

10 October 2025

Reference LU3329/25  
Planner for Contact Leonie Mullions  
Contact Number [REDACTED]

TIGA Minerals and Metals Limited  
C/- Tai Poutini Professional Services Limited  
100 Mackay Street  
**Greymouth 7805**

**Attention:** Emma Turnbull

**By email:** [REDACTED]

Dear TIGA Minerals and Metals Limited,  
**RESOURCE MANAGEMENT ACT 1991**

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- **RESOURCE CONSENT APPLICATION REFERENCE:** LU3329/25
- **TYPE OF RESOURCE CONSENT:** Land Use
- **LEGAL DESCRIPTION:** Lot 1 DP 2628 and Section 1 Survey Office Plan
- **PROPERTY LOCATION:** State Highway 6, Rapahoe (Seven Mile Road – across the road from 905 Seven Mile Road)
- **APPLICATION DESCRIPTION:** To establish a Mineral Separation Plant in the Rural Environment Area on a site that is a verified HAIL site as a Non-Rural Activity on Lot 1 DP 2628 and Section Survey Office Plan 341681 located at State Highway 6, Rapahoe.

The activity is unable to meet the following rules from the Rural Environmental Area section of the Grey District Plan:

- Rule 19.7(7)(i)(a) as the development will exceed the permitted Building Coverage area being 10% of the site area or 1,500 square meters - Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(8)(a) as the development will have buildings constructed onsite that will be taller than 10 metres in height - Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(12), Rule 23(1)(i)(b) as the volume of diesel that will be stored onsite will be greater than 5,000 litres - Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(13) – Rule 24.2(1) as only 24 carpark spaces will be provided onsite and not 136 carparks - Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(16)(i)(a) as the maximum floor area for a Non-Rural Activity will be greater than 100 square metres - Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(16)(i)(b) as the number of heavy vehicle movements per day shall exceed the permitted 20, they will be 50 per day – Activity assessed as being a *Discretionary Activity*;
- Rule 19.7(16)(i)(c)(i) as the activity will not be able to meet the permitted noise levels on a Sunday of 45 dB LA10 – Activity assessed as being a *Discretionary Activity*

- Resource Management (National Environment Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 – activity assessed as a *Controlled Activity* under Regulation 9
  - Regulation 8(3)(b) as the soil will not be reinstated to an erosion resistant state within one month after the serving of the purpose for which the activity was done (the development of the site to establish a Mineral Separation Plant)
  - Regulation 8(3)(c) as the volume of soil disturbance will exceed the permitted volume 1,975 m<sup>3</sup>. The total area that will be disturbed is 17,200 m<sup>2</sup> of which to remove the coal tailings and waste rock a depth of 2 metres must be achieved. This will result in soils disturbance of 34,400 m<sup>3</sup>. This will be in excess of 32,425 m<sup>3</sup> of what is permitted
  - Regulation 8(3)(g) as it is not known what the structure/design will be for the containment of the contaminated soils.

This application is considered a *Discretionary* under the Operative Grey District Plan as this is the most restrict of the applicable activity types.

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 LU3329/25 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 LU3329/25

1. This resource consent is granted by the Grey District Council pursuant to section 104, 104B of the Resource Management Act 1991 (*the Act*) and is subject to the attached conditions imposed in accordance with sections 108 and 220 of the Act.
2. This Consent is issued to: TIGA Minerals and Metals Limited
3. Application Description: To establish a Mineral Separation Plant in the Rural Environment Area on a site that is a verified HAIL site as a Non-Rural Activity on Lot 1 DP 2628 and Section Survey Office Plan 341681 located at State Highway 6, Rapahoe.
4. Property Location: State Highway 6, Rapahoe (Seven Mile Road – across the road from 905 Seven Mile Road)
5. Legal Description: Lot 1 DP 2628 and Section 1 Survey Office Plan 341681
6. Valuation Number: 25420/095.17
7. Date of Decision: 10 October 2025



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Michel McEnaney  
**Regulatory Manager**  
**Delegated Authority**

## LAND USE CONSENT LU 3329/25 - SCHEDULE OF CONDITIONS

### *General*

1. The activity shall be undertaken in general accordance with the application received by the Grey District Council on 24 February 2025, and further information submitted on 15 April 2025 and the amended application submitted to Council on 28 August 2025 along with the papers held on the Council's Resource Consent file LU3329/25.
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.

### *Site Plan*

3. The consent holder shall undertake the activities authorised by this resource consent in the area shown in the Site Plans received by Council on 28 August 2025:
  - a. *Prepared By:* Tai Poutini Resources, *Titled:* Updated Map, Site Plan, *Produced for:* TIGA, *Dated:* 16 August 2025 and attached to this resource consent as Appendix 'B';
  - b. *Prepared By:* IHC Mining, *Titled:* Mineral Separation Plant General Process Infrastructure Concept Layout Plan, *Project:* Barrytown JV Mineral Sands Project, *Client:* TIGA, Job No: 2019, *IHCR Drawing No:* 2019-G-LAY-0000-0005, *Revision:* C, *Dated:* 2 September 2022 and attached to this resource consent as Appendix 'B1';
  - c. *Prepared By:* IHC Mining, *Titled:* Mineral Separation Plant Area 2600 General Process Infrastructure Plant North and West Elevation View, *Project:* Barrytown JV Mineral Sands Project, *Client:* TIGA, Job No: 2019, *IHCR Drawing No:* 2019-G-LAY-0000-0020, *Revision:* A, *Dated:* 5 December 2022 and attached to this resource consent as Appendix 'B2'.

### *Written Notification of Works Commencing*

4. The consent holder shall advise the Regulatory Manager, Grey District Council in writing when civil works on site commence. The written notification is to be emailed to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.

### *Maximum Building Heights*

5. The consent holder shall ensure that the following buildings to be constructed on site not shall exceed the following heights:

a. Hi Ti Products 120T Bulk Bag Storage Shed and Mineral Separation Plant	26 metres
b. High Mineral Concentrate Received/Stockpile Shed	15 metres
c. Tails Stockpile Load Out Shed	15 metres
d. Garnet Stockpile Shed and Garnet Bulk Bag Storage	15 metres
e. Ilmenite Loading Shed	15 metres

The building heights shall be taken from the natural ground level.

### *Sealing and Maintenance of the Somerled Avenue Access Leg*

6. The consent holder shall seal the graveled area in front of the Bathhouse Building in the access leg located on the Light Vehicle Entrance off Somerled Avenue so that it will not create a dust nuisance for the users of the Bathhouse Building.
7. The consent holder shall maintain the Access Leg to ensure that it is kept in a good stage of repair and fit for purpose.

#### *Building Paint Colours*

8. The consent holder shall paint all buildings on the site in a recessive colour that shall have no more than 20% reflectance. The consent holder shall notify the Regulatory Manager, Grey District Council in writing of what the colour will be and its reflectance rate. This written notification shall be emailed to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.

#### *Onsite Lighting*

9. The consent holder shall ensure that all external lighting complies with the Australian Governments National Light Pollution Guidelines for Wildlife January 2020 (*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;
  - d. External lighting shall be minimised and use the lowest intensity lighting possible while ensuring compliance with workplace Health and Safety requirements.

#### *Contaminated Soils*

10. The consent holder shall prior to any civil works commencing onsite have a:
  - a. Toxicity Characteristic Leaching Procedure (TCLP); and a
  - b. Synthetic Precipitation Leaching Procedure (SPLP);to determine the highest Polycyclic Aromatic Hydrocarbons (PAHs) concentration so the most appropriate means of disposal can be determined.
11. The consent holder shall provide a Soil Management Plan prepared by a Suitably Qualified and Experienced Practitioner (SQEP) to ensure that the management of contaminated materials is undertaken in a manner that there is no risk to human health. The Soil Management Plan shall be emailed to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.
12. The consent holder shall advise the Regulatory Manager, Grey District Council in writing advising how the contaminated material will be managed and where it will be located if retained onsite. A scaled and dimensioned Plan shall be provided showing the location and depth of the contaminated material. The Written Advice and Contaminated Site Plan shall be emailed to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.
13. If any contaminated material is to be removed off site details of where will be relocated and the volume must be provided in writing to the Regulatory Manager, Grey District Council by emailing [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.

#### *Unexpected Discovery of Contaminated Material*

14. If during the excavation of contaminated soils on site an unexpected discovery of contaminated soils is made the consent holder shall cease all works immediately and advise the Regulatory Manager in writing within 24 hours of the discovery. The written notification shall be emailed to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using the resource consent number LU3329/25 as the reference and advised what condition it relates to.
15. The consent holder shall:
  - a. Cease all works immediately and contact their Suitably Qualified and Experienced Practitioner and request they go to the site. No further ground disturbance shall occur until the Suitably Qualified and Experienced Practitioner is onsite.



- b. Erect a barrier around the affected site and exclude all public from entering the site;
  - c. Undertake an analysis of the discovered contaminated material under the direction of the consent holders Suitably Qualified and Experienced Practitioner. Within 48 hours the results being obtained they shall be provided by the consent holder to the Regulatory Manager by emailing them to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using the resource consent number LU3329/25 as the reference and advised what condition it relates to.
16. Prior to any excavation of contaminated material discovered the Suitably Qualified and Experienced Practitioner shall provide the Regulatory Manager a Remediation Action Plan (RAP) that details:
- a. What will be the remediation/management option for managing the onsite contaminants;
  - b. How the site will be managed and the contaminated material removed;
  - c. Where contaminated material will remain onsite Engineering Design and Specifications are to be provided showing how the contaminated material will be encapsulated;
  - d. Provide a dimensioned and scaled Site Plan, not less than 1:100 scale that identifies:
    - i. Where the unexpected, contaminated material is located;
    - ii. Where the contaminated material is to be retained onsite, the Site Plan shall identify its location.
17. A Site Validation Report shall be provided by the Suitably Qualified and Experienced Practitioner to validate the works completed, advise any further testing undertaken onsite, engineering certification for any engineered type remediation solutions (such as liners and/or cap) and evidence of material removed from the site to a Waste Facility that is authorised to accept the contaminated material.
18. Where contaminated material is to remain onsite an Ongoing Site Management Plan shall be provided by the consent holders Suitably Qualified and Experienced Practitioner to the Regulatory Manger by emailing it to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using the resource consent number LU3329/25 as the reference and advised what condition it relates to.

#### *Complaints Register*

19. 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
20. The consent holder shall provide to the Regulatory Manager, Grey District Council a copy of the Complaint Register within 72 hours of the complaint being made by emailing it to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to

#### *Noise Levels*

21. The consent holder shall ensure that on Sundays noise emitted at the notional boundary of any dwelling located on any site that is not part of the Mineral Separation Plant does not exceed 55 dB  $L_{Aeq(15 \text{ min})}$  when measured in accordance with the latest New Zealand Noise Standards NZS



6801:2008 Acoustics – Measurement of Environmental Sound and NZS 6802:2008 Acoustics – Environmental Noise.

22. If any complaints are received in regards to noise emitted from the operations of the Mineral Separation Plant the consent holder shall enter the complaint into the Complaints Register. Depending on the nature of the Noise Complaint Council will determine if a Noise Assessment Report will be required to be provided at the consent holders expense to review the noise being complained about.

*KiwiRail Designation Setback*

23. The consent holder shall engage a Registered Professional Surveyor to define the physical position of the Kiwi Rail New Zealand Designation boundary and mark off a setback of at least 5 metres to ensure that no buildings are constructed in the 5-meter setback.

*KiwiRail Uncontrolled Level Crossing*

24. The consent holder shall ensure that no light vehicles (*such as staff, couriers or any other goods deliverer with material being delivered to the Mineral Separation Plan*) are to use the access that goes over the uncontrolled level crossing located west of the Mineral Separation Plant near the existing intersection with State Highway 6. If access to the Mineral Separation Plant is required using the uncontrolled level crossing then written consent must be obtained from KiwiRail.

*The New Zealand Transport Agency Conditions*

25. Prior to the commencement of the intersection upgrade works the consent holder shall submit to the Grey District Council a copy of the detailed design engineering plans for Holland Street and the State Highway 6 intersection upgrade, approved by the New Zealand Transport Agency Network Manager. The design shall include a 'WK11' Trucks Crossing Sign.
26. Prior to the Holland Street and State Highway 6 intersection upgrade works occurring, the consent holder must submit to the Grey District Council a copy of the New Zealand Transport Agency's approval to undertake works on the state highway (as detailed in Advice Notes a to e).
27. Prior to the use of the Holland Street access by heavy vehicles associated with the Mineral Separation Plant operation, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway, including the upgrade of the intersection at Holland Street and State Highway 6 has been completed to the satisfaction of the New Zealand Transport Agency Network Manager.
28. The consent holder shall upgrade the full length of Holland Street pavement so it will be of the same standard as the State Highway from the limit line where state Highway 6 and Holland Street intersect to 5.5 metres inside of the gates of the Railway Reserve occupied by Birchfield Coal Mines Limited. The consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that the pavement upgrade works in Holland Street have been completed to the satisfaction of the New Zealand Transport Agency Network Manager.

*The New Zealand Transport Agency Advice Notes*

- a. It is a requirement of the Government Roadway Powers Act 1989 that any person wanting to carry out work on a State Highway first gain the approval of The New Zealand Transport Agency for the works and that a Corridor Access Request (CAR) is applied for and subsequently a Work Access Permit issued before any works commence. A CAR will be required for the vehicle crossing from the subject site to State Highway 6.
- b. Detailed Design approval will be provided through the CAR process.
- c. A CAR is made online via [www.beforeudig.co.nz](http://www.beforeudig.co.nz) and/or [www.submitica.co.nz](http://www.submitica.co.nz). The CAR needs to be submitted at least 15 working days before the planned start of works.
- d. A copy should also be sent to The New Zealand Transport Agency Environmental Planning Team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).
- e. The Corridor Access Request (CAR) will need to include:

- i. The Detailed Design for the vehicle crossing. In developing the Detailed Design, the consent holder will need to consult with The New Zealand Transport Agency appointed State Highway Maintenance Contractor for the West Coast and a New Zealand Transport Agency Safety Engineer.
- ii. A Construction Traffic Management Plan that has attained approval from the New Zealand Transport Agency appointed State Highway Maintenance Contractor for the West Coast.
- iii. A Design Safety Audit which has been prepared, processed and approved in accordance with The New Zealand Transport Agency's guidelines for Road Safety Audit Procedures for Projects.

*Dust, Odours and Aerosols*

29. The consent holder shall manage Dust, Odours and Aerosols emanating from the exercising of this resource consent so it does not become a nuisance beyond the property boundary using the best practicable option. If water or any other matter is used as a dust suppressant it must be used in a controlled manner to avoid any runoff of sediment laden waters being discharged into any waterbodies.

*Health and Safety Plan*

30. 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 Mineral Separation 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 separation of minerals;
  - 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, Grey District Council 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 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](mailto:planning@greydc.govt.nz);
31. The consent holder shall email the Health and Safety Plan to the Regulatory Manager, Grey District Council by emailing it to [planning@greydc.govt.nz](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to. Any amendments to the Health and Safety Plan must also be sent to Council.

*Hazardous Substances*

32. The consent holder shall ensure:
- a. If any hazardous substances are to be stored on site such as (but not limited to) diesel, oil, hydraulic fluid or other fluids and/or lubricants they are to be stored a minimum of 10 metres from the property boundary that this resource consent authorises;
  - b. No refuelling shall occur within 20 metres of any waterway, waterbody and Onsite Process Water Dam; and
  - c. Operational Spill Kit shall be kept onsite at all times.

*Landscaping Plan*



33. Prior to operations commencing the consent holder shall have completed all of the Landscaping works as recommended in the Landscape Report *Prepared By:* Glasson Huxtable Landscape Architects, *Titled:* Rapahoe Mineral Separation Plant (MSP) Seven Mile Road (SH6), Rapahoe, Landscape and Visual Assessment of Effects, *Dated:* 13 February 2025 and in accordance with the Landscaping Plan attached to this resource consent marked 'B3'.
34. The consent holder shall ensure that only native plants local to the area are used for the planting of the bunds and tall trees and shrubs, and all plants shall be eco-sourced locally or where not possible they are to come from the Ecological District this development is located in.
35. The consent holder shall maintain the Landscaping for the life of this resource consent and shall replace any specimens that should die or become unwell.

#### *Shut down of Operations*

36. The consent holder shall at the time of permanent close down of operations or this resource consent expiring remove all buildings including the structures that were established as part of the Mineral Separation Plant, unless the Site is to be re-used by another activity that has been authorised by a new resource consent.
37. At least 10 months before the permanent close down of operations or this resource consent expiring the consent holder shall submit to the Regulatory Manager, Grey District Council a Plant Shut Down Plan. This 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 Mineral Separation Plant and Conveyers and Pipelines);
  - c. Make safe any service connections such as electrical connections;
  - d. Planting out the Rail Siding Area complete the on site Landscaping to obscure the public from viewing this area.
38. The Plant Shut Down 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](mailto:planning@greydc.govt.nz) using LU3329/25 as the reference and advise what condition it relates to.

#### *Accidental Discovery*

39. 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 [francios@ngatiwaewae.org.nz](mailto:francios@ngatiwaewae.org.nz) 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.

*Review of Resource Consent Conditions*

40. 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 April 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.

*Lapse Date*

41. This resource consent shall Lapse 5 years from the date of grant of this resource consent where this resource consent has not been given effect to.

*Expiry Date*

42. This resource consent has been granted for a period of 20 years and shall expire on 10 October 2045.



**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.** Stake Out Pegs must be left in until the Council's Engineer has been able to inspect the site.
- A4.** 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.
- A5.** 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.

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

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1. This proposal has not been found to be inconsistent with any of the following provisions:

- Operative Grey District Plan
- Proposed Te Tai o Poutini Plan
- West Coast Regional Policy Statement

### *Proposal*

2. The proposal is to establish a Mineral Separation Plant in the Rural Environment Area on a site that is a verified HAIL site as a Non-Rural Activity on Lot 1 DP 2628 and Section Survey Office Plan 341681 located at State Highway 6, Rapahoe.

### *Background*

3. The applicant was granted resource consent under LU3154/25 by way of an Environment Court Consent Order on 2 October 2024 to allow for the mining and processing of Heavy Mineral Content over a period of 12 years at Barrytown.

4. The key Minerals being extracted from the Heavy Mineral Content mined at the Barrytown Mining Site are:

- a. Garnet used in Industrial/Commercial Abrasives such as sandpaper, grinding tools, sandblasting and water jet cutting;
- b. Ilmenite is a primary ore of Titanium. Titanium is a metal that has a variety of uses such as a high-performance alloy, ideal for aerospace and defence applications and is used for medical implants such as hip and knee replacements;
- c. Hi-Ti also called High Titanium and has the same useful properties as Ilmenite;
- d. Zircon used in a wide range of applications, remarkable resistance to heat, corrosion and chemical alteration and used in refractory materials, ceramics, foundry casting and is a key mineral in modern industrial processes.

### *Site Information*

5. The development site is located just over 1 kilometre south of the Rapahoe Settlement. The development site is a vacant lot that is covered in rough grasses and scrub. Where the development site is adjacent to the KiwiRail Line there is mature native vegetation that obscures the site from the travelling public on State Highway 6. Figure 1 shows the development site, the State Highway and KiwiRails Rapahoe Branch Line.

6. The applicant does not own the site, it is owned by Birchfield Coal Mines Limited (BCML). The site is used by BCML to receive, process and load out coal from the site. There is a current Land Use Consent that has been granted to allow for this activity, granted under LU2648/17.

7. Just north of the site is a Subdivision and Land Use Resource Consent Application that has been applied for by Point Elizabeth Utilities under SD 3187/23 and LU 3188/23. The subdivision is for the creation of 14 Lots that will be used for residential activity. As at the time of this Report being written the resource consent for this development has not been granted.

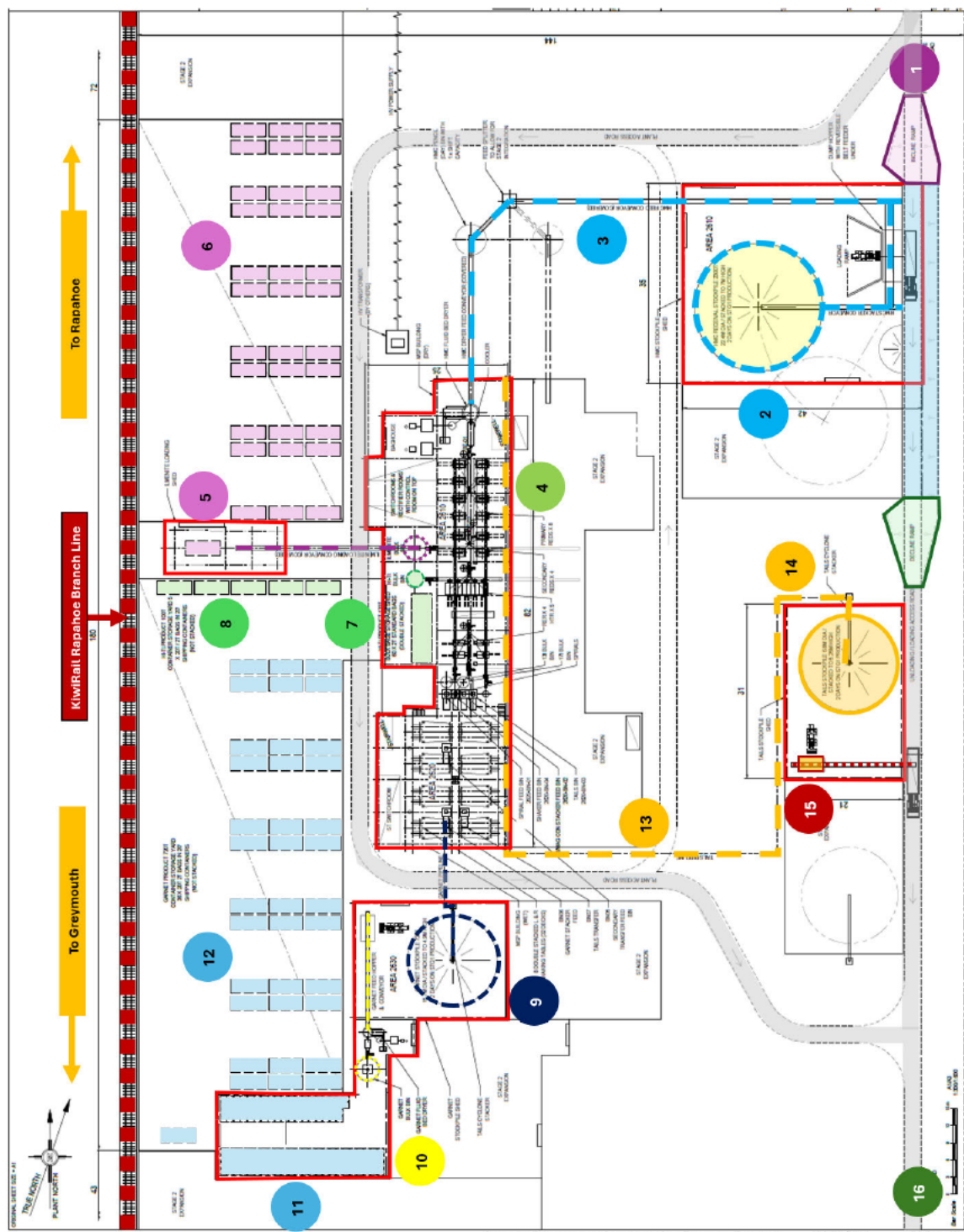
8. The site is legally described as Lot 1 DP 2628 and Section 1 Survey Office Plan 341681 that covers an area of 5.08 hectares more or less and is held in the Record of Title WS5C/1228.

### *Mineral Processing Pathway*

9. The main Mineral Separation Plant site will be made up of nine (9) buildings and connecting covered conveyor belts. The Process that will be used for the extraction of mineral ore from the Heavy Mineral Concentrate supplied from the Barrytown Mining area is shown below.



10. As the concentrated mineral product is produced it will be bagged and then placed into 20 foot shipping containers. The filled containers will be placed in the Rail Siding area, where they will be loaded on to rail wagons for transport to either the Lyttleton or Timaru Ports.



11. These are the steps in the Processing of the Heavy Mineral Concentrate into the key Minerals of Garnet, Ilmenite, Hi-Ti and Zircon

No.	Process	Explanation
1	Entrance into Mineral Separation Plant	<ul style="list-style-type: none"> <li>All incoming heavy commercial vehicles will enter the site on the north-eastern side</li> <li>This is the only location that they will enter</li> </ul>



No.	Process	Explanation
2	Heavy Mineral Concentrate unloaded	<ul style="list-style-type: none"> <li>The Heavy Mineral Concentrate from the Barrytown Mine Site will be unloaded into the Heavy Mineral Concentrate Hopper</li> <li>It is from this raw material that the minerals will be extracted from</li> </ul>
3	Heavy Mineral Concentrate on Conveyor Belt	<ul style="list-style-type: none"> <li>From the Hopper that the Heavy Mineral Concentrate has been loaded into, it then goes on to the Heavy Mineral Concentrate Conveyor Belt</li> <li>This Conveyor Belt is covered so any material on the Conveyor is not affected by wind and rain</li> </ul>
4	Mineral Separation Plant	<ul style="list-style-type: none"> <li>The Heavy Mineral Concentrate then enters the Mineral Separation Plant where the Mineral Separation Processes commence – that is the Spiral Separation column, Vibrating/Shaking Tables, Magnetic Separation and Electrostatic Separation devices</li> </ul>
5	Ilmenite Loading Shed	<ul style="list-style-type: none"> <li>As the mineral Ilmenite is separated it will be stockpiled in the Main Separation Plant before being conveyed to the Ilmenite Loading Shed</li> <li>In here the Ilmenite will be loaded into bags that will then be placed inside of 20-foot shipping containers</li> </ul>
6	Ilmenite Shipping Containers	<ul style="list-style-type: none"> <li>As shipping containers are filled they are then placed in the Rail Siding Area to be loaded on to railway wagons so they can be transported to either Lyttleton or Timaru Ports for export</li> <li>The shipping containers will be placed in one layer and not stacked on top of each other; they shall remain at a single level</li> </ul>
7	Hi-Ti Bulk Bin and Bagging Area	<ul style="list-style-type: none"> <li>The Hi-Ti Mineral will be stockpiled in a Bulk Bin</li> <li>From the Bulk Bin the Hi-Ti will be bagged and stored until enough product is able to fill a 20-foot shipping container</li> </ul>
8	Hi-Ti Shipping Containers	<ul style="list-style-type: none"> <li>As the shipping containers are filled with Hi-Ti they are then placed in the Rail Siding Area so they can be loaded on to rail wagons to be</li> </ul>

No.	Process	Explanation
		<p>transported to either Lyttleton or Timaru ports for export</p> <ul style="list-style-type: none"> <li>• Again these shipping containers will not be stacked on top of each other</li> </ul>
9	Garnet Stockpile and Garnet Pipeline	<ul style="list-style-type: none"> <li>• As the mineral Garnet is extracted it will conveyed by Pipeline to the Garnet Stockpile area. This area is contained in a separate building</li> </ul>
10	Garnet Bulk Bin and Bagging Area	<ul style="list-style-type: none"> <li>• The Garnet is moved from the Stockpile into the Hopper that will convey it to the Garnet Bulk Bin</li> <li>• From there the Garnet will be bagged and stockpiled in the Garnet Bagging area</li> </ul>
11	Garnet Bagged Stockpile Area	<ul style="list-style-type: none"> <li>• As the Garnet is bagged, it is stockpiled until enough bags have been filled to fill a shipping container</li> </ul>
12	Garnet Shipping Containers	<ul style="list-style-type: none"> <li>• As the shipping containers are filled they are then placed in the Rail Siding Area so they can be loaded on to rail wagons to be transported to either Lyttleton or Timaru</li> <li>• These containers will not be stacked on top of each other</li> </ul>
13	Tailings/Residual Soils	<ul style="list-style-type: none"> <li>• As the Mineral Extraction Process is completed, any left over material that has no ore contained in it will be conveyed through a pipeline to the Tailings Stockpile Shed</li> </ul>
14	Tailings/Residual Soils Stockpile	<ul style="list-style-type: none"> <li>• The Tailings/Residual Soils will be deposited into the Tailings Stockpile Shed</li> </ul>
15	Tailings/Residual Soils Hopper	<ul style="list-style-type: none"> <li>• From the Stockpile the Tailings/Residual Soils will then be placed in the Hopper so the material can be back loaded into the Heavy Commercial Vehicles that will then take the material back to the Barrytown Mine site</li> </ul>
16	Exit from Mineral Separation Plant	<ul style="list-style-type: none"> <li>• Once the Heavy Commercial Vehicles are loaded they will then exit the site on the south eastern side of the Plant</li> <li>• The Heavy Commercial Vehicles will then return back to the Barrytown Mining area through the Private Road that leads them out on to the State Highway from Holland Road</li> </ul>



*District Plan Matters*

12. There will be five (5) buildings that will exceed the maximum permitted height in the Rural Environmental Area. Mitigation measures to address the height of the buildings in the wider landscape are:
  - a. The use of recessive paint colours that has a reflectance level of less than 20%
  - b. The Site Design has been to allow for the buildings to be stepped on site to soften visually how they will be viewed by the public. With the site design allowing for different heights will allow the buildings to blend in with the Ranges located east of the site.
  - c. Landscaping of key areas to again soften visually what is seen by the public and obscure the views of the site, the site operations and buildings.
  - d. Managing the onsite lighting and glare so it does not become a nuisance to the public, residents who reside around the site and any nocturnal wildlife in the area.
13. Access to the site by the Heavy Commercial Vehicles will be obtained from Holland Street which is located on the northern side of Rapahoe. Heavy traffic will turn off the State Highway at Holland Street and take a Private Road that goes behind the settlement of Rapahoe until arriving at the Mineral Separation Plant. By doing this there will be no heavy traffic going through the settlement of Rapahoe.
14. Staff, Visitors and Deliveries will gain access to the Mineral Separation Plant from Somerled Avenue, Rapahoe. This will mean that no staff, visitors or couriers will need to travel over the uncontrolled Level Crossing that is located west of the Mineral Separation Plant by State Highway 6.
15. The permanent close down of operations has been addressed as part of this activity. 10 months prior to operations closing down the applicant must submit to Council for approval a Plant Shut Down Plan. This is to allow for hazardous materials, buildings and structures to be removed from the site. This would not need to occur though if the site was re-purposed and a resource consent was issued to allow the continued use of the site.
16. An Expiry Date of 20 years has been set for this resource consent. This period is considered appropriate due to the level of investment that the consent holder has made in the establishment of this Plant and the Mining Area in Barrytown, plus if there are any other operations that seek to have Heavy Mineral Concentrate processed then the facility is able to look at providing this service.

*Positive Effects*

17. Employment - The most obvious positive effect is the creation of employment in the District. The site will employ 22 full time staff who will operate the Plant 24 hours a day. The application advises that there will be 35 indirect roles created. There will be positive flow on effects with local trades people being used for the ongoing maintenance of the facility and equipment that will be used.
18. *Export of Priority Minerals* - This facility will process Heavy Mineral Concentrate to extract key minerals that will be exported to markets where they will be developed into products such as:
  - Garnet - Industrial/Commercial Abrasives, High pressure water-cutting equipment and Water Filtration equipment
  - Ilmenite - Be made into Titanium that could then be used for polishing abrasives, air craft components, aerospace and defence applications, creating medical implants and white paint
  - Hi -Ti – like Ilmenite can be used to create Titanium
  - Zircon – Manufacturing refractory materials, ceramics, foundry casting and nuclear technology

These minerals can also be used to move towards a low emission carbon economy and renewable energy. The application advises that there will be an increase in the average export earnings of \$94 million/per year and an increase in the Gross Domestic Product of \$50 million/per year.

19. *Use of Local Trades People* - Local Contractors and firms will be used who operate businesses here on the West Coast for the construction of the Mineral Processing Plant. Again local firms and businesses will also be used for the ongoing maintenance of the site and equipment. The West

Coast has a number of specialist firms that exist who are able to provide specialist skills, knowledge and equipment when it comes to the ongoing operation of the Plant.

20. *Future Innovations* - The applicant has reached a Heads of Agreement with the New Zealand Institute for Minerals to Materials Research. This agreement will provide for Laboratory, Research, Development and Training. This relationship will provide a foundation for future innovation opportunities in areas such as the extraction of other high value material in the non-magnetic concentrate.
21. *Workforce Education* - The applicant is exploring opportunities for workforce education. This process is still in the early stages of establishing a Scholarship Programme. The applicant sees this type of programme as a great chance to retain school leavers on the West Coast and give them a chance to grow and develop professionally.
22. *Community Benefits* - The establishment of the Mineral Separation Plant provides a further opportunity for communities to grow and develop. The Mineral Separation Plant will provide further employment opportunities for communities in the District. This is a specialised operation that will provide a specialised skill set to those employed at the Plant. With the Mineral Separation Plant being part of a wider picture, communities will be exposed to the skills required for the Mining of Heavy Mineral Concentrate. This will add to the richness of communities in the District by adding to their knowledge base and understanding of these materials and how they will contribute to the future of not just New Zealand but internationally.
23. This proposal has been considered under the relevant statutory provisions of the Resource Management Act 1991, including section 106, section 11 and Part 10. The purposes and principles of sustainable management of the environment under Part II, Section 5 of the Resource Management Act 1991 will also not be compromised by granting this resource consent.

Yours faithfully,



Michael McEnaney  
**Regulatory Manager, Grey District Council**  
**Delegated Authority**