressed as part of the Engineering Design <p>TRN-R1(5) Formation Standards</p> <ul style="list-style-type: none"> • Complies with TRN S12 and TRN S13 <ul style="list-style-type: none"> ○ TRN S12 – This will be addressed as part of the Engineering Design ○ TRN S13 – This is for Rights of Way and is not relevant to this activity 	
<p>GRUZ-R5 Minor Structures</p> <p><i>GRUZ-R5(1)</i> – The mined Mineral Sands will be conveyed to the Wet Concentrator Plant by pipeline. The Pipeline will be located within 5 metres of the properties internal boundary and is considered to be a structure.</p> <p>The Pipeline is an alternative to the use of heavy commercial vehicles and/or heavy machinery transporting the mined Mineral Sands to the original location of the Wet Concentrator Plant in the Northern Resource Block.</p> <p>As the pipeline is a structure it must be located at least 5 meters from an internal boundary. The pipeline will cross over Canoe Creek from the Northern Resource Block to the Wet Concentrator Plant.</p> <p>The pipeline is unable to be located 5 metres from the internal boundary and is assessed as being a Controlled activity under Rule GRUZ-15. (C)</p> <p><i>GRUZ-R5(5)</i> – The Wet Concentrator Plant will have tanks located onsite that will be greater in area than 10 square metres and 2 metres in height. These tanks will be the</p> <ul style="list-style-type: none"> • Thickener Tanks that removes the sediments from the water used in the processing of the Mineral Sands in the Wet Concentrator Plant that will be 254m² 	<p>Signs:</p> <p>Rule 22.3 Signs in Residential, Rural-Residential, and Rural Environmental Areas</p> <p><i>Rule 22.3(i)(c)</i> requires that the total area of any signs on any site shall not exceed the maximum area of 2 square metres in the Rural Environmental Area.</p> <p>The activity anticipates that signage to provide the Authorised Person details will be larger than 2 square metres.</p> <p>The activity has been assessed as a Discretionary Activity under Rule 22.3(i)(c)(iii). (D)</p> <p><i>Rule 22.3(i)(e)</i> requires that in the Rural Environmental Area on sites adjoining a State Highway any signs are limited to a maximum of 6 words and/or symbols with a maximum of 40 characters and are located right angles to the State Highway.</p> <p>The applicant advises that any signage will have more than 6 words and there will be more than 40 characters on any signage erected.</p> <p>The activity is assessed as being a Discretionary Activity under Rule 22.3(i)(c)(iii). (D)</p>



<p>and 5.3 metres tall per tank – there will be 2 Thickener Tanks;</p> <ul style="list-style-type: none"> • Fire Water Supply Tanks that will be used for Firefighting purposes will be 86m² and 6.5 metres tall; • The Bridge that will be constructed over Canoe Creek will carry the double Pipeline that will convey the mined Mineral Sands to the Wet Concentrator Plant. • Another pipeline will take the residual soils from the Mineral Separation Plant back to the Northern Resource Block to be used as part of the site rehabilitation • These structures are either great in area than 10m² or 2 metres in height <p>The activity has been assessed as a Controlled Activity under rule GRUZ-R15. (C)</p>	
<p>GRUZ-R11 Mineral Extraction</p> <p><i>GRUZ-R11(1)</i> – There will be no mined material to be excavated as part of this activity, so the activity – (P)</p> <p><i>GRUZ-R11(2)</i> – The activity will undertake land disturbance activities that will cover an area of 1.55 hectares (15,500m²). This rule permits land disturbance of no more than 3 hectares. This activity will not disturb more than 3 hectares of land. (P)</p> <p><i>GRUZ-R11(3)</i> This activity is not for mining so this rule is not relevant to this activity. This rule requires progressive rehabilitation of the site to be completed 6 months of the mineral extraction activity ceasing. (P)</p> <p><i>GRUZ-R11(4)</i> this activity meets this rule as it will not be undertaken inside of:</p> <ol style="list-style-type: none"> An Outstanding Natural Landscape or Outstanding Natural Feature; or An area of Significant Indigenous Vegetation or Significant Indigenous Fauna Habitat or any Significant Natural Area identified in Schedule Four; or The Riparian Margins of any Stream, River, Lake or Wetland; A Historic Heritage Site identified in Schedule One; or 250 metres of a sensitive activity on an adjoining site; and (P) <p><i>GRUZ-R11(5)</i> this rule requires that no earthworks are undertaken within 20 metres of the property boundary. The activity will require that the internal Ring Road will need</p>	<p>Hazardous Substances:</p> <p>Rule 23.1 Use or Storage of Hazardous Substances</p> <p><i>Rule 23.1(i)(b)</i> requires that where hazardous substances are listed in Schedule 1 and are specified in Column A of Schedule 2 and do not exceed the permitted storage volumes are Permitted Activities in the relevant Environmental Area.</p> <p>In the Rural Environmental Area the maximum volume of Diesel that is able to be stored is 5,000 litres. The activity will have stored on site:</p> <ul style="list-style-type: none"> • 40,000 litres for the operation of a generator that will supplement the electricity supply needs for the Plant until Westpower complete their electricity upgrades from Rapahoe. As part of the electricity upgrade the 40,000 litre tank will need to be retained until testing of the electrical upgrade has been completed at the Wet Concentrator Plant; • Mobile Fuel Tanker that will be used for the re-fuelling of heavy machinery. <p>This volume is greater than what is permitted. The activity has been assessed as being a Discretionary activity under Rule 23.1(iii). (D)</p>



to be undertaken inside 20 metres from the property boundary.

The activity is assessed as being a Discretionary activity under rule GRUZ-R25.

(D)

GRUZ-R11(6) This activity will create stockpiles once mineral extraction is operational, however active mining will not be undertaken as part of this activity.

This rule allows for Stockpiles to be a maximum height of 7 metres. Due to this, this rule is not relevant to this activity. **(P)**

GRUZ-R11(7) No offensive or objectionable dust nuisance as a result of the activity shall be emitted beyond the property boundary.

This activity will comply with this rule as any odours will be liberated at the time the Mineral Sands are mined in the Northern Resource Block and there will be none or minimal dust emitted as the mined material will be forwarded to the Wet Concentrator Plant as a slurry inside of a Pipeline. **(P)**

GRUZ-R11(8) this rule requires that a maximum of 10 heavy vehicle movements and 30 light vehicle movements per day are generated by the activity.

This activity will generate 50 heavy vehicle movements per day (25 arrivals and 25 departures) and 140 light vehicle movements per day (70 arrivals and 70 departures per day).

The activity is assessed as being a Discretionary activity under rule GRUZ-R25.

(D)

GRUZ-R11(9) The vehicle entrance will not meet the Design Standards as set out in the Appendix 1 Transport Performance Standards. The consent holder is required to provide an Engineering Design for Councils approval for the vehicle entrance.

The activity is assessed as being a Discretionary activity under rule GRUZ-R25.

(D)

GRUZ-R11(10) The hours of operation are limited to 7am to 7pm. This activity will operate 24 hours per day.

This activity is assessed as being a Discretionary activity under rule GRUZ-R25.

(D)

GRUZ-R11(11) Noise levels meet the Permitted Activity Standards in Rule NOISE-R5. An Acoustics Report has been provided as part of this activity that confirms that the

<p>activity complies with the permitted activity noise rules. (P)</p> <p><i>GRUZ-R11(12)</i> Light that will be used at the Wet Concentrator Plant is required to meet the Permitted Activity standards in the Rule LIGHT-R4.</p> <p>The Rule LIGHT-R4 requires that the vertical light levels at the boundary of the property cannot exceed:</p> <ul style="list-style-type: none"> i. 5 Lux during the hours of 7.00am to 10.00pm; and ii. 1 Lux during the hours of 10.00pm and 7.00am <p>The application advises that Lighting at the Wet Concentrator Plant lighting will not exceed 2 Lux Spill (horizontal or vertical) measured at any point more than 2 metres inside the boundary of the adjoining property or the closest window on the adjoining property (whichever is the closest).</p> <p>The activity is unable to meet the Rule LIGHT-R4(1)(ii), so the activity is assessed as being a Restricted Discretionary activity under Rule LIGHT-R6. (RD)</p>	
<p><i>GRUZ-R29 Industrial and Commercial activities excluding Rural Industry</i></p> <p><i>GRUZ-R29(1)</i> – the activity is not a Commercial activity with a floor and/or yard area greater than 250m²</p> <p><i>GRUZ-R29(2)</i> – Industrial activities located within 10km of any Industrial Zone site that is large enough in size to accommodate the activity.</p> <p>The Development Site is not located within 10 km of land that is zoned Industrial.</p> <p>The activity complies with this rule – so it will NOT be assessed as a Non-Complying Activity.</p>	
<p>Natural Character and the Margin of Waterbodies</p> <p><i>NC-R2(1) Buildings and Structures within the Riparian Margin of a River, Lake or Wetland</i></p> <p>The activity requires that a single span Pipe Bridge is constructed that will go from the Northern Resource Block over Canoe Creek to the Wet Concentrator Plant. The Pipe Bridge will carry pipes that will be between 15-20 centimetres in diameter.</p> <p>The pipes will take mined Mineral Sands in a slurry to the Wet Concentrator Plant and will be used to return the residual soils from the Rapahoe Mineral Separation Plant back to the</p>	



<p>Northern Resource Block where it will be used to rehabilitate the land at a later date.</p> <p>There is a functional need for the pipeline to be located over Canoe Creek as this is the most direct path to the Wet Concentrator Plant.</p> <p>There is no rule that permits this activity under this section of the Te Tai o Poutini Plan, so the activity will be treated as Discretionary under section 87B(1)(a) of the Resource Management Act 1991. (D)</p>	
<p>Coastal Environment</p> <p>CE-R4 Buildings and structures in the Coastal Environment</p> <p>CE-R4(1)(a) requires that all new buildings that are in the Coastal Environment Overlay BUT not in the Outstanding Coastal Environment Area must have a maximum height of 7 metres; and</p> <p>CE-R4(1)(c)(I) a gross floor area that is a maximum of 200 square metres per building for new buildings.</p> <p>The Wet Concentrator Building will be 15 metres in height so it will not meet the rule CE-R4(1)(a) and the following buildings will have a floor area larger than 200 square metres:</p> <ul style="list-style-type: none"> • Wet Concentrator Building – 1,825 square metres; • Heavy Mineral Concentrate Stockpile Building – 990 square metres; and • 1 Thickener Overflow Tank 204 square metres. <p>so the activity will not meet CE-R4(1)(c)(I). The activity has been assessed as being a Restricted Discretionary activity under Rule CE-R14. (RD)</p>	
<p>Earthworks</p> <p>EW-R3 Earthworks in the GRUZ – General Rural Zone, RLZ – Rural Lifestyle Zone, any INZ – Industrial Zone, FUZ – Future Urban Zone, AIRPZ – Airport Zone, any OSRZ – Open Space and Recreation Zone and the MZP – Maori Purposes Zone nor provided for in EW-R2</p> <p>EW-R3(1) applies where all standards under Rule EW-R1 must be complied with. This activity will alter the ground height by more than 1.5 meters in height and 1.5 metres in depth as the works will not be undertaken by a Network Utility Operator.</p>	



<p>The activity does not meet the Earthworks Rules EW-R3(1) and EW-R2 as the activity will not comply with the Rule EW-R1(1) (RD)</p>	
<p>Signs SIGN-R1(10)(iii)</p> <p>The applicant under the resource consents LU3154/23 and WCRC-2023-0046 is required to erect a sign that will advise the name and contact details for the Person Accountable and Nominated Cover Person of the Wet Concentrate Plant.</p> <p>The sign will be no more than 3 metres square as permitted under this Plan, but it will have more than 6 words and more than 40 characters, so it will not comply with the Signs Rule SIGN-R1(10)(iii). (RD)</p>	

Bundling of Activity Statuses

5. The activity must be considered as a *Discretionary Activity* under the Appeals Version of the Te Tai o Poutini Plan as it is the most restrictive of the applicable activity types identified for each of the proposed activities.
6. The activity must be considered as a *Discretionary Activity* under the Grey District Plan as it is the most restrictive of the applicable activity types identified for each of the proposed activities.

Notification and Affected Parties

7. Pursuant to section 95A of the Act, an application need not be notified where it is unlikely that the activity will have adverse effects on the environment that are more than minor. The applicant has not requested Public Notification and there is no rule or National Standard that requires it in this instance. In accordance with section 95E of the Act, where an application is not to be notified, the written approval of all affected persons must be obtained.
8. The development requires access to State Highway 6 to allow for the mined Mineral Sands to be transported from the Wet Concentrator Plant to the Mineral Separation Plant located at Rapahoe. The applicant will form an Unformed Access Road that will allow access to the State Highway network from the Wet Concentrator Plant. Due to the applicant requiring access to the State Highway Network the New Zealand Transport Agency are considered to be an affected party.
9. The applicant has consulted with the New Zealand Transport Agency and has provided their written consent on 13 February 2026. The New Zealand Transport Agency has recommended conditions of consent that have been imposed as part of this resource consent.
10. As the affected party New Zealand Transport Agency has now provided their written consent, and no other parties have been identified as being affected by this activity, the activity will be processed without requiring Public of Limited Notification.



Assessment of Effects

11. The following effects of this activity have been considered, and are relevant to this application:

Visual Character and Amenity

History of the Development Site

12. The area of Barrytown has a long historical association with mining. Gold was first mined in the area in January 1867 near Canoe Creek. Gold dredging commenced in the 1930's and continued until the 1940's by successive companies, including:

- NZ Gold Options (1931-1932);
- NZ Prospecting and Mining Ltd (1935-1937);
- Whites Electric Dredging Company Ltd (1936-1941); and
- Barrytown Dredging Company (1937-1945).

The use of dredging as the method of mining has resulted in the landscape and hydrological profile of the area in Barrytown being altered significantly. Over time, this has created the profile of the site to what exists presently.

Current Environment

13. Dairy farming and associated dairy support activities are now undertaken on land that was previously mined. Improvements by current owners have resulted in pastures being established, with creeks and drains widened and straightened to allow for improved drainage and increased carrying capacity of the land to enhance its economic return.

The present landforms and landscapes are the result of the properties being converted into active rural environments.

Surrounding Environment

14. The application advises that the Wet Concentrator Plant is approximately 2.3 kilometres north of the Barrytown Township and 9 kilometres south of Punakaiki. East of the Development Site are the Paparoa Ranges and State Highway 6, while to the West of the Development Site is Pakiroa Beach.

There are dwellings located primarily on the eastern side of the State Highway, while the western side of the State Highway (where the Wet Concentrator Plant will be located) is a working rural environment where rural productive activities are actively undertaken.

There are residential dwellings located adjacent to the Development Site as shown in [Figure 2](#) below.

[Table 1](#) shows the addresses of dwellings adjacent to the development and their distances from the Point of Measurement which is shown as a red dot in [Figure 2](#) below.

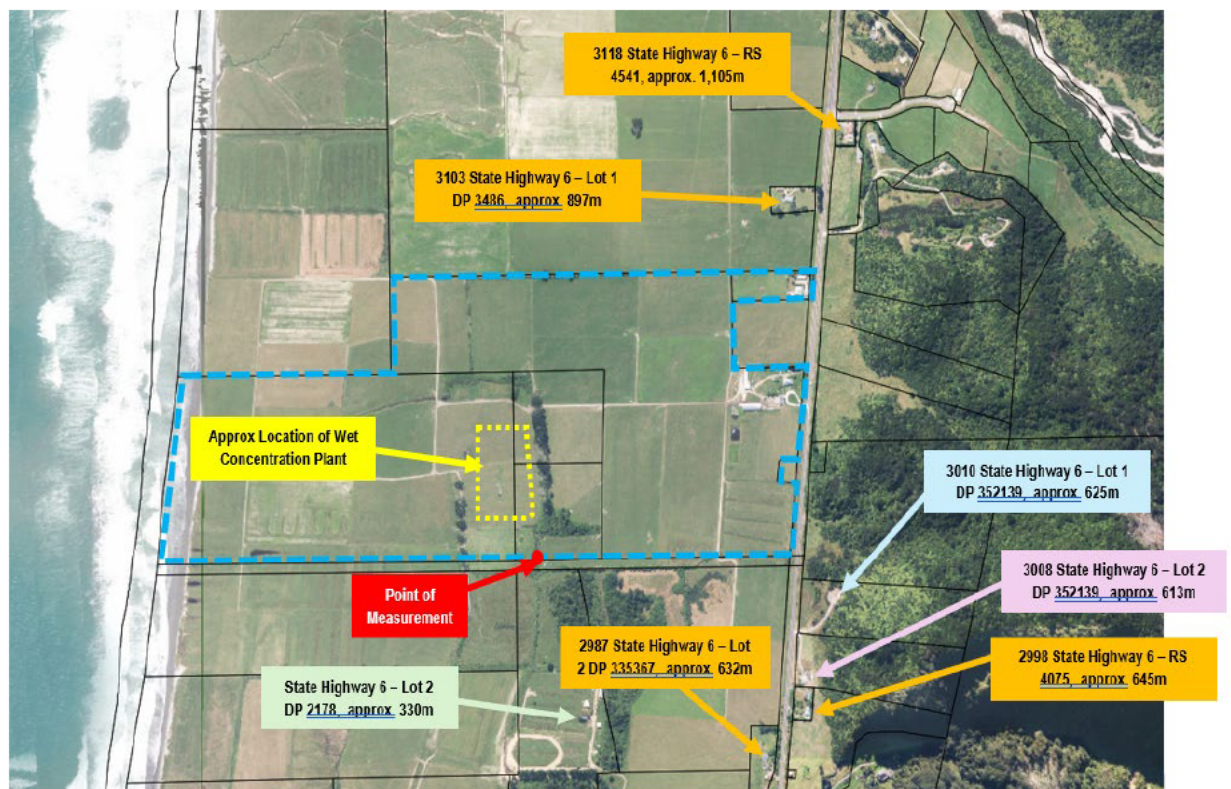
The nearest residential dwelling is located at State Highway 6 (Lot 2 DP 2178) and is 330 metres south of the Development Site. The next nearest dwelling is located at 3008 State Highway 6 (Lot 2 DP 352139) and is 613 metres from the Development Site.

The property located at 3010 State Highway 6 (Lot 1 DP 352139) does not have a residential dwelling located on it. Presently it has only a cleared building platform on it.

Table 1 - The Location and Distance of Residential Dwellings from the Development Site

Physical Address	Legal Description	Distance from Development Site	Comments
3118 State Highway 6	RS4541	1,105 metres	Residential dwelling and accessory buildings
3103 State Highway 6	Lot 1 DP 3486	897 metres	Residential dwelling and accessory buildings
3010 State Highway 6	Lot 1 DP 352139	625 metres	There is no dwelling on the property. A building platform has been created on the site only
3008 State Highway 6	Lot 2 DP 352139	613 metres	Residential dwelling and accessory buildings
2998 State Highway 6	RS4075	645 metres	Residential dwelling and accessory buildings
2987 State Highway 6	Lot 2 DP 335367	632 metres	Residential dwelling and accessory buildings
State Highway 6	Lot 2 DP 2178	330 metres	Residential dwelling and accessory buildings

Figure 2 The Location and Distance of residential dwellings adjacent to the Development Site



The Wet Concentrator Plant

- 15. Originally the Wet Concentrator Plant was to be located in the Northern Resource Block where the Mineral Sand Mining was to be undertaken. The Wet Concentrator Plant activity and its associated site access were included in the conditions of consent under LU3154/23.

The applicant now seeks to relocate the Wet Concentrator Plant approximately 1.4 kilometres south of where it was originally intended to be located (as consented under LU3154/23). Figure 3 below shows the location of where the Wet Concentrator Plant was originally consented to be established and where it is now proposed to be located.

Figure 3 – The location of where the Wet Concentrator Plant was to be located and where it will now be located



Building Site Coverage

16. The proposed Wet Concentrator Plant will have a total Building Site Coverage of 3,720.2 square metres. The Building Site Coverage is comprised of the following buildings as shown in Table 2 below.

The area of land that the Wet Concentrator Plant will be developed on covers an area of 36.0853 (more or less). It is made up of Section 2929, Part Section 2634 and Part Section 2635 Block V Waiwhero SD, deposited on DP 764 and is held in the Record of Title WS2A/228. This area of land is shown in Figure 4 below.

Based on the total Building Site Coverage of 3,800 square metres, the Building Site Coverage is 1.05% of the total land area.

Figure 4 – The Land where the Wet Concentrator Plant will be located

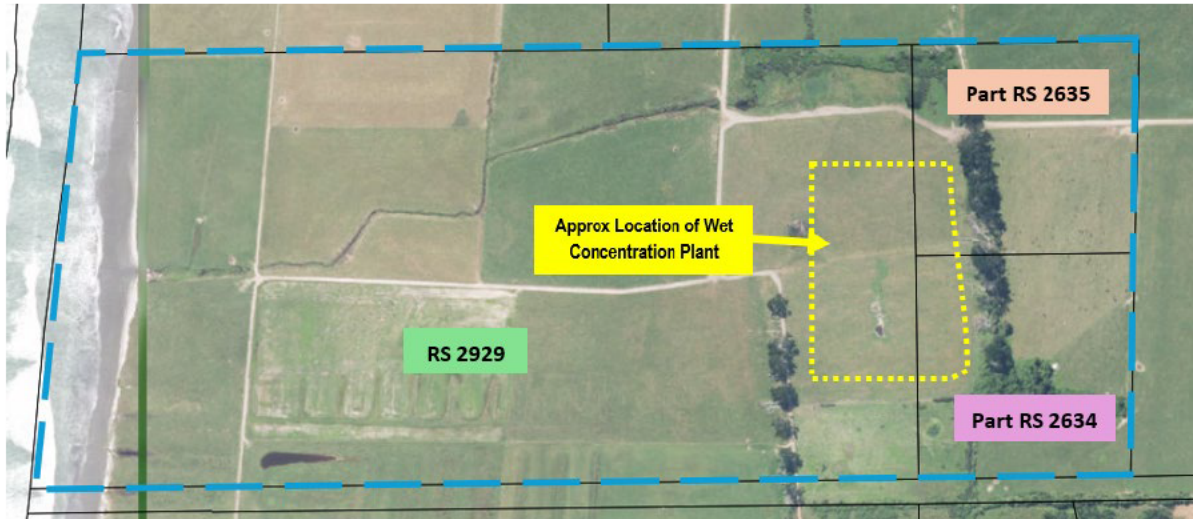


Table 2 – Showing the Buildings Coverage of the Wet Concentrator Plant

Building Type	Building Area	Building Height	Gross Floor Area
Wet Concentrator Building (WCP)	73 x 25 metres	15 metres	1,825 square metres
Heavy Metal Concentrate Stockpile Building (adjoins the WCP)	45 x 22 metres	10 metres	990 square metres
2 x Staff Amenity Buildings	6 x 3 metres		36 square metres
2 x Showers and Toilets	3.6 x 3 metres		21.6 square metres (10.8 square metres each Block)
Site Offices	6 x 3 metres		18 square metres
Stores Building	12 x 3 metres		36 square metres
2 x Thickener Overflow Tanks	18 meters diameter	5.3 metres	508 square metres
Maintenance Shelter			200 square metres
Fire Water Tank	10.5 metres diameter	6.5 metres	86 square metres
Total Building Site Coverage			3,720.6 square metres

Total Site Coverage

17. The applicant advised that the Total Site Coverage is 15,500 square metres (1.55 ha). This total site coverage consists of:

- Hardstand Areas;
- Wet Concentrate Plant;
- Ancillary Buildings;
- Car Parking; and
- Internal Circular Ring Road.

The access covers an area of approximately 11,700 square metres (1.17 ha). The access and the total site coverage combined covers an area of 15,500 square metres (1.55 ha).

If the area of both Records of Title were considered together, the total area available for the development would be 68.8 hectares. Under the Record of Title WS2A/228 an area of 36.0853 more or less is held and under the Record of Title 161879 an area of 32.8780 more or less is held.

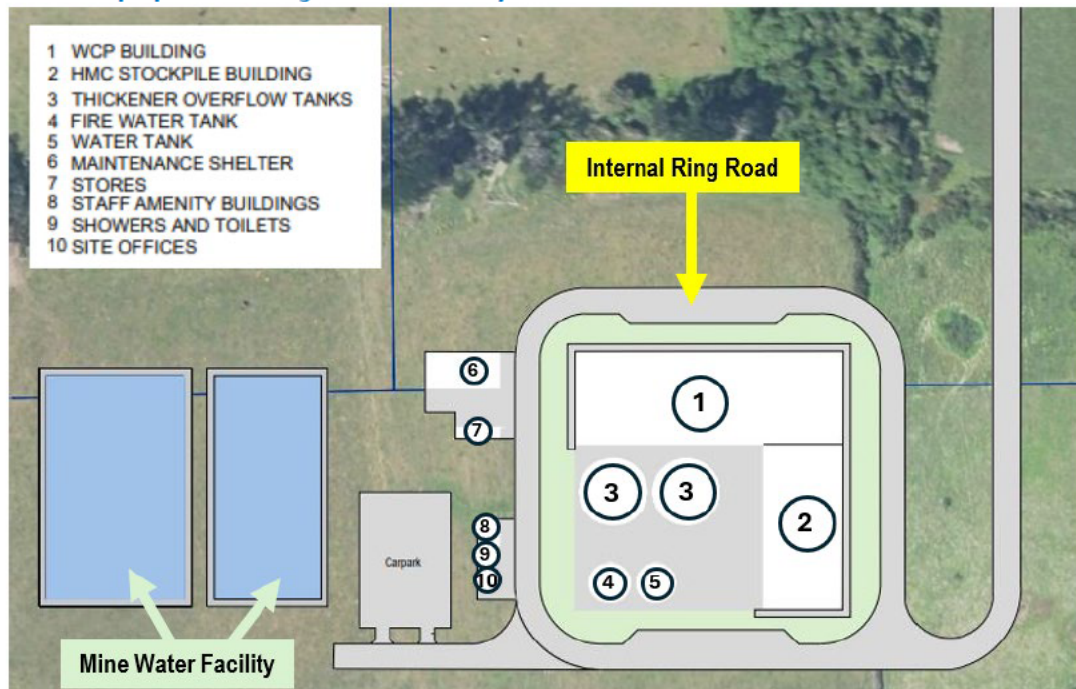
The total site coverage that includes the:

- Wet Concentrator Plant;
- Ancillary Buildings;
- Access Road; and
- Mine Water Facility

Is approximately 4.14% where both Records of Title are combined.

Figure 5 below shows the location of the proposed buildings and structures that will make up the Wet Concentrator Plant.

Figure 5 – The proposed Building and Structure Layout of the Wet Concentrator Plant



Buildings and Structures

18. The Buildings and Structures associated with this development will be painted in recessive colours that will also have a low reflectance value (LRV) of less than 20%.

The proposed colours that the applicant intends to use will allow the buildings and structures to recede into the surrounding environment. The proposed colours are:

ColourCote Mudstone



ColourCote Ironsand



ColourCote Rivergum



ColourCote Permanent Green



The low reflectance values ensures that glare and reflectivity are greatly reduced.

Wet Concentrator Plant Operations

19. Under the resource consent LU3154/23 the Wet Concentrator Plant was originally going to be located in the Northern Resource Block (NRB) where mineral sand mining was to be undertaken. As developments have progressed the applicant has now reviewed their operations and determined that the Wet Concentrator Plant shall be moved further south of where it was planned originally to be located.

There are a number of benefits from the relocation of the Wet Concentrator Plant. One key benefit being there will be no heavy traffic movements from the Northern Resource Block. With the Wet Concentrator Plant located in the Northern Resource Block it would require the mined material to be transported to the Mineral Separation Plant in Rapahoe using heavy commercial vehicles. The heavy commercial vehicles would have to travel past the dwellings located from the RAPID Number 3195 State Highway 6 to 3067 State Highway 6 and those residences located on Prospector Place.

With the Wet Concentrator Plant located south of 3067 State Highway 6, there will be no heavy commercial vehicle movements travelling past 3195 State Highway 6 to 3067 State Highway 6 and Prospector Place.

The Run of Mine (**ROM**) is the material that has been mined. The ROM material will be pumped to the new location of the Wet Concentrator Plant. The applicant will run three (3) double-sleeved pipelines from the Northern Resource Block to the Wet Concentrator Plant. These pipelines will be lie on the ground and will look no different to water irrigation pipes. The pipes will be 15-20 cm in diameter and will carry the following:

- Pipe 1 – Will carry the ROM material – the mined mineral sands that will be conveyed to the ROM site at the Wet Concentrator Plant;
- Pipe 2 – Will carry water to the Wet Concentration Plant that will be used for the processing of the ROM material; and

- Pipe 3 – Will carry the residual soil returned from the Mineral Separation Plant and the Wet Concentrator Plant. This material will be transported in the pipeline as a slurry and will be used as part of the site rehabilitation of the Northern Resource Block.

The pipelines will have to cross Canoe Creek. A single span bridge will be constructed that will accommodate the pipelines only with the bridge abutments being located on banks of Canoe Creek so there will be no abutments located in the Creek bed. The single-span bridge will be located by an existing Ford that traverses Canoe Creek and lies outside of any Natural Hazards as identified in the Appeals Version of the Te Tai o Poutini Plan. Under the West Coast Regional Councils Land and Water Plan 2014, under Rule 23 the Pipe Bridge is a permitted activity where the performance standards are complied with. The Pipe Bridge as proposed by the consent holder complies with these performance standards.

With the change in location of the Wet Concentrator Plant:

- This removes the heavy commercial vehicles travelling past the residential dwellings on State Highway 6 from the RAPID Numbers 3067 and 3195 and the intersection with Prospector Place;
- It allows for an alternate solution for the movement of the ROM material in a manner that is more environmentally friendly. The material will be enclosed in a pipeline that will sit on top of the ground and will not be able to be seen from the State Highway or adjacent residential dwellings;
- The pipe system allows for the ROM Material to be conveyed directly to the Wet Concentrator Plant along with water that will be used as in the processing of the ROM Material, the residual soils from both the material left over from the Mineral Separation Process (Rapahoe) and the Wet Concentrator Plant will be returned to the Northern Resource Block as a slurry where it will be used as part of the rehabilitation process.

It can be considered that the change in location of the Wet Concentrator Plant provides good outcomes in terms of road safety with the:

- Removal of Heavy Commercial Vehicles from a section of the State Highway Network;
- Removes Heavy Commercial Vehicles from travelling past the existing residential dwellings and the intersection with Prospector Place;
- The ROM material will be contained in a sealed pipe and conveyed directly to the Wet Concentrator Plant, so there will be no dust or noise generated; and
- This pipeline system will be used to return to the Northern Resource Block the residual material from the Mineral Separation Process and the Wet Concentrator Plant.

The effects of the Wet Concentrator Plant changing location are considered to be less than minor.

Landscape Report

20. The applicant has provided a Landscape and Visual Effects Assessment Report *Prepared By:* Glasson Huxtable Landscape Architects, *Title:* Barrytown Mineral Sands – Wet Concentrator Plant Landscape and Visual Assessment of Effects, *Revision:* 1, *Dated:* 15 December 2025.

The Report finds overall that the effects of the activity from a number of different locations will have effects that are less than minor. There is one area though that the Report considers the visual effects to be more than minor and that is 3010 and 3012 State Highway 6. The Report advises that the effects will reduce to a minor level over a five year period as the mitigation planting provides softening but the effects will never be able to be fully screened due to the location of what it called the access road. This five year period is based on the landscaping being established from seeds as opposed to seedlings.

The consent holder advises that if seedlings or plants that have a couple of years growth were used for landscaping, this would restrict who the plants could be purchased from and make it difficult to allow for plant seeds to be eco-sourced. The consent holder would like to purchase the seeds locally as this will provide support for local businesses and helps the business to build relationships locally. Council has considered that the building of relationships with the local community and its businesses as being an important part of this activity. The use of seedlings as opposed to more established plants for landscaping purposes has no effect other than it will take a bit longer for the landscaping to establish itself.

The properties located at 3010 and 3012 State Highway 6 do not have any residential dwellings located on them.

Reviewing the Report there are a number of matters from a Planning perspective that must be discussed as part of this Report. They are listed below:

1. The Glasson Huxtable Landscape Report identifies that the properties located at 3010 and 3012 State Highway 6 experience visual effects as being more than minor. The more than minor assessment has been made based on the views from these properties towards the Wet Concentrator Plant until the Landscaping matures. The Glasson Huxtable Report advises that it will take 5-years to reduce the effects on these properties, where the visual effects would go from more than minor to less than minor. This 5-year period is based on the Landscaping being established from seeds as opposed to plants. It must be noted though (and as discussed in this Report) that there are no residential dwellings located on these properties and this is a Rural working environment that these properties overlook. While the Landscape Report has assessed the effects as being more than minor, the Report has not considered that these properties (3010 and 3012) have not been developed.
2. There are no residential dwellings located on 3010 or 3012 State Highway 6 at the time of writing this Report. At 3010 there appears to be a Building Platform on the property, and there is no residential activity set up on 3012 State Highway 6. No one lives at either of these properties. There has been no residential dwellings constructed on these properties and no Building Consents have approved by the Grey District Council for any residential dwellings;

Figure 6 – Representative Panorama View from 3010 and 3012 State Highway 6, their current view over a working rural environment





Figure 7 – Showing the Unformed Road and the Proposed Access to the Wet Concentrator Plant

- Both of these properties look out on to an active rural working landscape as seen in Figure 6 above. The amenity and character experienced from these two properties is one of an active rural environment that includes farm tracks, drainage, areas of pugged grass and scrappy vegetation scattered around this working environment. Figure 7 Show the same environment with the Unformed Council Road that will be formed and the private Access Road that will have planting and bunds established around it. The Unformed Road is a Road that has been legally surveyed but just not formed, it is able to be formed at any time. *It is a piece of Infrastructure and should not be considered as part of any Landscape or Visual Assessment.* This Road when it is formed will be a Public Road, that leads to the Private Access that will service the Wet Concentrator Plant.
- The Appeals Version of the Te Tai o Poutini Plan anticipates that Mineral Mining will be undertaken in the Rural Zone along with its ancillary and supporting activities such as the Wet Concentrator Plant. The Northern Resource Block that is located north of where the Wet Concentrator Plant will be located and is zoned Mineral Extraction Zone under the Appeals Version of the Te Tai o Poutini Plan. While originally the applicant was going to locate the Wet Concentrator Plant in the area being mined, they have now found it is more pragmatic to locate the Wet Concentrator Plant away from the Northern Resource Block. This will assist in reducing the heavy traffic movements that will be experienced on the State Highway going past Prospector Place and the surrounding residences.

It is considered that the Landscape and Visual effects on the properties located at 3010 and 3012 State Highway 6 can be considered to be less than minor.

There are a number of recommendations that have been made into conditions of consent that the applicant is implementing such as:

- The careful siting of the Wet Concentrator Plant and associated infrastructure behind existing vegetation to obtain the maximum benefit from screening to limit the visibility of the proposed Plant – this is demonstrated on the site plan,
- Retaining and strengthening existing planting areas through the use of additional buffer planting near the Old Man Pine trees and the cluster of vegetation to the south of them – the application advises that this will be done,
- Excavating the WCP by 2m from the surrounding landscape to reduce its overall height – this will be done,

4. Constructing a new planted bund on the eastern side of the WCP to screen and soften structures and movement and integrate new additions into the surrounding landscape – this will be done,
5. Adding new planting areas along the proposed access road to break up the road corridor and provide screening of vehicles using the road – this will be done,
6. Encouraging regeneration that will connect existing 'green spaces' together – this will be done,
7. Using local eco-sourced plants which will thrive in the Barrytown coastal environment – this will be done,
8. Supporting vegetation by providing fencing around planted areas to protect from stock damage – this will be looked at, however there will be no stock wandering inside the perimeter of the Wet Concentrator Plant,
9. Remediating disturbed areas as quickly as possible with the desired landform, slope, and drainage and by using sufficient growing medium and resowing grass – this can be conditioned that the site is to be made erosion proof as soon as practicable,
10. Adopting the use of recessive neutral, earthy, and natural colours such as Colorcote Ironsand, Mudstone, Rivergum or Permanent Green to help structures recede into the environment – this will be done,
11. Using non-reflective finishes for all structures to eliminate issues with reflectivity and glare – this will be done,
12. Adhering to the previously agreed conditions for lighting on the NRB to reduce light pollution, preserve the night sky, and avoid adverse effects on birds – this will be done, and
13. Maintaining all new and existing planting areas so that they are vigorous and thriving and therefore can provide effective mitigation – this can be imposed as a condition of consent.

What must be remembered in the assessment of this activity in terms of Visual Amenity and Character is that this is a rural working environment. It is not a pristine environment or even an environment that should be considered as a place to settle based solely on being for coastal views. The environment is dynamic and is subject to change such as a Dairy Farm could become a Crop Growing Farm, or even a Plantation Forest.

Even though the Paparoa Ranges have visual significance and values, its significance is based on both its landform vegetation cover. The high values placed on the Paparoa Ranges are not based on an active working rural environment as exists in the foreground of the Ranges and as is observed on this site and surrounding environment.

With conditions of consent imposed it is considered that the effects of the activity on the Visual Amenity and Character can be considered to be less than minor.

Traffic Generation, Vehicle Access and Roading Formation of the Unformed Road

21. Vehicle access to the Development Site will be obtained from what is currently an Unformed Road that exits from State Highway 6 as shown in [Figure 8](#) below.

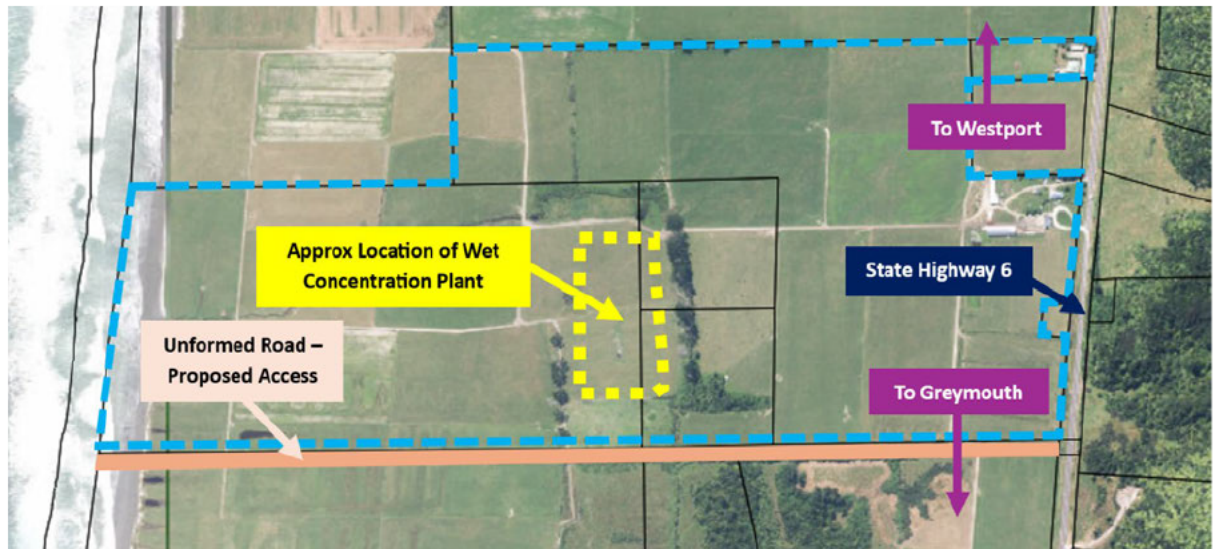


Figure 8 – Location of Unformed Road that will be used for the vehicle access to the Wet Concentration Plant

Council has confirmed that the Unformed Road will need to be:

1. Made available to the Public and will not be able to be closed, it will be a Public Road.
2. The Developer Taiko Critical Minerals will be required to pay the full costs associated with the formation of the Unformed Road.
3. The future on-going maintenance of the Unformed Road shall be managed by Taiko Critical Minerals except for the intersection area as this will be covered by the New Zealand Transport Agency as part of their Road Maintenance Programme.
4. Council will put up a 'Council Maintenance Stops Here' sign that will be positioned where the New Zealand Transport Agency take over the road maintenance. It is likely that the New Zealand Transport Agency finish maintaining the Unformed Road 20 metres from the edge of seal of State Highway 6.
5. The Roding and Pavement Design are to be in accordance with the New Zealand Standard NZ 4404:2010 Land Development and Subdivision Infrastructure, with the following required:
 - a. Engineering Plan are to be submitted to Council for approval before any construction works commence;
 - b. 2 x 3.5 metre wide sealed lanes are to be constructed;
 - c. A 4 metre wide sealed shoulder is to be constructed that shall be located on the outward bound side of the Unformed Road, this shoulder is to allow for the heavy commercial vehicles to synchronise their trips so they are only on the roads as permitted in the conditions of consent LU3154/23;
 - d. The length of the seal on the shoulder is to accommodate the length of 2 truck and trailer units;
 - e. The carriageway gradient at the intersection of State Highway 6 is to be flattened as the elevation information contained in the West Coast Regional Councils GIS show that the uphill gradient is 1 in 10 to the State Highway;
 - f. There is a possibility that the earthwork required to create a flattened area at the intersection could exceed the road width of the Unformed Road. An assessment will need to be undertaken on the anticipated volumes of earthworks required and the area that

these earthworks will occupy in the construction and formation of the Unformed Road;
and

- g. Council does not require any special accommodation to be made for pedestrians as this is a Rural Road.

A letter was issued to the applicant on 27 January 2026 to advise of the above. The applicant has replied back by email on 27 January 2026 advising they are happy for Council to apply the conditions of consent as suggested above.

Road Naming

22. Planning has contacted the Transportation Department to find out what is the process for the naming of unnamed roads. Planning will see if it is possible to incorporate a condition of consent into the Decision so this will be able to be taken care of prior to on-site development occurring.

The applicant is happy for Council to go ahead and provide a name for this Road.

Vehicle Entrance from the Un-Named Access Road

23. Vehicle access will be obtained at the end of the Unformed Road. The current Vehicle Crossing Standards in the Appeals Version of the Te Tai o Poutini Plan are not suitable for this site. The applicant will need to provide an Engineering Design for the approval of Councils Infrastructure and Transport Manager before any construction commences.

A condition of consent will be imposed requiring this.

Carparking Area

24. The applicant will need to provide 2 accessible carpark spaces as the site will have a staff of 45 as shown in Table 5. Under the Standard TRN-S4 the Accessible Carparks are to be clearly marked using sign posts for the 2 accessible carpark spaces. The sign posts will be used as the carpark is not going to be sealed.

The carpark area shall be constructed with a metalled surface and drained to an all-weather standard with the maximum gradient of 1:20 (5%) and shall be in accordance with TRN-Figure 6 which show the layout of the carpark spaces including the accessibility carparks.

The accesses and aisles horizontal geometry shall be designed to the TRN-Figure 6 Layout and the horizontal geometry for accesses and aisles shall comply with the tracking curves as shown in TRN-Figure 7.

An Engineering Design will need to be provided to demonstrate that the Standards under TRN-S7 to TRN-S11 have been complied with. These Standards relate to carparking loading and standing spaces, queuing and manoeuvring. This design should also include stormwater run-off and calculation design and Stormwater Management Plan.

Bicycles

25. It is unlikely that bicycles will be used as a primary means of transport to get to the plant by staff. The distance along with the high road speed roads with limited shoulders might not appeal to staff to use bikes.

Bicycles might be used for staff to get around the facility if the company found this to be a useful means for staff. The site is not small and neither are the buildings that are located on it. There is sufficient space available to place bicycles around the Plant if they were ever used by the company.

The New Zealand Transport Agency

26. The New Zealand Transport Agency provided their written consent to the applicant on 13 February 2026. This Affected Party Approval was provided to Council on Saturday 14 February 2026. The permission is given based on the formation of the Un-named Road and an intersection being formed that is to be in accordance with the Plan *Prepared by: Novo Group, Titled:*

The New Zealand Transport Agency has provided conditions that they require to be imposed by this resource consent. Council will impose the following conditions of consent as required:

1. The access shall be constructed in accordance with the Indicative Southern Resource Block Access Arrangement (Sheet 0746-001-DWD2002-D and dated 03/02/2026). At a minimum this must include widening on the western side of the road in accordance with the Access Type E of the New Zealand Transport Agency Planning Policy Manual - Access onto the state highway from private property (2025).
2. The access, subject to Condition 1, shall be designed by an appropriately qualified professional and shall be submitted to and certified by both the Council's Transport Manager and the New Zealand Transport Agency prior to commencing the construction of the vehicle crossing and shall include:
 - a. Full design details of the vehicle crossing, and
 - b. A design safety audit of the detailed engineering plans and a post-construction safety audit is to be undertaken at the applicant's cost by a suitably trained and experienced independent safety auditor in accordance with the New Zealand Transport Agency Safety Audit Procedure for Projects Guidelines.
3. Prior to the operation of the Wet Concentrator Plant, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the State Highway have been constructed to New Zealand Transport Agency standards.

TRN Table 3 activity does not comply as the vehicle access separation – Distance K from the TRN Figure 5 requires a separation of 200 metres, the actual onsite is 144 metres. This is the distance required to be achieved from a Side Road (Un-named Road) to the nearest vehicle entrance (3010 State Highway 6). The Novo Integrated Transportation Assessment dated February 2025 advises that there are no concerns or confusion for motorists looking for the entrance at 3010 State Highway 6, due to the widely different nature of the two vehicle access points. That is one is a sealed and sign posted road, that will have a high-speed intersection where the vehicle entrance to 3010 State Highway 6 is clearly a unsealed private vehicle entrance.

It is considered with these conditions of consent imposed as required by the New Zealand Transport Agency the effects of the activity on the State Highway Network can be considered to be less than minor.

Three Waters – Wastewater, Potable Water and Stormwater *Potable Water*

27. Potable water needs for the Development Site and 45 Staff will be met from the harvesting of rainwater. The Wet Concentrator Plant will operate two (2) Mine Water Ponds that will treat the rainwater. The water diverted for potable purposes will be treated using a Puretech Hybrid G9 UV filtration system, or similar. Water treatment using this system or similar ensures that any treated water meets the potable water standards.

The application advises that the infrastructure for the potable water network will be installed underground to minimise the number of structures on site and reduce the visual disturbance on site.

Onsite Wastewater

28. On-site Wastewater will be generated from the 45 Staff that will work at the Plant. Showers, toilets and hand basins will all be provided for staff and any visitors to the Plant. It is not intended for an Onsite Wastewater System that will discharge to ground will operate at the Plant.

The applicant intends to gather all waste into a sealed holding tank and have a licensed Waste Disposal Contractor collect it on a regular basis and transport the waste to an approved facility for disposal.

A condition of consent will be imposed requiring that a formal contract with an approved Licensed Contractor to collect the Waste is entered into and provided to the Regulatory Manager before operations commence.

Stormwater

29. Stormwater from all sealed/paved surfaces, such as the Internal Ring Road and all Buildings and Structures will be diverted towards the proposed Mine Water Ponds. The applicant proposes to construct two (2) fully lined 135,000 cubic metre Mine Water Ponds. These Ponds will be used to capture stormwater so it is able to be used in the processing of the Wet Mineral Concentrate mined from the mineral sands in the Northern Resource Block.

Clean process water is essential to enable accurate mineral separation by density. Water used in the preparation of concentrate to send to the Mineral Separation Plant in Rapahoe is recycled using the Mine Water Ponds. All water used in the Plant including any with sediments will be treated using both the Mine Water Ponds and Thickeners Tanks. The sediments will separate from the liquids inside of the Thickeners Tanks and the liquids will be directed to the Mine Water Ponds where it will be available for re-use.

The applicant intends for the Wet Concentrator Plant to operate on a Water Balance for Stormwater. The applicant intends for the stormwater that is received will not overflow the Mine Water Ponds. A Water Balance ensures that the volume of water entering the Mine Water Ponds is equal to what is used in the Wet Concentrate Plant for the processing of minerals, potable water and to meet onsite waste water needs.

This is a very simplistic view of Water Balance. However, conditions of consent will be imposed requiring that at the time of construction of the Wet Concentrator Plant a Stormwater Management Plan must be provided. The Stormwater Management Plan must demonstrate that a Water Balance for Stormwater can be achieved and that the proposed Mine Water Ponds are sized correctly to ensure there will be no overflow.

With the conditions of consent imposed it is considered that the environmental effects of the activity are less than minor.

Telecommunications and Electricity *Electricity Connection*

30. The application advises that electricity will be supplied by overhead powerlines and will be installed adjacent to the Access Road. Westpower intends to upgrade the network at some stage so it is not known if the current network will have the capacity to cater for all of the Wet Concentrator Plants electrical needs. If it is found that there is a capacity issue, temporary diesel generators will be utilised until the network is upgraded.

Telecommunications

31. While the application does not provide commentary Telecommunications will be established with the development of the Wet Concentrator Plant. This will ensure that the site has access to telecommunication services for both the Plant (where telemetry systems are used), administration operations and staff. The Wet Concentrator Plant has 5G Coverage as shown in Figure 9 below.

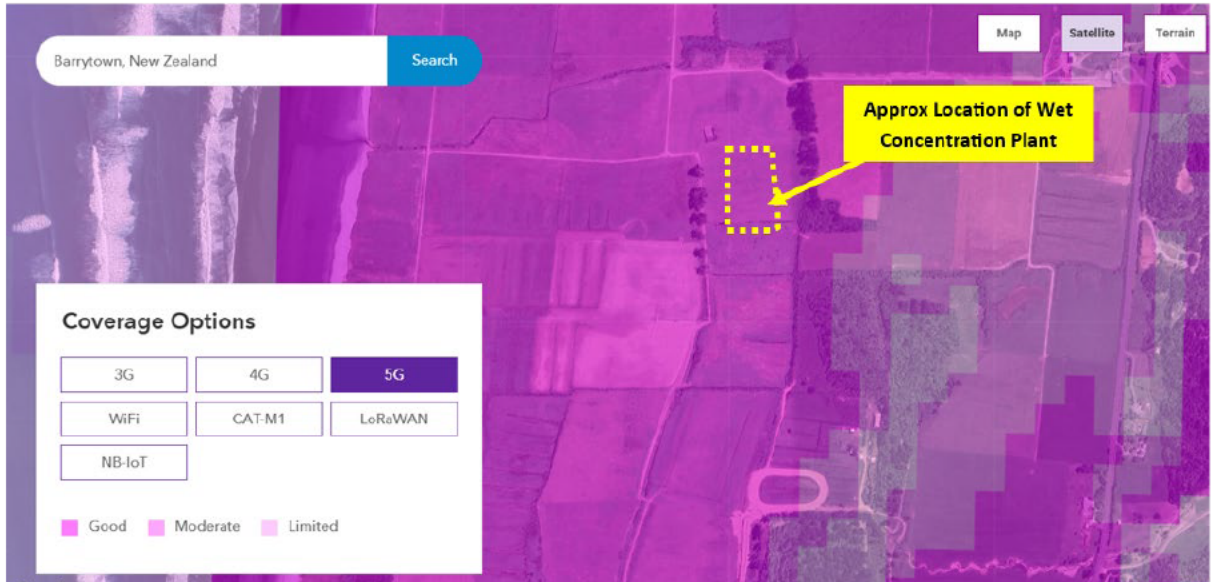


Figure 9 – 5G Coverage of the Development Site

It is considered that the effects of this activity on Telecommunications and Electricity can be considered to be less than minor and where capacity issues may exist at the time of connection temporary diesel generators are available for use.

Natural Hazards – Section 106/Section 106A

Coastal Inundation Layers

- 32. The far western boundary of the Development Site on Section 2929 is covered by the Hazard and Risks Layers that represent Coastal Inundation Layer 1 and Coastal Inundation Layer 2.

The distance from Coastal Inundation Layer 1 to the Wet Concentrator Plant is approximately 600 metres. The distance from the Coastal Inundation Layer 2 to the Wet Concentrator Plant is approximately 550 metres. The location of the Coastal Inundation Layers can be seen in Figure 10 below.

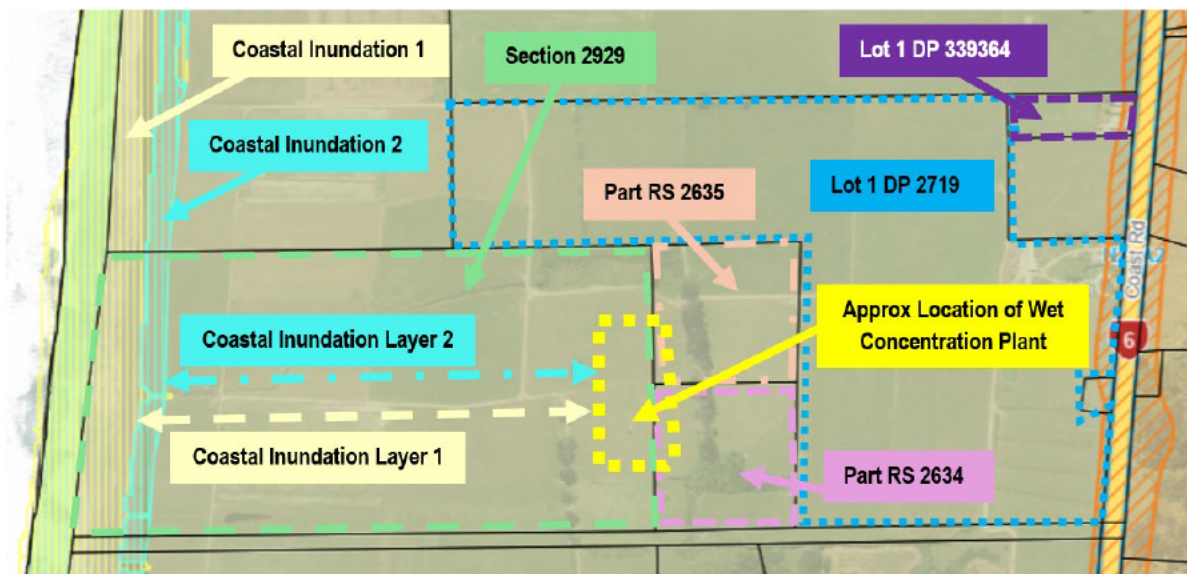


Figure 10 – The Location of the Coastal Inundation Layers 1 and 2 in relation to the location of the Wet Concentrator Plant

The Wet Concentrator Plant is of a distance from these Coastal Inundation Layers that the risks to the activity can be considered to be minimal. The Wet Concentrator Plant will work on what is called a Water Balance where the amount of stormwater that the Wet Concentrator Plant receives will be used to meet the Mineral Sands Processing water requirements and Potable Water needs



of the Plant. All stormwater will be diverted to Mine Water Ponds. If Water Balance is to work, the Mine Water Ponds will not overflow and the water needs of the Wet Concentrator Plant will be met with the stormwater diverted to the Mine Water Ponds.

With the site not generating any stormwater this will assist in reducing the risks associated with the Coastal Inundation Layers.

The Pipe Bridge will not be located in the Coastal Inundation Layer 1 or the Coastal Inundation Layer 2 areas. It is located outside of these areas.

It can be considered that the environmental effects of the activity in relation to the Coastal Inundation Layers are less than minor.

Geotechnical Requirements

33. The applicant has not provided a Geotechnical Report as part of this application. The applicant advises that all geotechnical testing and work will be undertaken as part of the Building Consent process. This is to ensure that when the buildings are finalised relevant geotechnical is gathered that is specific to the development.

Use/Storage of Hazardous Substances

Fuel Storage Area

34. Initially the Wet Concentrator Plant will be required to operate a diesel fuel generator to assist with providing the additional energy needs required to allow the Wet Concentrator Plant to operate efficiently. The applicant is working towards upgrading the current electricity network with Westpower. A diesel generator will be used until this upgrade is complete.

A 40,000 litre above ground Diesel Storage Tank will be established on site that will have full secondary containment as part of its design. The applicant expects that as part of a contract for fuel supply the fuel company will install the unit and continue to own it. The fuel unit will not belong to the applicant. Figure 11 below shows the type of fuel storage facility the applicant is looking at installing. The unit is double skinned and made in New Zealand which makes the ongoing maintenance and parts replacement easier to manage in comparison to an offshore fuel storage system.



40,000L DOUBLE SKIN TANK

COMPLIANCE

- Approved tank design registered with WorkSafe
- Approved tank fabricator registered with WorkSafe

PAINT

- Sandblasted
- 2K Epoxy primer
- 2K Polyurethane Topcoat
- Colour of your choice

PUMP OPTIONS

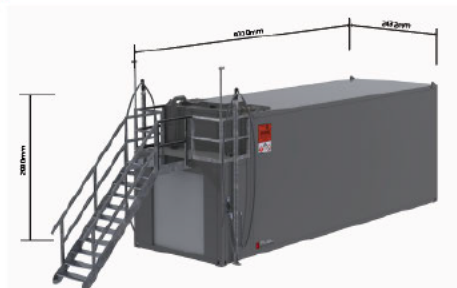
- 230V Standard flow electric pump (approx. 50lpm)
- 230V HI-flow electric pump (approx. 90lpm)
- Honda WB20 petrol pump
- 12V & 24V options available
- Solar powered options available
- Dual pump options available

FUEL MANAGEMENT

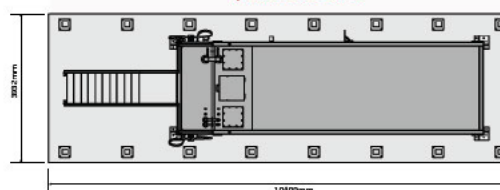
- EverLink Advanced Fuel Management System
- EverLink Lite
- EverLink Micro
- Please get in contact for more info

EQUIPMENT INCLUDES

- ZVA auto shut off nozzle with built in breakaway
- Donaldson filtration – 10Micron
- Plusi K44 meter
- Over fill alarm
- Bund alarm
- Hose boom
- 25mm swaged end fuel hose
- Emergency Stop (electric only)
- Anti-Syphon valve
- Dry Break fill coupling
- Dipstick
- Vent
- Hazchem signage
- Lockable pump cabinet and fill dip hatch
- Auxiliary suction and return ports
- Ladder to access dip point



Optional Concrete Pad



www.fuelstorage.co.nz
700 Bond Road, PO Box 108,
Te Awamutu 3840

PHONE: 0800 FUEL STORAGE (383 578)
EMAIL: admin@fuelstorage.co.nz

Figure 11 – Information on proposed above ground 40,000 litre Diesel Storage Unit



As the 40,000 litre fuel unit will only be required for the period of time, until Westpower complete their capacity upgrade of the electricity network a condition of consent will need to be imposed to have the fuel tank removed from the Plant.

The fuel tank will be removed once testing has been done successfully at the Plant, to ensure that its electricity source is stable for the operation.

Machinery Refuelling Needs

35. Machinery that operates on diesel will be refuelled using a mobile fuel tanker with refuelling being undertaken by the machine operator. Refuelling will be undertaken away from water bodies with spill kits available onsite. Procedures will be in place onsite in the event of a fuel or oil spill. If a spill should occur all waste oil and fuel containers will be removed from site as soon as practicable.

Where machinery is required to be repaired or serviced this will be done onsite. In the event of major repairs being required for machinery it may be taken to offsite Workshops.

Conditions of consent will be imposed to require:

- Where any hazardous substances are stored on the Wet Concentrator Plant they shall be stored a minimum of 10 metres from the property boundary;
- No refuelling is to occur within 20 metres of any Waterway, Waterbody or the Mine Water Ponds;
- An Operational Spill Kit is to be available onsite at all times;
- A Register of Hazardous Substances and their location must be kept and maintained. A copy of this Register is to be kept at an offsite location in the event that an incident might occur.

Radiation Testing

36. The mineral sands that are being mined as part of this activity could contain radioactive elements and emit ionizing radiation. Ionizing radiation exists naturally. While it is unlikely that the processing operations at the Wet Concentrator Plant will create a build-up of ionizing radiation that would require controls to protect people and any adverse effects on the environment conditions of consent will be imposed for the monitoring of Radiation.

Radiation was discussed and debated vigorously as part of the Hearings Process for the mining and development of the Northern Resource Block. As part of this activity the conditions that relate to the ongoing monitoring of radiation will be carried over to this resource consent and amended as required to improve outcomes in relation to radiation monitoring.

The applicant proposes to install Radiation Monitors at strategic locations around the Wet Concentrator Plant as shown in [Figure 12](#). These monitors will be checked on a regular basis and the data recorded will be analysed and the results forwarded to both the Grey District Council and the West Coast Regional Council.

It can be considered that with conditions of consent being imposed for the:

- Use and storage of hazardous substances; and
- The monitoring and management of Radiation both inside of the Wet Concentrator Plant and its surrounds,

the effects of the activity can be considered to be less than minor.

Indigenous Bio-diversity, Significant Natural Areas, National Policy Statement on Indigenous Biodiversity

37. The Development Site is an existing dairy farm that is covered in pasture grasses, stands of old man pines and clumps of dense mixed regenerative vegetation. As the Development Site is an active working rural environment there are no areas that are identified as:

- Significant Natural Areas (SNA);
- Subject to the National Policy Statement for Indigenous Biodiversity;
- Areas of Indigenous Biodiversity.

It is considered that the environmental effects of the activity on Significant Natural Areas (SNA) and areas of Indigenous Biodiversity and areas subject to the National Policy Statement for Indigenous Biodiversity can be considered to be less than minor. These areas and indigenous vegetation are not present on the Development Site.

Sites and Areas of Significance to Maori (SASM)

38. The Development Site is not located on land that is identified as being significant to Maori. There are no Sites of Significance to Maori (SASM's) identified on the Development Site. However if any material of significance to Maori should be discovered during the development of the site an Accidental Discovery condition of consent will be imposed. With the Accidental Discovery condition of consent imposed it is considered that any adverse environmental effects of the activity are less than minor.

Historic Heritage

39. There are no sites of Historic Heritage significance located on the Development Site. However to address any material that is of a historic nature that might be discovered during the development of the site, especially where earthworks are involved an Accidental Discovery condition of consent will be imposed. With the Accidental Discovery condition of consent imposed it is considered that any adverse environmental effects of the activity are less than minor.

Coastal Environment

40. The Development Site is located on land that is identified as being in the Coastal Environment. As at the time of writing this Report the Coastal Environment section of the Te Tai o Poutini Plan is under appeal. As stated in this Report the site is not located in an area identified as being an Outstanding Coastal Environment but is still subject to the Coastal Environment Rule CE-R4.

The activity will construct a new building that will have a ground floor area greater than 100 square metres and will be taller than 7 metres in height. The application advises that the Development Site is over 700 metres from Pakiroa Beach. What must be noted is that the Development Sites legal property boundaries are located in the Coastal Marine Area (in the beach proper). The Record of Title WS2A/228 is an older Title that was issued in 1964 making it over 60 years old.

The Development Site is located on land that is highly modified and has been exposed to a number of changes due to the historical mining activities that occurred and its redevelopment to accommodate rural production activities such as dairy farming. The existing environment is currently an active Dairy Farm that the applicant is in the process of purchasing.

The Wet Concentration Plant will not impact the existing coastal processes unique to the coastal environment at this location. The Plant is designed to be a closed system with the only discharges being treated water. While the height of the building and the site coverage of the Plant will be in excess of what is permitted in the Coastal Environment Overlay, mitigation measures will be used to soften the Plant into the landscape and reduce its visual impact. The use of colour, planting and bunds will assist in making the Plant sit quietly in its surrounds.

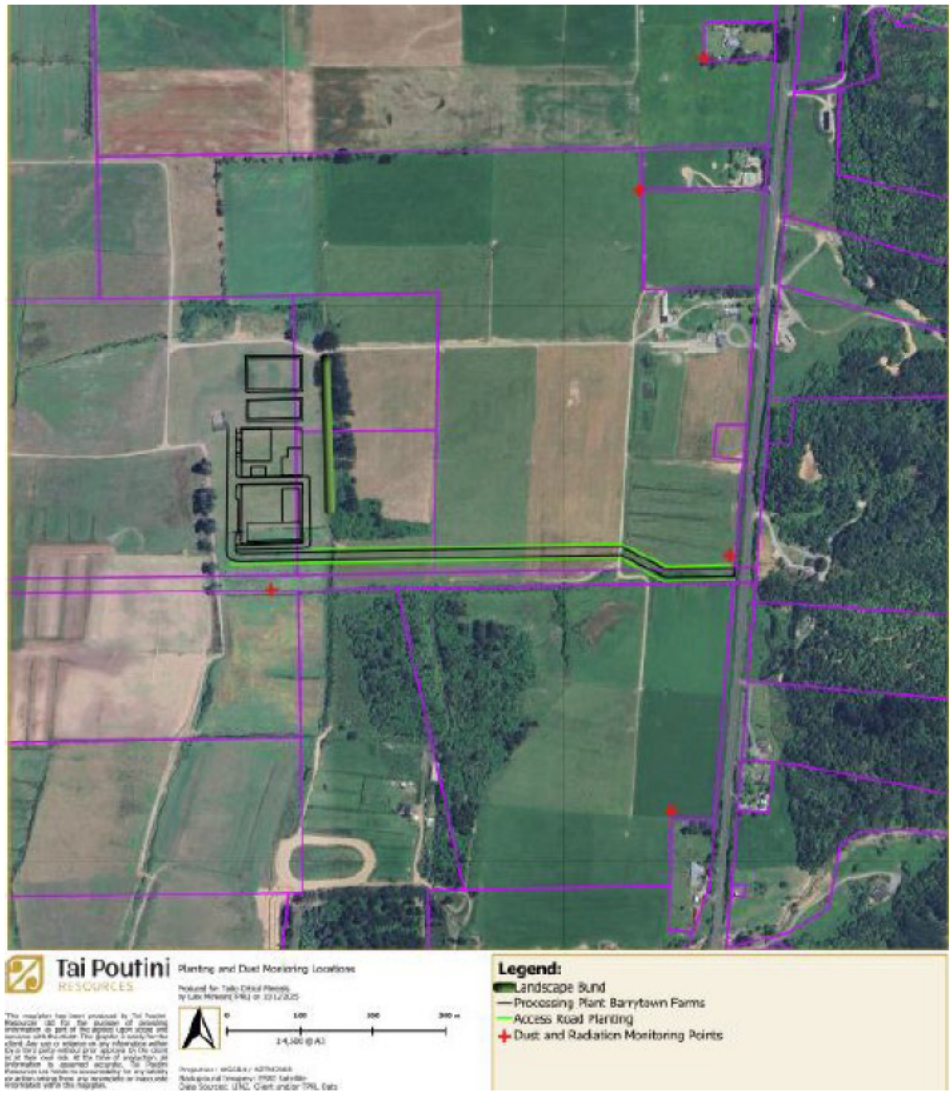


Figure 12 – The location of the Radiation Monitoring Points

The Plant will not affect the coastal processes of the Coastal Environment. It is considered that with the proposed mitigation measures that have been discussed in this Report will be effective in mitigating the effects of the development in the Coastal Environment with the effects being less than minor.

Outstanding Natural Landscapes, Outstanding Natural Features

41. The Development Site is located west of the Papanoa Range and is identified in the Appeals Version of the Te Tai o Poutini Plan as being an area of Outstanding Coastal Natural Character and Outstanding Natural Landscape.

The Development Site is not located on land that is identified as being an:

- Outstanding Natural Landscape;
- Outstanding Natural Features;
- High Coastal Natural Character; or
- Outstanding Coastal Natural Character.

These matters are not considered to be relevant in the assessment of this activity. The Development Site is located in an active working rural environment. The effects of this activity



can be considered to be less than minor on the Outstanding Natural Landscape, Outstanding Natural Features, High Coastal Natural Character or the Outstanding Coastal Natural Character.

Esplanade Reserves/Strips, Waterways, Creeks, etc

42. While the Development Site has Waterways traversing the site there will be no Esplanade Strips or Esplanade Reserves created as part of this activity. The activity is not located near to any Waterways that traverse the site, so it is considered that the effects of this activity are less than minor.

Noise

43. The applicant has provided a Noise Assessment Report *Prepared By:* Marshall Day Acoustics, *Titled:* Barrytown Mineral Sand Mine Stage 2 Assessment of Noise Effects, *Reference:* Rp 002 R04 20240333, *Revision:* 4, *Dated:* 5 December 2025.

Testing sites for the monitoring of noise was established at 2 locations and are identified as MP1 and MP2 as shown in [Figure 13](#) and testing was undertaken on 14 and 15 August 2024. MP1 was installed next to 50 Warren Road to record noise levels during the night hours, while MP2 was installed approximately 100 metres away from the edge of State Highway 6 on Prospector Place. The MP2 unit was located in an elevated position to capture ambient noise levels similar to those experienced at the surrounding dwellings on Prospector Place and nearby Canoe Creek Bridge.

The Noise Assessment has taken the noise limits from the following documents into consideration:

- Te Tai o Poutini Plan (Decisions Version);
- Grey District Plan;
- World Health Organisation Guidelines; and
- The New Zealand Standard NZS 6802:2008 Acoustics – Environmental Noise.

In determining the noise levels predicted to be generated from the Wet Concentrate Plant, the following items were used and their estimated Sound Power Level based on time (L_{Aeq}) and pressure (dB L_{AW} – decibels):

- Gravity Spiral Concentrator and associated Plant – 106
- Loader (Volvo L180H or similar) – 106
- Excavator (Volvo EC380 or similar) – 102
- 200 kW Slurry Pump – 99
- Diesel Generators (acoustically enclosed) – 96

This modelling also included truck and trailer movements. Based on this modelling it has been determined that the cumulative noise levels from mining operations combined with the processing activities at the Wet Concentrate Plant meet the permitted noise levels under the Te Tai o Poutini Plan and the Grey District Plan.

Based on the information provided by the Testing Sites (MP1 and MP2), and the modelling provided by Marshall Day Acoustics that demonstrates the noise levels from the operation of the Wet Concentrate Plan and associated activities such as truck movements it is considered that the effects of noise in regards to this activity can be considered to be less than minor.

Lighting, Glare and Shading

44. The application advises that minimal lighting will be used in the wider Wet Concentrate Plant area. The lighting used onsite will comply with the Australian Governments National Light Pollution Guidelines for Wildlife, January 2023 (or any subsequent amendments).

Ensuring this standard is adhered to assists with preserving the natural character of the coastal environment by reducing light pollution and preserving the dark night sky. This standard will also assist with avoiding adverse environmental effects on the Westland Petrel Colony that is located approximately 7 kilometres north of the Development Site. This Standard ensures that the Plant and its operation in terms of lighting is consistent with the conditions of consent granted under the Grey District Councils Land Use Consent LU3154/23 and the West Coast Regional Councils Resource Consent WCRC-2023-0046.

Additional lighting used on the site will not exceed 2.0 lux spill, horizontal or vertical on to any adjoining property, that is measured at any point more than 2 metres inside the boundary of an adjoining property or the closest window.

It is considered that with the activity adopting the Australian Governments National Light Pollution Guidelines for Wildlife, January 2023 (or any subsequent amendments) and having any additional lighting to be no greater than 2 lux of spill light and can be considered that the effects of the activity are less than minor.

Odour

45. It is not anticipated that there will be any odour emitted from the Wet Concentrator Plant. Any odour to be emitted would be liberated at the time of mining of the Mineral Sands at the Northern Resource Block. The Wet Concentrator Buildings are enclosed including the conveyor belts and pipelines that convey the mined material to be processed.

It is considered that the effects of Odour as a result of this activity are less than minor.

Privacy (Landscaping, Fencing)

46. The Development Site is located 330 metres north of the nearest residential dwelling that is located at State Highway 6 DP, Lot 2 DP 2178 and as shown in [Figure 2](#) earlier in this Report.

The location of the Wet Concentrator Plant has been deliberately chosen to ensure that the activity will not encroach into the daily lives of the residences that are adjacent to the development. The Old Man Pines that the development will be located behind will provide a visual block to traffic travelling on State Highway 6 and the adjacent residences.

To support the privacy of the surrounding residential properties and public using State Highway 6 the following mitigation measures have been proposed:

- Excavating the Wet Concentrator Plant Building by 2 metres to reduce its overall height in the landscape
- The construction of a newly planted bund that will be located on the side of the development that faces State Highway 6 (eastern side). This bund will be planted to screen and soften structures, add movement to the space to integrate the new additions into the surrounding landscape;
- Where the access road into the Wet Concentrator Plant is located new planting will also be established to break up the road corridor and provide screening for the vehicles using the access road;
- Encouraging regeneration that will connect existing green spaces together on the Development Site;

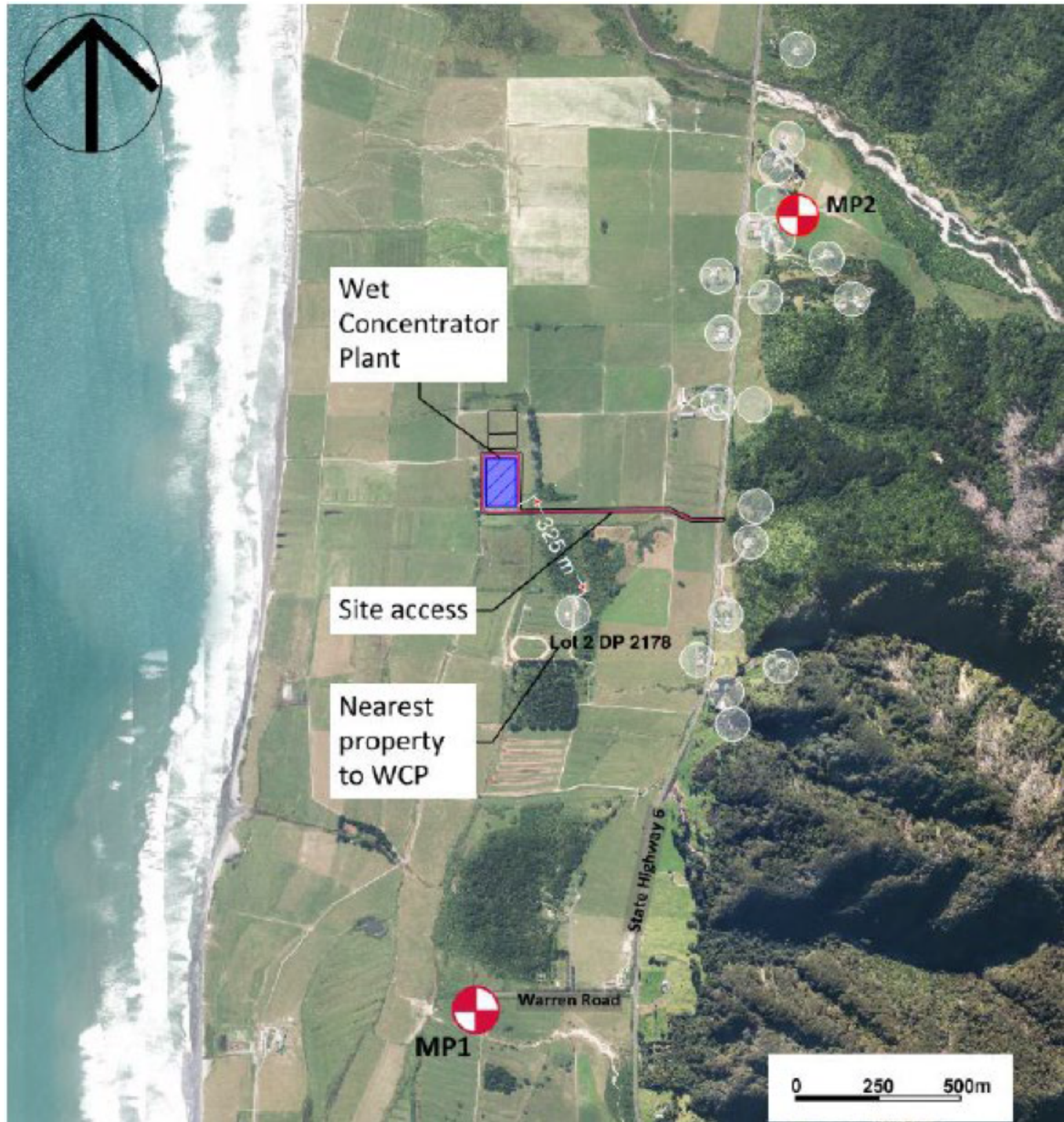


Figure 13 – The location of the Noise Monitoring Stations MP1 and MP2

- The use of fences to ensure the long-term wellbeing of vegetation on site and to prevent stock damage;
- Remediating disturbed areas as soon as practicable and contouring the land as required for the development, and then making the site erosion proof and establish any landscaping as required;
- Use of recessive colours on all buildings that have a low level of reflectance;
- Use of lighting as imposed in the conditions of consent in LU3154/23
- Having a future maintenance programme in place for the ongoing wellbeing of all landscaping established and green corridors.

As part of the Landscaping local suppliers/community will be used to source indigenous plants. By doing this the consent holder will be able to build important long-term relationships with the local suppliers and community. The building of these relationships is invaluable to both the wider community, business people and Taiko Critical Minerals.

A work van shall be operated for the staff that work onsite. This will assist with reducing the volume of traffic that adjacent residences will experience and also assist in a very small way in reducing the volume of traffic on the State Highway Network.

The Development Site will be set back from State Highway 6 approximately 580 metres. This distance from the State Highway combined with proposed landscaping and use of existing mature vegetation provides another layer of interruption visually for both users of the State Highway and surrounding residences.

While the Development will be significant, active mitigation measures are being employed to ensure that the Wet Concentrator Plant does not have adverse environmental effects on the existing residences, State Highway Network and surrounding environment. It is considered that the environmental effects of the activity on the surrounding environment are less than minor.

Reverse Sensitivity

47. The Wet Concentrator Plant has been deliberately positioned so it is as far away as possible from any conflicting activities. The nearest residential dwelling is located over 300 metres south of the Plant. The immediate surrounding land is owned by the applicant.

Reverse Sensitivity occurs when a lawful activity is established that may not be compatible with other activities. In this instance the effects of the Wet Concentrator Plant will not have an adverse environmental effect on any surrounding properties or their lawfully established activities. It is considered that the effects of the Wet Concentrator Plant are less than minor when it come to any adverse environmental effects of Reverse Sensitivity.

Signage

48. The application advises that signage at the Wet Concentrator Plant will be minimal. A direction sign will be erected to advertise the location of the access road to the Wet Concentrator Plant as required under the resource consents LU3154/23 and WCRC-2023-0046. This signage required that the name and contact details of the Accountable Person and Nominated Cover Person are on display.

The application advises that where possible any other signage will be designed to comply with the relevant rules of the Te Tai o Poutini Plan. All of the Appeals for the Te Tai o Poutini Plan have now been received, the Signs section of the Te Tai o Poutini Plan is now operative.

Where Signage will not meet the rules the applicant will be required to obtain a resource consent.

Relevant Case Law

49. This section has not been considered to be relevant to this activity.

This activity was initially part of the Environment Court Consent Order Decision No [2024] NZEnvC 238 dated 2 October 2024 that approved the Wet Concentrator Plant and Mineral Sand Mining activities in the Northern Resource Block.

Cumulative Effects

50. The application is correct in that there is no other activity like this in Barrytown. The applicant is entering into this exercise with a very long term view (more than 30 years). Initially the Wet Concentrator Plant will be visible, however with the mitigation measure proposed as part of the application the presence of the Plant will soften and slowly blend into its landscape.

The establishment of large buildings in the rural environment is not unusual, with the most notable being Dairy Companies such as Fonterra and their milk processing facilities. In this District, Mining is an anticipated activity with a Special Purpose Zone, zoned for Mineral Extraction. While the Wet Concentrator Plant is located on land zoned General Rural it is located adjacent to the Mineral Extraction Zone where a resource consent has been approved to mine the Mineral Sands at Barrytown.

The mined mineral sands will be sent to the Plant as a slurry in pipelines. These pipelines will be non-intrusive and will not be seen from the State Highway or surrounding residences. The pipelines will be lying on the ground and will look like irrigation lines. The activities such as the transportation of staff to the Plant, the processed mineral sands heading to the Mineral Separation Plant at Rapahoe, and with the residual soils being returned back to the Northern Resource Block will all eventually settle into a rhythm that will become familiar to the environment and those who reside in it.

The Plant will be operated as a closed system, so it will not draw on any Council networks such as potable water, wastewater or stormwater. The Wet Concentrator Plant will not compete with any other activity and with its location and mitigation measures it will not intrude into the activities or lives of any surrounding activities. The applicant has worked actively in designing their operations so they will quietly blend into the background of its surrounds.

Closure Management Plan

Conditions of consent have been imposed to deal with the closure of the Wet Concentrator Plant where it will not continue to be used for a permitted activity or where any new activity on the site is not authorised by a resource consent. The consent holder has highlighted that the site could easily be repurposed for Agricultural/Horticultural purposes such as a food processing plant, Storage Facility for Farming or Mining equipment, Educational purposes or even Visitor Accommodation. Where the consent holder is unable to pass the property on then the requirements of the approved Closer Management Plan will need to be instigated.

It is considered that the effects of the activity on the wider environment will not result in any adverse cumulative effects and will be less than minor.

Overall Effects

51. The current central government has an active desire to improve the economic outcomes for the Regions of New Zealand with mining being actively pursued as a viable way forward. This activity actively supports the desired agenda that has been set by Central Government and the establishment of facilities such as the Wet Concentrator Plant and the Mineral Separation Plant support this agenda.

The new location of the Wet Concentrator Plant is more sensitive to the surrounding environment as:

- It will be veiled behind an existing stand of large and tall Old Man Pines;
- It is well setback from the State Highway so it will not distract the travelling public;
- It is away from neighbouring residential dwellings;
- The main buildings overall height will be reduced with the ground being excavated down 2 metres; and
- Landscaping and planted bund walls will be constructed on the eastern side of the development and by the access road to the site.

Operationally the new location may be a more suitable location for the Wet Concentrator Plant (compared to the previous consented location) as it represents a more efficient layout for the overall operation. The haul distances are reduced as no vehicles will be needed to transport the mined mineral sands from the Northern Resource Block to the Wet Concentrator Plant. The mined material will be conveyed to the Wet Concentrator Plant as a slurry by way of a pipeline.

Economically the positive effects of this activity are the provision of stable local employment for at least 45 staff, contractors and service providers in both the Grey District and the West Coast Region. The economic opportunities provided will flow on to the Grey Districts and wider region.

The applicant has entered into a Heads of Agreement with the New Zealand Institute for Minerals to Materials Research. This establishes a platform for laboratory work, research and development and training. This partnership supports future innovation and the opportunity to extract additional high-value materials from the non-magnetic concentrate. A Workforce Education initiative including Scholarship Programme targeting West Coast School Leavers along with supporting their professional development is also being looked at. These initiatives contribute to the long-term regional capability, innovation and employment for the District and Region. These outcomes support resilient and sustainable communities.

The Wet Concentration Plant is integral with the long-term future for the mining of the Northern Resource Block. This Plant will allow for the applicant to exercise its Mineral Permits (60785) and its resource consents under LU3154/23 and WCRC-2023-0046.

The applicant will be working with Westpower to upgrade the existing power line from Rapahoe to Wet Concentrator Plant so it will go from 11kV to 33kV. The existing corridor will be used so no new construction will be required. This upgrade will improve the resilience of the local electricity network and enhance the security of supply for communities from Rapahoe to Barrytown. A more robust electricity network is less likely to experience power outages especially during storm events.

Taiko Critical Minerals is actively supporting the local community by supporting Barrytown School with its Master Plan implementation. This includes the gifting of land to create safe carparking spaces and a new Early Childhood Centre along with the funding of new classrooms and associated facilities. The Barrytown School will receive a new School Van in February 2026 to improve the transport options available for school related events and activities. As part of the relationship Taiko Critical Minerals will link aspects of their operations with the School Curriculum such as supporting the Schools focus on Papatuanuku through conservation and environmental initiatives that will be planned across the wider Barrytown Flats.

The sealing of the of the access road allows the site to be redeveloped for an alternate use once mining is completed. There are a number of activities that the site can be converted to from visitor accommodation to rural production to storage facilities. The site has flexibility and future options available.

The economic benefits of the full Critical Minerals Project is shown below in [Figure 14](#).

The Wet Concentrator Plant delivers a greatly improved environmental, operational and community outcome for the Barrytown Critical Minerals Project. It allows for:

- More efficient access to the mineral resource;
- Reducing the effects on neighbouring properties;



Figure 14 – The Economic Benefits of the Taiko Critical Minerals Project

- Improving and strengthening the District and Regional economic and employment opportunities;
- Supporting innovation and educational initiatives and opportunities;
- Improving the resilience of the electricity network;
- Providing for comprehensive ecological restoration; and
- Providing a facility that can be repurposed when mining is completed.

Relevant Statutory and Plan Provisions

Resource Management Act 1991

52. Section 9 of the Act states that no person may use land in a matter that contravenes a:

- National Environmental Standard;
- A Regional Rule;
- A District Rule unless; and
- The use is expressly allowed by a
 - Resource consent;
 - A Wastewater Environmental Performance Standard;
 - A Stormwater Environmental Performance Standard; or
 - A Infrastructure Design Solution.

53. Section 104B of the Act state that after considering an application for a resource consent for a Discretionary or Non-Complying activity, a consent authority may grant or refuse the application. Where the application is granted conditions may be imposed in accordance with section 108.

54. Section 106A of the Act states that after considering an application for land use consent, a consent authority may grant or refuse the application if it is considered that there is a significant risk from natural hazards that are unable to be avoided or mitigated. Where the application is granted conditions may be imposed in accordance with section 108.

National Policy Statements

55. The activity is located on land that will make it subject to both the New Zealand Coastal Policy Statement 2010 and the National Policy Statement for Freshwater Management 2020 due to the Development Sites proximity to the Coastal Environment and the proposed Bridge that will carry the double sleeved pipeline over Canoe Creek.

National Policy Statement on Freshwater 2020 (Amended December 2025) – (NPS-FM)

56. The activity requires that a bridge is constructed over Canoe Creek to allow for the mined Mineral Sands from the Northern Resource Block to be conveyed to the Wet Concentrator Plant and for the residual soils from the Wet Concentrator Plant and the Mineral Separation Plant to be returned back to the Northern Resource Block where it will be used to assist with the rehabilitation of the Site.

The abutments of the bridge will be located on the land margins of Canoe Creek and not inside of the active riverbed. By constructing the bridge in this manner it allows for the activity to comply with the Objectives under Section 2.1 of the NPS-FM. The bridge will not impact the health and

well-being of Canoe Creek as it will not be located in the bed of the river, it will not affect the health needs of people as it will not impact on the water quality and by allowing for the bridge to be constructed it will support the activities of the Wet Concentrator Plant and allows the community to provide for their social, economic and cultural wellbeing now and into the future.

The activity gives effect to the Policy 2.2(1) in that it does not impact adversely on Section 1.3 Fundamental concept – Te Mana o te Wai. The bridge will not interact with any flora or fauna that exists in the Canoe Creek bed, it will not impact adversely on the existing water quality of Canoe Creek and allows for Iwi to continue with their special relationship they have with Canoe Creek.

It is considered that the activity is consistent with the Objectives and Policies of the NPS-FM.

New Zealand Coastal Policy Statement 2010 (with 2025 Amendments) (NCPS)

57. The activity is located in the Coastal Environment Overlay of the Appeals Version of the Te Tai o Poutini Plan. While the activity is located in the Coastal Environment Overlay it does not have any adverse effects on the integrity, form, function or resilience of the coastal environment or its ecosystems as the activity is based over 600 metres from the active coastal and intertidal zones of Pakiroa Beach. The activity will not affect Iwi relations with the Coastal Environment, nor affect the public's ability to enjoy the coastal environment. The activity is not located in an area identified as being in a natural hazard zone or coastal inundation area. By allowing this activity the people and communities are able to provide for their social, economic and cultural wellbeing and their health and safety through the values of the coastal environment being developed inside of its existing limits. The activity is consistent with the Objectives of the NCPS.
58. The activity is consistent with the Policies 1, 2, 6, 11, 13, 14, 15, 19, 22, 23 and 24. The activity is located outside of the active coastal zone, so it will not impact the coastal processes, the flora or fauna that occupy the active coastal environment. The special relationship that Iwi has with the coastal environment and the public's access to the coastal environment will not be impacted or compromised with the establishment of this activity. The activity is based over 500 metres inland (away from the active coastal zone) so it would not have any effect on the natural character of the coastal zone. As part of the wider rehabilitation of the mined areas a coastal zone wetland will be established by the consent holder. This rehabilitation supports the life-supporting functions of the active coastal zone, it will provide an opportunity for waters heading to the coastal zone to be slowed down so any sediments contained in them will be able to drop out. The water that is then discharged into the coastal environment will have far fewer sediments contained in them to reduce any opportunity for sediments to enter the coastal environment. All other discharges from the activity will be contained in a Holding Tank that will then be removed from the site and disposed of at a facility approved to accept the type of waste being discharged from the Development Site. With the activity being located so far inland from the active coastal zone it is not anticipated that it will be subject to the risks of natural hazards when looking at a 1 in 100 Annual Exceedance Period (AEP) or 1% Annual Return Interval (ARI).

It is considered that the activity supports the Policies as set out in the New Zealand Coastal Policy Statement 2010 (with the 2025 Amendments).

West Coast Regional Policy Statement

Section 3 – Resource Management Issues of Significance to Poutini Ngai Tahu

59. The activity will not affect the special relationship between Iwi and the area where the Wet Concentrator Plant will be located. The activity will not affect the ability of Iwi to gain access to or make use of the mahinga kai that is located in or around the waterways that enter and exit the Development Site, nor will it affect the access Iwi will have to the Coastal Marine Area adjacent to the Development Site.

Iwi have been consulted (Te Runanga o Ngati Waewae) throughout the development of both the Wet Concentrator Plant and the Mineral Sands Mining.



Section 4 – Resilient and Sustainable Communities

60. The activity allows for the upward mobility of communities, which allows communities the ability to care for themselves and to improve their resilience. The activity is long term and will exist for at least two decades which allows for other economic opportunities to arise for the community in supporting the activity. The Development Site is not located on land identified as having cultural or historical significance.

Section 5 – Use and Development of Resources

61. The activity supports this Section by allowing for the use of natural resources in the to enable people and communities to provide for their social, economic and cultural wellbeing. The activity while being an activity that will remove the minerals from the Development Site will provide for the rehabilitation of the areas mined. The consent holder will create a coastal wetland once mining is completed at the Development Site. This will provide habitat for flora and fauna once established and will assist in polishing incoming waters to the wetlands before being discharged into the coastal environment.

Section 7 – Ecosystems and Indigenous Biological Diversity

62. The activity supports the intent of this section. While the Development Site is not located on land identified as having any areas of Significant Natural Area (SNA) or indigenous vegetation that is protected, the activity will eventually create a coastal wetland that will provide habitat, become an ecological corridor and a mechanism to assist in the polishing of water so that water entering into the coastal zone will have much fewer sediments contained in it.

As part of the activity a single span bridge will be constructed over Canoe Creek that will be used to carry three double sleeved pipes that will assist with the operation of the Mineral Mining Activity, Mineral Separation Plant and the Wet Concentrator Plant. The abutments for the Bridge will not be located in the active riverbed but on the Creek margins. This will ensure that there will be no change in the existing creek environment. This structure will not impede public access in the Creek bed.

Section 7A – Natural Character

63. The activity will require the construction of a single lane bridge over Canoe Creek to allow for the double sleeved pipelines to be located on it, that will serve the Mineral Mining, Wet Concentrator Plant, Mineral Separation Plant and the rehabilitation of the mined areas. The bridge will not impact the natural operation of Canoe Creek as there will be no bridge abutments located in the Creek bed. Visually the bridge will not be conspicuous from the State Highway. There are no wetlands, lakes or rivers present on the Development Site however as part of the site rehabilitation a Coastal Wetland will be established once mining of the different sites has been concluded.

Section 8 – Land and Water

64. The activity will not impact the life-supporting capacity of the freshwater that will traverse the Development Site. Water will be used as part of the processing of the Mineral Sands in the Wet Concentrator Plant and a resource consent for the take and use of water has been granted from the West Coast Regional Council under WCRC-2023-0046. The water used onsite at the Concentrator Plant will be recycled so it will be used multiple times in the Wet Concentrator Plant processes. The Wet Concentrator Plant has processes in place to remove sediments from the water so that it is able to be re-used.

Section 9 – Coastal Environment

65. The Development Site is located on land identified in the Appeals Version of the Te Tai o Poutini Plan as being Coastal Environment. The Development Site is located approximately 600 metres from the active coastal zone and will have no impact on the active Coastal Zone. The site will not have any impact on the indigenous flora and fauna in the coastal environment and the location of the development is on lands that are already highly modified. The site is located on land that was used as a dairy farm, so very few natural values exist. The activity will not have an impact on mahinga kai or kaimoana that might be located in the active coastal environment. The

Development Site is located a sufficient distance from the mean high water springs to reduce the impacts of any coastal hazards risk.

Section 10 – Air Quality

66. The Development Site has been deliberately designed to reduce any opportunity for dust or offensive odours to escape beyond the boundary of the Development Site. The access road to the Wet Concentrator Plant will be formed on the existing alignment of an Unformed Road. This road will be formed to a rural road standard and will be sealed. There will be an internal ring road constructed along with a carpark area that will be constructed in a manner that dust will be managed onsite. The mined mineral sands will be conveyed to the Wet Concentrator Plant inside of a sealed pipeline. The pipeline will confine any dust or odours that may not be liberated as part of the mining process. The Development Site will be landscaped and the soils made erosion proof as part of the landscaping of the site, conditions of consent have been imposed requiring this to happen.

Section 11 – Natural Hazards

67. Part of the land that the development is located on is identified as being covered with the Coastal 1 and Coastal 2 Inundation Layers. The Development itself is located 600 metres from the Coastal Inundation Layer 1 and 550 metres from the Coastal Inundation Layer 2. As the site is not located inside of these Coastal Inundation Layers the effects of Natural Hazards on the Development Site are greatly reduced.
68. The activity is consistent with the Objectives and Policies of the West Coast Regional Policy Statement.

West Coast Regional Land and Water Plan – June 2021

Section 3 – Natural and Human Use Values

69. The activity will make sustainable use of the land and water resources that exist at the Development Site. As stated previously systems are in place in the Wet Concentrator Plant that will protect any waters that are discharged from the site and where required they will be removed and disposed of at a facility that is authorized to accept the waste. The activity will not have any adverse effects on any of the waterways that traverse the site and the activity will not create or exacerbate any natural hazards on or off the Development Site.

Section 4 – Land Management

70. Land disturbance will be required as part of the establishment of the activity onsite and the construction of the Unformed Access Road that will come off the State Highway. Conditions of consent have been imposed for erosion and sedimentation controls to be active during construction works to reduce the opportunity for any sediments to enter waterways or be discharged from the Development Site.

The construction of the Unformed Access Road will alter slightly the existing landscape, however the Unformed Access Road is a legally surveyed Road that is able to be formed and not considered as part of any Landscape Assessment. This is due to the Road being a Council Asset and it was always anticipated that a formed road would one day occupy this space.

The activity will not affect any public access to Canoe Creek and the Coastal Marine Area. The public access will increase with the forming of the Unformed Access Road, even though Council will not be maintaining it. Overall the activity will be located where it will not be overly obvious and with the proposed landscaping, building colours with low reflectivity the visual effects of the activity will be greatly reduced.

The residual soils from both the Wet Concentrator Plant and the Mineral Separation Plant will be directed back to the Northern Resource Block where it will be used as part of the rehabilitation of the Mining areas once mining is completed.



Section 5 – Land and Riverbed Management

71. As stated previously a single land bridge will be constructed over Canoe Creek to allow for the mined Mineral Sands to be conveyed to the Wet Concentrator Plant and allow for residual soils to be returned to the Northern Resource Block where it will be used as part of the rehabilitation of the site. The abutments for the bridge will not be located in the Creek bed so it will not have an adverse effect on the flora and fauna that exist in Canoe Creek, nor will it create or exacerbate any natural hazards.

Section 7 – Surface Water Quality

72. Water shall be used in the processing of Mineral Sands. The water will be recycled and re-used with the use of systems that will allow for the sediments contained in the used water to be removed before the water is used again. The Wet Concentrator Plant will operate a Mine Water Facility and two Thickener Tanks. The Thickener Tanks will separate out any sediments before directing the water back towards the Ponds that are the Mine Water Facility. The water contained in the Ponds will be used as part of the Wet Concentrator Plant facility and once no longer able to be used in the process the water will be directed to the Thickener Tanks for the sediments to drop out so the water can be re-used. By operating a closed loop system the Wet Concentrator Plant will be able to make use of water multiple times.

West Coast Regional Air Quality Plan

Chapter 7 – Dust

73. As stated previously the site has been designed to minimise the opportunity of dust being emitted from the Wet Concentrator Plant process. The mined Mineral Sands will be conveyed to the Wet Concentrator Plant by a double sleeved pipeline and the residual materials from the Wet Concentrator Plant process and Mineral Separation Process will be sent back to Northern Resource Block as a slurry to be used in the rehabilitation of the mined areas. The Wet Concentrator Plant process will all be undertaken indoors including the loading of the Heavy Commercial Vehicles. When the Heavy Commercial Vehicles return from the Mineral Separation Plant they too will unload any residual soils indoors also.

There will be earthworks and land disturbance activities for the construction of the Unformed Access Road and the Site Works from the Plant itself. Conditions of consent have been imposed for the management of sediments and dust that are to be in accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region June 2016, Guideline Document 2016/005 – Incorporating Amendment 3, Reprinted August 2023 (or its subsequent amendments).

74. It is considered that the activity is consistent with the relevant Objectives and Policies of the West Coast Land and Water Plan 2014 and the West Coast Regional Air Quality Plan 2002.

Appeals Version of the Te Tai o Poutini Plan Objectives and Policies

Weighting of District Plans

75. The weighting of the Resource Management Plans that Council is currently administering must be considered in the assessment of this activity. The Proposed Te Tai o Poutini Plan was Publicly Notified on 1 October 2025 with submissions closing on 19 January 2026 and 2 February 2026.
76. Section 86B of the Resource Management Act 1991 (*the Act*) determines when rules in a Proposed Plan has legal effect. The weighting applied to a Proposed Plan is normally greater than that of an existing Operative Plan. The Proposed Plan is considered to be more relevant to achieve Part 2 of the Act and of a higher quality than existing Operative Plans.
77. A rule in a Proposed Plan has legal effect once the Proposed Plan becomes operative in accordance with Clause 20 of Schedule 1, where the local authority makes the decision before notifying the Proposed Plan under clause 5 of Schedule 1, and the notification includes the decision and the decision is not subsequently rescinded under section 86C of the Act.
78. Section 86B(3) notes those rules in a Proposed Plan that have immediate legal effect.

Strategic Directions

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

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

1. Commitment to, and articulation of the **Councils' partnership** with Poutini Ngāi Tahu;
2. **Alignment** with the **communities' aspirations** for development while **maintaining** and **enhancing environmental quality** across Te Tai o Poutini/the West Coast;
3. **Integrated management** through the **grouping of environmental considerations** which combine to **achieve strategic outcomes**; and **avoiding strategic objectives becoming isolated** within various chapters of Te Tai o Poutini Plan;
4. **Enabling the use and development** of **natural and physical resources** whilst **protecting** the **natural, cultural and heritage values** that have been elevated to matters of national importance by the **Resource Management Act 1991** and those matters of national and regional significance by **National and Regional Policy Statements**;
5. A **prosperous and sustainable economy** through **enabling** a wide range of **appropriate business activities**;
6. **Operation and maintenance** of **regionally significant infrastructure**;
7. The **management** of **urban growth integrating existing and future infrastructure**, providing **sufficient land**, or **opportunity to meet growth demands** for **housing and business**;
8. **Resilience** to **climate change** and **natural hazards**.

Mineral Extraction

80. The activity will provide an opportunity to provide economic and social benefits not just for the community of Barrytown, but the District and the Region. The plant will employ 45 employees and a number of contractors to ensure the safe and efficient operation of the Wet Concentrator Plant. Even though not all of the land where the activity will be undertaken is zoned Mineral Extraction as the minerals are located at the site and there is a functional need for the activity to be held at that location.

The environmental effects of the activity are able to be mitigated along with the wider effects of the mineral sands mining at the Northern Resource Block. Originally heavy commercial vehicles were going to transport the mined Mineral Sands to the Mineral Separation Plant travelling past the residential dwellings located between the RAPID Numbers 3067 and 3195 State Highway 6 and the intersection with Prospector Place. With the relocation of the Wet Concentrator Plant the mined Mineral Sands will be transported by using a double sleeved pipeline. The residual material from the Wet Concentrator Plant process and the Mineral Separation Plant will be sent back to the Northern Resource Block in another double sleeved pipeline as a slurry so it can be used as part of the rehabilitation of the mined areas.

Natural Environment

81. The Development Site is not located on land that is identified in the Appeals Version of the Te Tai o Poutini Plan as being an Outstanding Landscape. However, the Development Site is located adjacent to the Paparoa Ranges that is identified as having high landscape values. The activity will not diminish the high landscape values of the Paparoa Ranges. Extensive landscaping will be undertaken as part of the development of the Wet Concentrator Plant the Plant will be located behind an existing stand of Old Man Pines that will obscure any views of the Plant from the State Highway and wider environment.

Poutini Ngai Tahu

82. The activity will not affect the special relationship that Iwi have with their lands, waters and the coastal environment. The activity is located on land that is not identified as being culturally significant to Maori. Iwi have been consulted with during the different stages of this development. When mining is completed those mined areas will be rehabilitated and a coastal wetland will be established. These restoration works will create habitat for indigenous flora and fauna and will assist in establishing areas where mahinga kai will be able to proliferate.

It is considered that the activity is consistent with the Objectives and Policies of the Strategic Directions Section of the Appeals Version of the Te Tai o Poutini Plan.

General Rural Zone

83. The Rural Zone is the largest zone area in the Region and provides for a range of activities from land based rural production, industrial uses, significant regional infrastructure and residential options from Rural Lifestyle to Settlement Zones. This activity relies on the Rural Zone being able to accommodate it and the unique needs that the activity requires. The Development Site is located on land that was once used for dairy farming.

The activity will be located behind an existing stand of Old Man Pines that will obscure any view of the Wet Concentrator Plant from the State Highway and surrounding properties. The activity will not overlook any residential dwellings with the nearest dwelling being located 330 metres (on Lot 2 DP 2178).

The activity will provide employment for local people while not impacting detrimentally on the local community of Barrytown. The applicant will be making a number of contributions to the local Primary School to support the children and families of this community.

The activity will construct an Unformed Access Road to allow for a reduction of Heavy Commercial Vehicles that will travel from the Northern Resource Block to the Mineral Separation Plant. This means that there will be no Heavy Commercial Vehicles travelling between the RAPID Numbers 3067 and 3195 State Highway 6 and the intersection with Prospector Place. The removal of this traffic conflict will make the area safer.

The applicant will also have the mined material conveyed to the Wet Concentrator Plant by a double sleeved pipeline that will be approximately 15-20 centimetres in diameter. Another pipeline will be used to carry the residual soils from the Wet Concentrator Plant and Mineral Separation Plant back to the Northern Resource Block where it will be utilised as part of the rehabilitation of the mined areas. The pipeline will look like irrigation pipes that lie on the ground.

A single lane bridge will be constructed over Canoe Creek that will carry the pipelines between the Northern Resource Block and the Wet Concentrator Plant. The bridge will be constructed by an existing Ford that traverses Canoe Creek and will not be viewed from the State Highway Network. The Bridge will not obstruct any public access along Canoe Creek or to the Coastal Environment.

With conditions of consent and an understanding of what the potential environmental effects of the activity are it is considered that the activity is consistent with the Objectives and Policies of the Rural Zone.

Transport

84. The activity has considered transport extensively with the location change of the Wet Concentrator Plant. The change of location will reduce the conflict with Heavy Commercial Vehicles and the residential dwellings located between the RAPID Numbers 3067 and 3195 State Highway 6 and the intersection with Prospector Place.

As part of the change in location of the Wet Concentrator Plant an Unformed Access Road will be constructed that will be used by traffic heading to the Wet Concentrator Plant. The Road will be constructed to Councils Roading Standards and must be constructed to Councils satisfaction. The ongoing maintenance of the Road will be undertaken by the applicant. They will maintain the

Unformed Access Road from where the vehicle entrance to the Wet Concentrator Plant will be to where the New Zealand Transport Agencies Road Maintenance ends. Council will install a Road Maintenance Ends Here sign. Even though the Unformed Access Road will be paid for by the applicant, it will remain a Public Road so the public are able to use the road. There will be no footpaths formed as part of the construction of the Unformed Access Road.

The activity will provide for an Internal Ring Road, Carparking (including Accessible Carparking) and Loading Bays. Conditions of Consent have been imposed requiring that Engineering Designs shall be provided for Council approval before construction commences. An Engineering Design is also required for the vehicle entrance to the Wet Concentrator Plant due to the volume of Heavy Commercial Vehicles that will be using the entrance.

A number of conditions of consent will be imposed to address the Transportation needs of the activity. It is considered that the activity is consistent with the Objectives and Policies of the Transportation Section of the Appeals Version of the Te Tai o Poutini Plan.

Hazardous Substances

85. The activity will require that Hazardous Substances are kept onsite. In this case it is diesel fuel that will need to be used for both the operation of a generator to meet the energy needs of the Plant and for refuelling of heavy machinery that will be used onsite.

The applicant will have a purpose built facility for the 40,000 litre tank that will need to be located onsite. This tank will be onsite temporarily until Westpower are able to upgrade the existing electricity network from Rapahoe to the Wet Concentrator Plant. Conditions of consent have been imposed in regards to the Hazardous Substances to try and mitigate and prevent any incidences that could have an adverse environmental effect on operations and the wider public.

It is considered that the activity is consistent with the Objectives and Policies of the Hazardous Section of the Plan.

Natural Character and the Margins of Waterbodies

86. The activity requires that a Pipe Bridge is constructed over Canoe Creek that will allow for three double-sleeved pipelines to be located on. These pipelines that will measure between 15-20 centimetres each will be used to convey the mined mineral sands to the Wet Concentrator Plant, allow for the residual soils from the Wet Concentrator Plant process and the Mineral Separation to be returned to the Northern Resource Block so they can be used as part of the rehabilitation works on those. The third pipeline will carry water that will be used at the Wet Concentrator Plant.

The single lane bridge will be located next to an area where an existing ford crossing is located and will be constructed so the abutments will not be located in the active Creek bed. The abutments will be instead installed in the Canoe Creek margins. With the abutments located in the creek margins there would be no adverse effects on the flora and fauna in the creek bed and there will be no obstruction for the public who might want to head down Canoe Creek.

The pipe bridge will not affect the special relationship between Ngai Tahu Poutini and Canoe Creek. As the bridge will only be carrying three pipelines and not any traffic it will not need to be constructed in the same manner a bridge carrying heavier weights. The location of the bridge will allow for it not be seen from the State Highway. Due to the bridge not requiring to be constructed to carrying heavier weights the volume and extent of earthworks required to be undertaken in the riparian margin will not affect the natural character of Canoe Creek.

The pipe bridge is required to enable a more environmentally appropriate method for the mining of the Northern Resource Block. This new method will allow for the containment of dust in the pipelines, will provide a more energy efficient way to get the mined mineral sands to the Wet Concentrator Plant that will not involve having to transport material along a section of the State Highway. The bridge will allow for residual materials not used as part of the Wet Concentrator Plant process or the Mineral Separation Plant process to be returned to the Northern Resource Block so it can be used as part of the rehabilitation of the mined areas. In light of this a functional need for the pipe bridge is established.

It is considered that the activity is consistent with the Objectives and Policies of the Natural Character and the Margins of Waterbodies Section of the Appeals Version of the Te Tai o Poutini Plan.

Public Access

87. The pipe bridge in Canoe Creek will not obstruct public access to the creek bed or to the Coastal Marine Area of Pakiroa Beach. The formation of the Unformed Access Road will be also be undertaken as part of this activity. The Unformed Access Road will be constructed to Councils Rural Road Standard and must be available to the public. No footpaths are required to be part of the road design or construction due to the Unformed Access Road being to a Rural Road Standard. The consent holder is more than happy for the public to have access to those areas they are legally able to access.

It is considered that the activity is consistent with the Objectives and Policies of the Public Access Section of the Appeals Version of the Te Tai o Poutini Plan.

Coastal Environment

88. The activity is located in the Coastal Environment as shown in the Appeals Version of the Te Tai o Poutini Plan. The activity is based over 600 metres from the active Coastal Zone and will not have any impact on the natural coastal processes that exist in this environment. The activity will not affect the natural character of the Coastal Environment as it is being established on an existing Dairy Farm and is far enough away from the active Coastal Zone that it will not be seen from users of Pakiroa Beach.

There is both a functional and operational need for the activity to be developed in the Coastal Environment. The consent holder will be mining Mineral Sands that are found extensively in the Coastal Environment. This is due to the geological processes that push material from further up the catchment to the bottom of the catchment. The bottom being the coastal plains like those found in Barrytown, the Northern Resource Block where the mining of Mineral Sands will be located. The location where the Northern Resource Block is located is appropriate as it will allow for the activity to be efficient especially with pipelines being used to convey mined materials to the Wet Concentrator Plant and residual materials will be conveyed back to the Northern Resource Block.

The activity again will not impact on the special relationship between the Coastal Environment and Ngai Tahu Poutini, and Iwi has been consulted as this activity has been developed. Mahinga kai will still grow and develop in the Coastal Environment to allow Iwi the ability to continue with their cultural practices.

It is considered that the activity is consistent with the Objectives and Policies of the Appeals Version of the Te Tai o Poutini Plan.

Earthworks

89. The activity will require that earthworks are undertaken. Earthworks will need to be done for the Site Works, Pipe Bridge construction and the formation of the Unformed Access Road. Conditions of Consent have been imposed such as:
- a. An Accidental Discovery condition;
 - b. Erosion and Sedimentation Control Plans provided that are to be in accordance with the Erosion and Sediment Control Guide for Land Disturbing Activities in the Auckland Region June 2016, Guideline Document 2016/005 – Incorporating Amendment 3, Reprinted August 2023 (or its subsequent amendments);
 - c. Pre-Construction Meetings to be held on-site with the Consent Holder, their Contractor and any other relevant Subcontractors;
 - d. Engineering Designs are to be submitted for approval by Council; and



- e. Council Inspections at critical times to ensure work is being carried out in accordance with the approved Erosion and Sediment Plans.

The earthworks are temporary in nature and will cease once the works are completed. The New Zealand Transport Agency have been consulted with as access to the Development Site will be from State Highway 6. The New Zealand Transport Agency has imposed their own conditions that will make up part of this resource consent. This ensures that a regionally significant piece of infrastructure is not adversely affected by this activity.

It is considered that the activity is consistent with the Objectives and Policies of the Earthworks section of the Appeals Version of the Te Tai o Poutini Plan.

Light

- 90. The activity is a 24 hour, 7 day-a-week operation so night time lighting is important. The applicant also acknowledges the adverse effect lighting can have when it is inappropriate for the situation it is being used in and could affect native fauna, especially bird life.

Conditions of consent have been imposed that require all external lighting to comply with the Australian Governments National Light Pollution Guidelines for Wildlife January 2023 (or its subsequent amendments). Further conditions of consent that have been imposed are:

- a. All fixed lighting on the site shall be downward facing and shielded to avoid light spill and they will operate in the yellow-orange spectrum;
- b. Lights shall only illuminate the object of area intended;
- c. Lights shall be mounted as close to the ground as possible; and
- d. The lighting shall use the lowest intensity possible while still complying with workplace Health and Safety requirements.

The proposed lighting supports the intent of the Objective and Policies of this section. It is considered that the activity is consistent with the Objective and Policies of the Appeals Version of the Te Tai o Poutini Plan.

Noise

- 91. The activity will generate noise. The nearest residential dwelling is located approximately 330 metres from the Development Site. A Noise Assessment has been completed by Marshal Day Acoustics and it has been confirmed that the operation complies with the noise rules in both the Appeals Version of the Te Tai o Poutini Plan and the Grey District Plan.

The activity is contained indoors, this includes the loading and unloading of heavy commercial vehicles. The pipelines that will convey material to and away from the Wet Concentrator Plant, they too are sealed to reduce any noise emitted.

It is considered that the activity is consistent with the Objectives and Policies for the Noise section of the Appeals Version of the Te Tai o Poutini Plan.

Grey District Plan Objectives and Policies Rural Environmental Area

- 92. The Grey District Plan anticipates that the Rural Environmental Area will be used for a variety of activities, not all will be land based rural production. The activity will allow for the land to be used in a sustainable manner and while it will not be for a land based rural activity it will still allow for the generation of income that will provide communities with the ability to provide for their economic and social well-being. The activity while not able to be completely veiled in the wider landscape will still retain character of being in a rural environment, the feeling of openness and space.



The development will be concentrated to a specific area due to the nature of the activity. The activity requires buildings, transport infrastructure, carparking for both staff and contractors. Due to this, the land will still be available for rural purposes until the site is further developed and the Mineral Sands mined. The activity has been deliberately located behind a stand of Old Man Pines to assist with obscuring the development from State Highway 6 and the wider area. Extensive Landscaping and the creation of planted earth bunds will also be undertaken as part of this resource consent. The Landscaping will be indigenous species that are found in the area and shall provide habitat for flora and fauna. Along with the landscaping proposed the consent holder will also be restoring green ecological corridors to again support the proliferation of indigenous flora and fauna.

There are effects that will be generated as a result of this activity. Transportation effects are addressed by a Transportation Assessment being completed that identifies there is sufficient capacity left on the State Highway Network. The forming of the Unformed Access Road to Council Standards that will be sealed to reduce dust being emitted by traffic travelling on the road, the site specific engineered design for the vehicle entrance to the Wet Concentrator Plant so it will be safe to enter and exit the site. A Noise Assessment undertaken by Marshal Day Acoustics which confirms that the activity will meet the District Plan rules and the visual effects that will be addressed through Landscaping as already discussed.

It is considered that the activity is consistent with the Objectives and Policies of the Rural Environmental Area of the Grey District Plan.

Waterways and Margins

93. The activity will have a pipe bridge constructed to carry 3 pipelines across Canoe Creek as stated earlier. The abutments for the bridge will be located in the margins of Canoe Creek and not in the active Creek bed. The bridge will not carry vehicles so it will not be constructed to the same extent as a bridge that carries traffic. The bridge is located far enough away from the State Highway that it will not be visible. The bridge will not change the overall character of Canoe Creek and it will not impede public access or affect any recreation or conservation values.
94. The pipe bridge has been located next to where an existing ford crossing is. It is the best place to locate the bridge as this section of Canoe Creek is already highly modified. The method being used to mine the Northern Resource Block has now changed. Pipelines are now being used to convey the mined mineral sands from the Northern Resource Block to the Wet Concentrator Plant. This means of conveyance using pipelines has a number of advantages such as reducing the volume of heavy commercial vehicles that will travel along the section of State Highway 6 between the RAPID Numbers 3067 and 3195 and the intersection with Prospector Place. The Pipelines will lie on the ground and will not be seen from State Highway 6, they will look like irrigation pipes like those used on farming blocks. The movement of material works in both directions, one pipe will transfer mined mineral sands from the Northern Resource Block to the Wet Concentrator Plant and another pipeline will transfer the residual soils from the Wet Concentrator Plant back to the Northern Resource Block where it will be used as part of the rehabilitation of the mined areas.
95. It is considered that the activity is consistent with the Objectives and Policies of the Rural Environmental Area of the Grey District Plan.

Natural Hazards

96. The Development Site is located on land identified as being in the Zone 1 Earthquake Ground Shake Zone. The Development Site is outside of the Tsunami Evacuation Zones. There are no other Natural Hazards that the site is subject to. The District Plan acknowledges that the Grey District is adjacent to the Alpine Fault. The most active part of the Alpine Fault is located on the central section which covers the Southern Alps from Haast to the Taramakau River at Inchbonnie. Further north the fault becomes progressively less active a movement is transferred to the numerous branch faults in the Marlborough Region.

At the time of construction of the Buildings that will make up the Wet Concentrator Plant compliance with the Building Act 2004 and the Building Code will be required. These Building Standards will provide for any earthquake requirements.

It is considered that the activity is consistent with the Objectives and Policies of the Natural Hazards Section of the Grey District Plan.

Tangata Whenua

97. The activity is not being undertaken on land that is identified as being culturally significant to Iwi. It is adjacent to Pakiroa Beach and has Canoe Creek traversing the site. This activity will not affect the special relationship between Iwi and Canoe Creek or Pakiroa Beach. There will be a Pipe Bridge constructed over Canoe Creek that will carry the Pipeline that will be used to convey material between the Wet Concentrator Plant and the Northern Resource Block. The abutments of the bridge will be located in the riparian margin so there will be no interference with the active bed of the Creek.

The consent holder has consulted with Iwi through out the development of this activity. To support Iwi an Accidental Discovery condition of consent has been imposed. This is to ensure if any material of a cultural nature is discovered during earthworks/site works there is a mechanism in place for the consent holder to report it and to provide Iwi with an opportunity to investigate anything found.

It is considered that the activity is consistent with the Objectives and Policies of the Tangata Whenua Section of the Grey District Plan.

Hazardous Substances

98. The activity will have hazardous materials onsite. The site will have a 40,000 litre Diesel Tank installed that will be used to run the diesel generator that will supplement the energy requirements to operate the Wet Concentrator Plant. When Westpower have completed the upgrade of the electricity network the 40,000 litre Diesel Tank will be removed. A condition of consent has been imposed requiring that the diesel tank is removed once all of the testing has been successfully completed for the electricity upgrade.

Further diesel tanks will also be on-site to re-fuel any heavy machinery such as front-end loaders along with the removal of all human wastewater from the Wet Concentrator Plant. Conditions of consent have been imposed requiring that

- a. Any refuelling does not occur within 20 metres of any waterway, overland flow path or the Mine Water Facility;
- b. The storage, placement or transfer of hazardous substances such as (but not limited to) oil, hydraulic fluid or other lubricants does not occur within 20 metres of any waterway, overland flow path or the Mine Water Facility;
- c. An Operational Spill Kit is to be kept on-site at all times;
- d. A Register of Hazardous Substances, their quantities and where they are kept on Site. A copy of this Register is to be sent to the Regulatory Manager, Grey District Council within three (3) months of operations at the Wet Concentrator Plant commencing; and
- e. Prior to the commencement of operations the consent holder shall provide to the Regulatory Manager a signed Contract with a Licensed Waste Management Provider who will remove the Wastewater generated from the Staff Facilities (Greywater and Blackwater) and dispose of it at an approved facility.

It is considered that with the conditions of consent imposed the activity is consistent with the Objectives and Policies of the Hazardous Substances section of the Grey District Plan.

Transport

99. The activity will construct an Unformed Access Road that will provide the physical access to the Wet Concentrator Plant. The Unformed Access Road is currently a Council Paper Road, that will be formed to a Rural Road Standard. The consent holder will be required to provide an Engineering Design for Councils approval that shall:

- a. Start where the approved Engineering Design provided to The New Zealand Transport Agency where the State Highway transitions into the Unformed Access Road to the Wet Concentrator Plant;
- b. The connection between the State Highway transition zone and where the Unformed Access Road commences is to be seamless;
- c. The Engineering Design is to include two (2), 3.5 metre sealed lanes (shoulders included);
- d. A sealed Standby Shoulder Lane of 4 metres for trucks is to be provided to allow for the synchronisation with trucks that are already in transit. The Standby Lane is to be a minimum length of 45 metres being 2 truck and trailers lengths;
- e. The Unformed Access Road centre line gradient shall be a maximum of 3% for a distance of 45 metres from the transition zone where the State Highway and Unformed Access Road intersect; and
- f. No special provisions are required to be made for pedestrians.

A condition of consent requiring that a Pre-Construction Meeting is held before construction commences, along with written notification being provided to Council when the physical works were to begin. These conditions will ensure that the Unformed Access Road construction is completed in accordance with the approved Engineering Plans and to the standard that is acceptable to Council.

Vehicle Access to the Unformed Access Road from the Wet Concentrator Plant will be from a site specific Engineered Designed vehicle entrance. A condition of consent has been imposed requiring that an Engineering Design must be provided to Council for approval. The Engineering Design shall provide for the safe entrance and egress of Heavy Commercial Vehicles and Light Vehicles from the site.

The New Zealand Transport Agency has been consulted as the Unformed Access Road will come off State Highway 6. They have provided a set of conditions that the applicant is happy to have imposed. These have been imposed as part of this resource consent.

It is considered that with the conditions of consent imposed the activity is consistent with the Objectives and Policies of the Transportation section of the Grey District Plan.

Part 2 Resource Management Act 1991

100. The application has been assessed against sections 6, 7 and 8 of the Act. The application does not contravene the requirements of these sections as listed under the Matters of National Importance, Other Matters and the Treaty of Waitangi.


The purpose of the Act is contained in section 5 and is the promotion of the sustainable management of natural and physical resources in a way or at a rate that enables people and communities the ability to provide for their social, economic and cultural well-being and health and safety. In granting this application for resource consent, the purpose of the Act is achieved.

Consent Duration and Lapse Date

101. A Lapse Date of 5 years has been set for the activities approved by this resource consent from the date of grant. This is considered an adequate period of time for the activities associated with this resource to commence.

The resource consent has been granted with no Expiry Date in recognition of the level of investment that has been and will be made by the applicant. Along with this resource consent the applicant will also be undertaking the Mineral Sands Mining of the Northern Resource Block under the Land Use Consent LU3154/23 and the Mineral Separation Plant based at Rapahoe under the Land Use Consent LU3329/25. All of these resource consents are interdependent of each other.

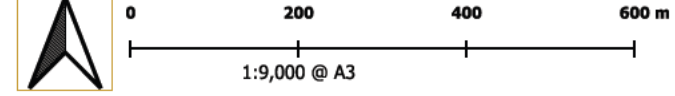
Yours faithfully,



Leonie Mullions,
Senior Environmental Planner



Produced for: Taiko Critical Minerals
by Luke McNeish(TPRL) on 10/12/2025



Projection: WSG84 / NZTM2000
Background Imagery: ESRI Satellite
Data Sources: LINZ, Client and/or TPRL Data

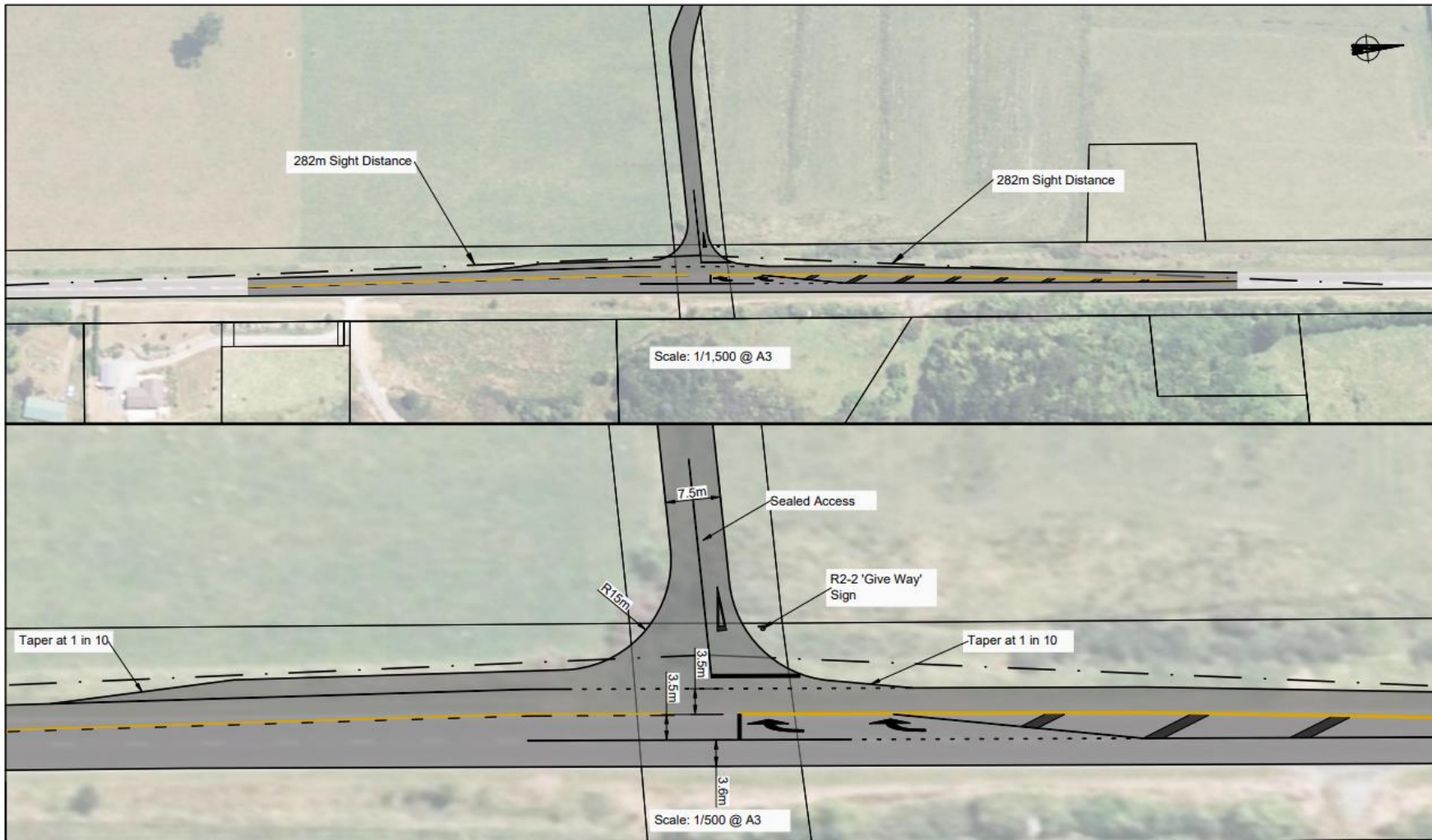
Legend:

- ▭ Northern Resource Block (NRB)(Currently Consented)
- Canoe Creek CMA Boundary
- Indicative Bridge Canoe Creek
- - - Indicative Pipeline Location
- ▭ Landscape Bund
- WCP and Access


'B'

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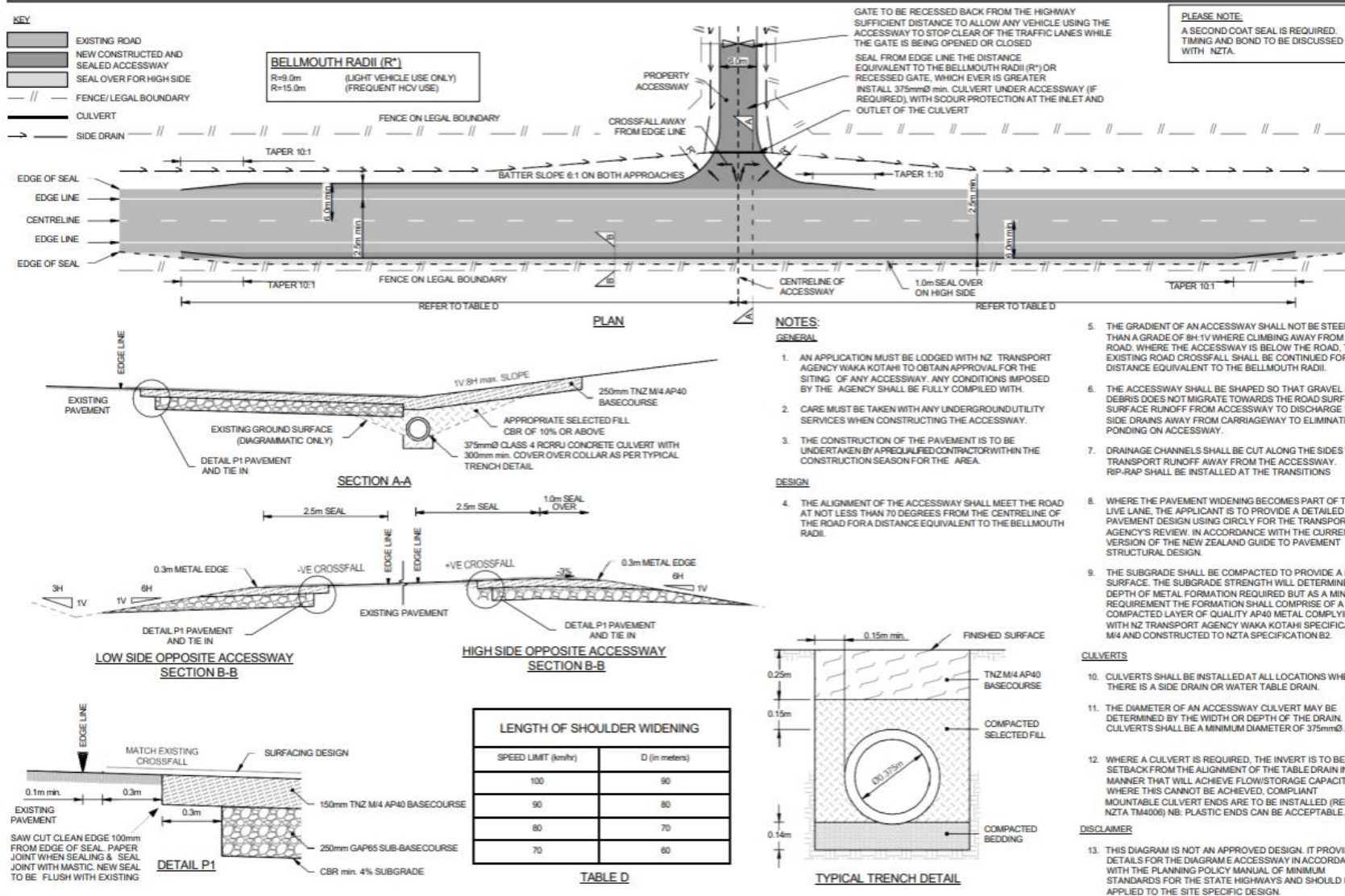
Attachment 1: Proposed Access Design



'C'

 <p>novo group Mining. Metals. Materials.</p> <p>Novo Group Limited PO Box 365 Christchurch 8014 NovoGroup.co.nz</p>	<p>Barrytown Mine TiGa Minerals & Metals Ltd</p>		<p>Sheet</p> <p>0746-001- DWD2002-D</p>
	<p>Indicative Southern Resource Block Access Arrangement</p> <p>For Resource Consent</p>		<p>Scale @A3 As Shown</p> <p>Date 03/02/2026</p> <p>By N Fuller</p> <p>Project # 0746-012</p>
<p>Drawing:</p>		<p>0746-012 - Barrytown - DWD200X-D</p>	

Attachment 3: Diagram E Access Standard



'C'

Attachment 2: Proposed Site Plan



Tai Poutini RESOURCES Attachment B - WCP, Access Road

Produced for: Taito Critical Minerals
 By Luke Peberack (TMR) on 01/12/2025

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Projection: WGS84 / NZTM2000
 Background Imagery: CSRS Satellite
 Data Sources: LINZ, Client and/or TMR Data

Legend:

- ▭ Northern Resource Block (NRB)(Currently Consented)
- Canoe Creek OMA Boundary
- Indicative Bridge Canoe Creek
- - - Indicative Pipeline Location
- Landscape Bund
- WCP and Access

'C'



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3 February 2026

Taiko Critical Minerals Ltd
C/- Tai Poutini Resources Ltd
100 Mackay Street
GREYMOUTH 7805
Attention:- Nichola Costley

Enquiries to: Rachel Clark
Our Ref: RC-2025-0170

Dear Ms Costley

Taiko Critical Minerals Ltd
RESOURCE CONSENT FILE NUMBER RC-2025-0170
LAND USE CONSENT RC-2025-0170-01

By delegated authority of Council you are advised that the above application for resource consent has been granted.

Please note that this letter is not the actual resource consent document (refer to Objection and Costs Sections at end of the letter).

DECISION

Pursuant to Sections 104 and 104B of the Resource Management Act 1991, a Land Use Consent has been granted to Taiko Critical Minerals Ltd for an unlimited period for the purpose described below and subject to the following conditions.

PURPOSE OF RESOURCE CONSENT

Consent No	Consent Type	Activity / Location
RC-2025-0170-01	Land Use Consent	To undertake earthworks associated with the construction and operation of a wet concentrator plant, water treatment facility and access road, Barrytown.

LOCATION/LEGAL DESCRIPTION

Barrytown flats. Sec 2929, Pt Sec 2634-2635 Blk V Waiwhero SD and Lot 1 DP 2719 and Lot 2 DP 339364

MAP REFERENCE

1461470E, 5324243N

CONDITIONS OF CONSENT

Pursuant to Section 108 of the Resource Management Act 1991, this Resource Consent includes the following conditions:

1. Only one Wet Concentrator Plant (WCP) associated with the Consent Holder's operations (including the Northern Resource Block WCP authorised under RC-2023-0046 and the WCP authorised under this consent) must operate at any one time.
2. The Consent Holder must carry out the construction and operation of the Wet Concentrator Plant and ancillary infrastructure in the location and in accordance with the Site Plan attached to this consent and titled "RC-2025-0170 Site Plan".
3. The Consent Holder must notify a Compliance Officer of the Consent Authority at least 5 working days prior to commencing any earthworks under this consent.
4. All actual and reasonable costs incurred by the Consent Authority in monitoring, enforcement and administration of this resource consent must be met by the Consent Holder.

Accidental Discovery Protocol

5. Immediately following the discovery of material suspected to be a taonga, kōiwi or archaeological site the following steps must be taken:
 - a. All works on the site must cease immediately at that place and within 20m around the site.
 - b. Immediate steps must be taken to secure the site to ensure the archaeological material is not further disturbed.
 - c. The contractor/works supervisor/owner must notify the Rūnanga, Council and the Area Archaeologist of Heritage New Zealand. In the case of kōiwi (human remains), the New Zealand Police must be notified.
 - d. The Rūnanga and Heritage New Zealand will jointly appoint/advise a qualified archaeologist who will confirm the nature of the accidentally discovered material.
 - e. If the material is confirmed as being archaeological, the contractor/works supervisor/owner must ensure that an archaeological assessment is carried out by a qualified archaeologist, and if appropriate, an archaeological authority is obtained from the Heritage New Zealand before work resumes (as per the Heritage New Zealand Pouhere Taonga Act 2014).
 - f. The contractor/works supervisor/owner must also consult the Rūnanga on any matters of tikanga (protocol) that are required in relation to the discovery and prior to the commencement of any investigation.
 - g. If kōiwi (human remains) are uncovered, in addition to the steps above, the area must be treated with utmost discretion and respect, and the kōiwi dealt with according to both law and tikanga, as guided by the Rūnanga. Remains are not to be moved until such time as Rūnanga, NZ Police and Heritage New Zealand have responded.
 - h. Works in the site must not recommence until authorised by the Rūnanga, Heritage New Zealand (and the NZ Police in the case of kōiwi) and any other authority with statutory responsibility, to ensure that all statutory and cultural requirements have been met.
 - i. All parties must work towards work recommencing in the shortest possible timeframe while ensuring that any archaeological sites discovered are protected until as much information as practicable is gained and a decision regarding their appropriate management is made, including obtaining an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014 if necessary. Appropriate management may include recording or removal of archaeological material.
 - j. Although bound to uphold the requirements of the Protected Objects Act 1975, the contractor/works supervisor/owner recognises the relationship between Ngāi Tahu whānui, including its Rūnanga, and any taonga (Māori artefacts) that may be discovered. Where Rūnanga so request, any information recorded as a result of the find such as a description of location and content, is to be provided for their records.

Accountable Person

6. Within 2 months of the commencement of this consent, the Consent Holder must appoint an Accountable Person to be responsible for ensuring compliance with all conditions of this consent as follows:
 - i. Ensure all activities are undertaken in accordance with the conditions of this consent.
 - ii. The Accountable Person must be based on-site for a minimum of 4 hours per day, for three days per week.
 - iii. Review, submit and ensure compliance with all management plans listed in the conditions of this consent;
 - iv. Ensure there is another person who can provide cover in the event they are sick or unavailable, and to provide for succession ('Nominated Cover Person');
 - v. Be the point of contact between the Consent Holder, the Consent Authorities, the Community Liaison Group and the community generally, and pro-actively engage with these parties as required under this consent;
 - vi. Deliver on reporting requirements required by the conditions of this consent.
7. The Consent Authority must be advised of the name and contact details of the Accountable Person and the Nominated Cover Person. In the event that the Accountable Person or Nominated Cover Person change, the Consent Authority must be notified.
8. A sign must be erected at the property boundary adjacent to the site access road, which provides the name and contact details of the Accountable Person and Nominated Cover Person required to be appointed under Condition 5.

Advice Note:

The Accountable Person, any other representatives of the Consent Holder should note that CRRG members have expressed a desire for an 'in writing' approach when liaising with all community parties including neighbours. Two contacts available for in-writing contact should be established with parties, including the consent holder, within 5 working days prior to commencement of works on-site. During communications, respectful lead in times of at least one week's notice should be used when disseminating information. 'Cold calling' via phone, text or in person is not considered acceptable unless agreed upon in writing with individual parties.

Management Plans

9. At least 20 working days prior to undertaking any activities authorised by this consent, the Consent Holder must submit the following management plans to the Consent Authority for approval:
 - Dust Management Plan
 - Erosion and Sediment Control Plan in relation to construction activities.
- Advice Note:**
These are collectively referred to as 'Management Plans'. Where a plan requires the input of an appropriately qualified professional, the Consent Authority may engage an appropriately qualified person to peer review the plan as part of the approval process.
10. The purpose of the Management Plans is to implement the relevant conditions of this consent. All Management Plans must include (where relevant):
 - i. The purpose/objective of the plan;
 - ii. Reference to the conditions of this consent that the management plan implements;
 - iii. How each of the relevant conditions have been implemented;
 - iv. Procedures for implementing the relevant plan;
 - v. Plan auditing check lists;
 - vi. Monitoring programmes and/or monitoring protocols;
 - vii. Feedback mechanisms for adaptive management, including circumstances in which a material change to the management plan would be required;

- viii. An organisational chart showing staff and contractor positions and responsibilities for plan implementation;
 - ix Relevant training and induction procedures and training schedules; and
 - x Reporting procedures and format for providing the results of any monitoring or surveys required by the plan.
11. Where plans require the input of an appropriately qualified professional, the Consent Holder must engage an appropriately qualified person to prepare the plan.
12. Site activities must not commence until the Management Plans listed in condition 9 have been approved by the Consent Authority.
13. The Consent Holder may amend a management plan at any time regarding:
- i. Any positive measure(s) to ensure the stated objectives of the management plan are achieved; and
 - ii. Any required actions identified as a result of monitoring to address i or ii.
Where the preparation of a management plan required the input of an appropriately qualified person, any amendment to that management plan must also be undertaken by an appropriately qualified person.

Advice Note:

Some management plans have ongoing annual review requirements which are required in order to avoid, remedy or mitigate effects. These specific review requirements are stipulated in the relevant conditions of this consent.

14. Any amended management plan must be provided to the Consent Authority within 20 working days of its review, for re-approval in accordance with Condition 9.

Advice Note:

The Consent Authority may engage an appropriately qualified person to peer review the amendments.

15. A management plan may only be amended to be in accordance with the conditions of this resource consent.
16. A copy of the latest version of the approved management plans must be kept on site at all times and all personnel must be made aware of each plan and their responsibilities under each plan.
17. Subject to any other conditions of this consent, all activities must be undertaken in accordance with the latest version of the approved management plans.

Method of Operations

18. The boundaries of the wet concentrator plant and ancillary infrastructure, including the access road, must be clearly marked on the ground before any earthworks take place.
19. The Consent Holder must not bury any topsoil or soil material suitable as a growing medium or remove it from the site.
20. Topsoil or soil material must be stored in a location that does not result in any adverse effects on the environment.

Hazardous Substances

21. Refuelling, lubrication and mechanical repairs of equipment and storage of hazardous substances and dangerous goods must be undertaken in such a manner that ensures spillages of hazardous substances or dangerous goods onto the land surface or into a waterbody do not occur, including that refuelling must not occur within 20 metres of a water body.

22. Any accidental discharge of greater than 2 litres of fuel, oil or hazardous substances must be reported immediately to the Consent Authorities along with details of the steps taken to remedy and/or mitigate the adverse effects of the discharge.
23. All contractors and/or operators transporting or storing more than 20 litres of fuel, oil or hazardous substances must carry spill kits to contain any fuel, oil or hazardous substances discharges on-site.
24. A list of all hazardous substances and dangerous goods stored or used on site must be maintained on site at all times showing the location of the storage and use.
25. Diesel storage must be limited to 40,000 litres and must be contained in a certified tank with full secondary containment.

Advice Note:

Hazardous substance storage is managed by the Hazardous Substances and New Organisms Act 2006, and must be certified under this legislation.

Radiation

26. The Consent Holder must undertake quarterly systematic testing of the heavy minerals concentrate from within the wet concentrator plant to confirm that the concentrate remains below the acceptable level of radioactivity concentration limits as specified in Schedule 2 of the Radiation Safety Act 2016. Copies of the independent test results must be submitted to the Consent Authority within 10 working days of receipt of the results.

Advice Note:

If material meets the criteria in Schedule 2 of the Radiation Safety Act 2016, the extraction, processing and transport of heavy minerals concentrate will require a Source Licence under this Act, and may possibly require a radiation safety plan as per section 18 of the Act.

27. In the absence of any extant and current New Zealand Code of Practice for handling naturally occurring radioactive materials, the Consent Holder must carry out all activities on site in accordance with the Radiation Protection and Radioactive Waste Management in Mining and Mineral Processing Code of Practice and Safety Guide published by the Australian Radiation Protection and Nuclear Safety Agency.

Advice Note:

The Code of Practice within this consent condition requires that if radiation levels exceed 1Bq/g, the relevant authority must be notified, which differs from state to state. In the New Zealand context, the relevant body to notify is the Office of Radiation Safety.

28. The Consent Holder must maintain radiation monitoring devices in the locations specified on the site plan titled "RC-2025-0170 Dust and Radiation Monitoring Points" and attached to this consent. Data from the radiation monitoring devices must be collected and analysed once every three months. Copies of the test results must be submitted to the Consent Authority with 10 working days of receipt of the results.
29. If the radiation monitoring devices record radiation levels exceeding the equivalent of 1 mSv (millisievert) above background levels over 12 months (i.e., the sum of results from the past four device readings at each location minus background levels established prior to the activity commencing), then the Radiation Safety Act 2016 applies, and the Consent Holder must:
 - i. inform and consult the Office of Radiation Safety, New Zealand Ministry of Health; and
 - ii. carry out all activities on site in accordance with the Radiation Protection and Radioactive Waste Management in Mining and Mineral Processing Code of Practice and Safety Guide published by the Australian Radiation Protection and Nuclear Safety Agency (or any subsequent revision).

30. The Consent Holder must undertake daily analysis of heavy minerals concentrate samples from the processed stockpile area using a hand-held X-Ray Fluorescence device.

Advice Note:

XRF devices are managed by the Office of Radiation Safety, and a Source Licence is required to possess and operate these devices.

31. If a sample results in a calculated activity concentration of >1.0 Becquerel per gram (Bq/g) based on U+Th assay*, the Consent Holder must have the sample analysed by an independent laboratory for head-of-chain radioactivity concentration measurement.
**Activity Concentration (Bq/g) = U(ppm)× 0.01244 + Th(ppm)× 0.0042*
32. If the independent assessment confirms that radiation levels in the heavy minerals concentrate exceeds 1 Bq/g, the Consent Holder must notify the Office of Radiation Safety and act as directed.
33. If levels exceed 10 Bq/g on the hand-held device, the heavy minerals concentration process must stop, a sample must be submitted for independent testing, and the heavy minerals concentration material in question must be diluted with tailings material to reach <1 Bq/g and returned to the mining pit.
34. If the independent test confirms a reading of greater than 10 Bq/g, the Office of Radiation Safety must be notified and a Radiation Safety Plan must be prepared by the Consent Holder and be submitted for approval by the Office of Radiation Safety within 10 working days of the reading.
35. The heavy minerals concentration process must not resume until the Radiation Safety Plan is approved.
36. If the independent test confirms a reading of greater than 1 Bq/g but less than 10 Bq/g, the Consent Holder must notify the Office of Radiation Safety and act as directed.
37. Daily monitoring records must be made available to the Consent Authority on request, and copies of any independent test results must be submitted to the Consent Authority within 5 working days of receipt of the results.
38. Prior to the commencement of HMC stockpiling, the Consent Holder must install an apparatus to measure Radon-222 activity concentration within the HMC stockpile building.
39. If no Radon-222 readings of >300 Bq/m³ are detected within the first year of the heavy minerals concentration process, the apparatus may be decommissioned.
40. Data from the apparatus must be supplied to the Consent Authority at least once every 3 months for the first 12 months of the heavy minerals concentration process, and within 10 days of a reading of >300 Bq/m³ being registered.
41. If the independent assessment confirms that Radon-222 levels in the HMC stockpile building exceeds 300 Bq/m³, the Consent Holder must notify the Office of Radiation Safety and act as directed.

Advice Note:

The 300 Bq/m³ level of airborne radon derives from the IAEA Safety Standard No. GSR Part 3.

Complaints and Non-Compliance

42. The Consent Holder must maintain a complaints register for all aspects of operations in relation to this consent. The register must be available to the Consent Authority at all times and must detail:

- a. the date, time and type of any complaint;
 - b. the cause of the complaint; and
 - c. any action taken in response to the complaint.
43. Upon receipt of any complaint, the Consent Holder must promptly investigate the complaint, take action to remedy or mitigate the cause of the complaint and within 24 hours inform the Consent Authority of the details of the complaint and any action taken.
 44. Complaints which may infer non-compliance with the conditions of this consent, must be referred to the Consent Authority within 48 hours of their receipt.
 45. The Consent Holder must immediately notify the Consent Authority upon becoming aware of any non-compliance with the conditions of this consent.
 46. Within 5 working days thereafter the Consent Holder must provide written notification to the Consent Authority which explains the cause of the non-compliance, and if the cause was within the control of the Consent Holder, steps which were taken to remedy the non-compliance and steps which will be taken to prevent any further occurrence of non-compliance with the conditions of this consent.

Advice Note:

This consent condition does not replace the compliance and enforcement responsibilities of the Consent Authority.

Dust Management Plan

47. All activities must be undertaken in general accordance with a Dust Management Plan. The objective of the Dust Management Plan is to detail the best practicable option to avoid dust nuisance being caused by construction and processing activities and to mitigate any such effects should they occur.
48. The Dust Management Plan must include:
 - a. Potential sources of dust that may be created during the mining project.
 - b. Sensitive receptors in the vicinity of identified potential sources of dust for targeted dust management.
 - c. Dust management and mitigation methods.
 - d. Dust monitoring methods.
 - e. Training of staff in relation to dust management; and
 - f. Methods for managing complaints regarding discharges of dust
 - g. Keeping of compliance records.
49. If wind measured at the meteorological station on the Northern Resource Block site exceeds 20km/hr, the Consent Holder must:
 - a. Limit activities that generate dust downwind of sensitive receptors identified in the Dust Management Plan; and
 - b. Assess the need for additional controls such as increase water application rates.

Air Quality Management and Monitoring

50. There must be no offensive or objectionable discharge of dust into air from the minerals extraction, processing and loading operations that result in an adverse effect beyond the legal boundary of the site.

Advice Note:

For the purpose of Condition 52 the Consent Authority will consider an effect that is offensive or objectionable to have occurred if an Enforcement Officer of the Consent Authority deems it so having regard to:

- a. *The frequency, intensity, duration, amount, effect and location of the suspended or particulate matter; and/or*
- b. Receipt of complaints from neighbours or the public: or

c. *Relevant written advice or a report from an Environmental Health Officer of a territorial authority or health authority.*

51. The Consent Holder must install, operate and maintain five (5) Dust Deposition Gauges in the locations shown in the Dust Management Plan.
52. Dust recorded in the gauges must not exceed a value of 4g/m²/30 days above background levels.
53. Dust deposition gauges will operate as follows:
 - i. Commissioned and run to collect 1 year of baseline data prior to mining commencing in the respective block
 - ii. Gauges in the vicinity of the access and SH6 will be operational throughout the activity.

Advice Note:

Background levels are to be determined by data collected prior to the commencement date of this consent.

54. If a breach of Condition 52 is detected, the Consent Holder must notify the Consent Authority within two working days of the breach being detected.
55. The Consent Holder must investigate possible reasons for the breach and take all necessary steps to achieve compliance in the following 30-day period.

Earthworks

56. All earthworks must be undertaken in general accordance with the approved Erosion and Sediment Control Plan (SECP) in order to minimise soil erosion and avoid slope instability.
57. The SECP must be prepared in accordance with recognised industry best practice, including (but not limited to) Auckland Council Guideline GD05 – Erosion and Sediment Control Guide for Land Disturbing Activities, or any subsequent equivalent best-practice guidance.
58. Sediment and erosion control measures must be installed prior to the commencement of earthworks, maintained for the duration of earthworks, and retained until disturbed areas are stabilised.
59. Earthworks must be managed to prevent sediment-laden runoff entering any waterbody, drainage system or adjoining property.
60. All control measures must be regularly inspected, particularly following rainfall events, and maintained or modified as necessary to ensure their ongoing effectiveness.
61. All disturbed soil or natural material must be deposited or contained to prevent the movement of disturbed matter so that it does not result in:
 - a) The diversion or blockage of any waterbody or natural wetland; or
 - b) The passage of fish being impeded; or
 - c) The destruction of any habitat in a waterbody; or
 - d) Flooding or erosion, including of another person's property; or
 - e) Any discharge of contaminants to any waterbody, including wetlands; or
 - f) All refuse, rubbish, debris or unwanted material associated with the works are removed and disposed of at a suitably approved site.
62. Disturbed areas must be progressively stabilised as soon as practicable following completion of earthworks in each area.

Breach of Conditions

63. The Consent Holder must inform a Compliance Officer of the Consent Authority immediately if a breach of Consent Condition(s) takes place, or when they believe that a breach may take place.

Review

64. Pursuant to section 128 of the Resource Management Act 1991, the Consent Authority may review the conditions of this consent by serving notice within a six month period of the anniversary of the date of commencement of the consent for any of the following purposes:
- To deal with any adverse effect on the environment which may arise from the exercise of this consent and which it is appropriate to deal with at a later stage.
 - To require the Consent Holder to adopt the best practicable option to remove or reduce any adverse effect on the environment.

TERM

The term of this consent is unlimited.

NOTES TO THE CONSENT

The Consent Holder is advised that **the consent does not confer a right of access** and the Consent Holder should be aware the permission of the legal owner or administering body of the site may also be required.

Pursuant to Section 125 of the Resource Management Act 1991, this resource consent will lapse 5 years after the date of commencement of the consent if the consent has not been actioned before the end of this period. However, this period can be extended upon application to the Consent Authority.

REASON FOR DECISION PURSUANT TO SECTION 113, RESOURCE MANAGEMENT ACT 1991

In making this decision to grant the resource consent the purpose and principles of the Resource Management Act 1991 as set out in Part II of the Act have been followed along with consideration of Section 104, which requires an assessment of the effects of the proposed activity.

The nature of works that are authorised under this decision are consistent with the Council's Regional Policy Statement. Specific objectives and policies in respect of Issues of Significance to Poutini Ngai Tahu, Resilient & Sustainable Communities, Ecosystems & Indigenous Biological Diversity, Land & Water and the Coastal Environment are contained in Chapters 3, 4, 7, 8 and 9 of the Regional Policy Statement.

The works under this consent is a discretionary activity under Rule 16 of the Regional Land and Water Plan. This application is consistent with the objectives and policies of that Plan (see Table 1 below) and will have no more than minor effects.

Table 1

Planning Documents	Objectives/Policies	Rules
Regional Policy Statement		
Issues of Significance to Poutini Ngai Tahu	O3.2; P3.2	
Resilient & Sustainable Communities	O4.1, 4.3, 4.5; P4.1, 4.4, 4.6	
Ecosystems and Indigenous Biological Diversity	O7.2. 7.3; P7.3	
Land & Water	O 8.1, 8.2, 8.5; P 8.1, 8.5, 8.7, 8.8, 8.9	
Coastal Environment	O9.1, 9.2, 9.3; P9.1, 9.3, 9.6	
Regional Land & Water Plan		

OBJECTION TO THE CONSENT AUTHORITY

You are advised that you have a right of objection to the Consent Authority in respect of this decision, pursuant to Section 357A of the Resource Management Act 1991. Any objection is to be in writing and must set out the reasons for the objection. Any objection must be made within 15 working days of receipt of this decision. The Consent Authority will then consider the objection and give its decision in writing. Any person who made an objection may appeal to the Environment Court against the Consent Authority's decision on the objection, pursuant to Section 358.

Alternatively, pursuant to Section 120 of the Resource Management Act 1991 you have the right of appeal directly to the Environment Court against the whole or any part of this decision. Notice of appeal shall be in the prescribed form and must be lodged with the Environment Court and served on the Council within 15 working days of receipt of the Council's decision.

COSTS

If the fee you paid upon lodgement of your consent was sufficient to cover the costs of processing this consent then no further invoice will follow. Otherwise, an invoice will follow shortly.

The final document will be issued if no objection/appeal has been received after the 15 working day objection period has passed. Alternatively the Council will issue a final document if you advise the Council in writing that you will not be lodging any objection/appeal.

If you have any queries regarding this matter, please contact the Council.

Approved by



Steven May
Consents Manager
West Coast Regional Council