

National Policy Statement for Freshwater Management 2020

Objective/Policy	Assessment
Part 2: Objectives and Policies	
<p><i>Objective 1.1.1 - The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises:</i></p> <ul style="list-style-type: none"> <i>(a) first, the health and well-being of water bodies and freshwater ecosystems</i> <i>(b) second, the health needs of people (such as drinking water)</i> <i>(c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</i> 	<p>Note that this Objective is not to be had regard to (Section 104(2F) for a resource consent application.</p> <p>Consistent – The proposal prioritises the long-term health and wellbeing of water bodies across the application area addressing the impacts human activities have had on them. This will be undertaken through the extensive rehabilitation proposed. It will not impact on the health needs of people by depleting drinking water. The proposal will allow the applicant to provide for their economic wellbeing along with others who will be employed by the applicant.</p>
<p><i>Policy 2.2.1 - Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i></p>	<p>Consistent - Te Mana o te Wai is a concept that refers to the fundamental importance of water and recognises that protecting the health of freshwater protects the health and well-being of the wider environment. It protects the mauri of the wai. Te Mana o te Wai is about restoring and preserving the balance between the water, the wider environment, and the community. The application contains avoidance and mitigation measures (via an effects management hierarchy) to ensure that the health and well-being of the surrounding water bodies is prioritised, and additional planting, and the creation of new wetland areas, will enhance the health and well-being of water bodies within the vicinity of the project area over time.</p>

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<p><i>Policy 2.2.2 - Tangata whenua are actively involved in freshwater management (including decision-making processes), and Māori freshwater values are identified and provided for.</i></p>	<p>Consistent – Te Rūnanga o Ngāti Waewae have been, and continue to be, consulted throughout the development of this application.</p>
<p><i>Policy 2.2.3 - Freshwater is managed in an integrated way that considers the effects of the use and development of land on a whole-of-catchment basis, including the effects on receiving environments.</i></p>	<p>Consistent – The activity has been designed to maintain the hydrological function of surrounding water bodies. The creation of a new wetland area across the site will provide for long term ecological benefits. The quality of the water has been assessed, and other contaminants within the catchment are limited. The effects of the proposed discharges on the receiving environment have been considered and will be managed to avoid adverse effects.</p>
<p><i>Policy 2.2.4 - Freshwater is managed as part of New Zealand’s integrated response to climate change.</i></p>	<p>N/A</p>
<p><i>Policy 2.2.5 - Freshwater is managed (including through a National Objectives Framework) to ensure that the health and well-being of degraded water bodies and freshwater ecosystems is improved, and the health and well-being of all other water bodies and freshwater ecosystems is maintained and (if communities choose) improved.</i></p>	<p>Consistent – The application involves extensive riparian planting and the creation of a new wetland area across the site. These actions will provide for long term ecological benefits including the improvement of water quality and the aquatic habitat of the creeks across the site which act primarily as drains for farmland. For the duration of the consent, the health and wellbeing of the waterbodies surrounding the site will be maintained. Extensive riparian will also be undertaken providing additional ecological benefits.</p>
<p><i>Policy 2.2.6 - There is no further loss of extent of natural inland wetlands, their values are protected, and their restoration is promoted.</i></p>	<p>Inconsistent – The application involves the mining of 6.73ha of flood plain and palustrine wetlands considered to be natural inland wetlands. These wetlands are located within a highly modified farming environment and subject to the</p>

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	presence of stock, weeds and machinery. Rehabilitation proposed will result in a new wetland area created in excess of 50ha which will have far superior values and provide for an ecological corridor across the site enhancing the habitat for indigenous fauna beyond the life of the project.
<i>Policy 2.2.7 - The loss of river extent and values is avoided to the extent practicable.</i>	Consistent – The application does not involve the loss of river extent or values. On the contrary, the planned rehabilitation will result in a net gain in the extent of channel as these are transformed from straight and rectified creeks to have new meandering pathways reflecting a more natural environment. Riparian planting of these creeks will greatly enhance their ecological values across the site.
<i>Policy 2.2.8 - The significant values of outstanding water bodies are protected.</i>	N/A – There are no outstanding water bodies within the application area.
<i>Policy 2.2.9 - The habitats of indigenous freshwater species are protected.</i>	Consistent – The water bodies surrounding the site such as Canoe Creek and Fagan Creek are known to provide habitat for indigenous freshwater species, as well as Granite Creek. The mining activities will avoid effects on these habitats by maintaining setbacks and appropriate water quality parameters. While mining will be undertaken through smaller creeks, drains and wetland areas across the site, management plans setting out how diversions and fish salvage are to take place have been developed. The planned rehabilitation will have no loss of extent as creeks are transformed from straight and rectified creeks to having meandering pathways reflecting a more natural environment

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	and providing a much enhanced habitat for indigenous freshwater species beyond the life of the project.
<i>Policy 2.2.10 - The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.</i>	Consistent – The ecological assessment undertaken for the Central Block indicated that juvenile trout occupy Collins Creek. It is likely that Fagan Creek also supports similar species. The mining activities will avoid effects on these habitats by maintaining setbacks and appropriate water quality parameters to ensure that these habitats are protected.
<i>Policy 2.2.11 - Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.</i>	Consistent – The water take from Canoe Creek will not result in overallocation of the freshwater resource as the two water takes would be mutually exclusive and unable to be exercised at the same time.
<i>Policy 2.2.12 - The national target (as set out in Appendix 3) for water quality improvement is achieved.</i>	N/A – None of the adjacent rivers are identified as order four or greater so they are not considered specified rivers.
<i>Policy 2.2.13 - The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.</i>	Consistent – Conditions of consent have been volunteered as part of the application to monitor discharges from the mining void and the receiving environment to ensure that the proposal does not adversely affect water quality. Additional riparian planting will assist with improving water quality and aquatic habitat beyond the life of the project.
<i>Policy 2.2.14 - Information (including monitoring data) about the state of water bodies and freshwater ecosystems, and the challenges to their health and well-being, is regularly reported on and published.</i>	Consistent – Tāiko has commissioned ecological assessments of the state of the adjacent and onsite water bodies and intends to capture water quality information for the duration of the project and provide the results to the

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	Consent Authority, ensuring monitoring data is regularly reported on.
<p><i>Policy 2.2.15 - Communities are enabled to provide for their social, economic, and cultural wellbeing in a way that is consistent with this National Policy Statement.</i></p>	<p>Consistent – The proposal has been demonstrated to be consistent with the NPS. The proposed activity will contribute to significant regional economic benefits, including local investment and employment opportunities which will in turn provide social benefits, while prioritising the long-term health and wellbeing of waterbodies across the site beyond the life of the project.</p>
<p><i>Clause 3.22(1)(e) – the regional council is satisfied that:</i></p> <ul style="list-style-type: none"> <i>i. The activity is necessary for the purpose of the extraction of minerals and ancillary activities; and</i> <i>ii. The extraction of the mineral will provide significant national of regional benefits; and</i> <i>iii. There is a functional need or operational need for the activity to be done in that location; and</i> <i>iv. The effects of the activity will be managed through applying the effects management hierarchy;</i> 	<p>Consistent – While the operative Regional Land and Water Plan has not yet been updated to fully reflect the current NPS-FM to include the explicit reference to “operational need” within Clause 3.22(1)(e) which came into effect on 15 January 2026, this direction is a valid and important consideration. The proposal is considered consistent with the intent of the NPS-FM as the activity is necessary for the extraction of the mineral resource which will provide significant regional economic benefit. There is a clear functional and operational need for the activity to take place with the resource is located and no ability for the dredge to manoeuvre around these features. While the Project will result in the disturbance of a small area of fragmented natural wetlands and disturbance of five creeks, assessments undertaken demonstrate that effects will be appropriately managed through the effects management hierarchy, including avoidance where practicable (setbacks to key environmental features), mitigation and remediation (substantial wetland creation, creek restoration and riparian planting).</p>

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<p><i>Clause 3.24(1) – every regional council must include the following policy (or words to the same effect) in its regional plan:</i></p> <p><i>“The loss of river extent and values is avoided, unless the council is satisfied that:</i></p> <p><i>a. There is a functional need for the activity in that location; and</i></p> <p><i>b. The effects of the activity are managed by applying the effects management hierarchy.”</i></p>	<p>Consistent – This clause directs that the loss of river extent and values is to be avoided unless there is a functional need for the activity to take place and effects are managed through the effects management hierarchy. In this case, the proposal is consistent with that direction as it will result in no net loss of river extent, with all affected creeks to be diverted and reconstructed as part of the proposed rehabilitation process. The activity has a functional need to take place where the mineral resource is located and any temporary disturbance to ‘river’ values will be appropriately managed through the effects management hierarchy, including the design of reconstructed channels, riparian planting and habitat enhancement.</p>
<p><i>Clause 3.26(1) – every regional council must include the following fish passage objective (or words to the same effects) in its regional plan:</i></p> <p><i>“The passage of fish is maintained, or is improved, by instream structures, except where it is desirable to prevent the passage of some fish species in order to protect desired fish species, their life stages, or their habitats.”</i></p>	<p>Consistent – This clause will be given effect to through any structures (culverts) constructed during rehabilitation of the site providing for fish passage.</p>

New Zealand Coastal Policy Statement 2010

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Objectives	
<p><i>Obj 1 - To safeguard the integrity, form, functioning and resilience of the coastal environment and sustain its ecosystems, including marine and intertidal areas, estuaries, dunes and land, by:</i></p> <ul style="list-style-type: none"> <i>• maintaining or enhancing natural biological and physical processes in the coastal environment and recognising their dynamic, complex and interdependent nature;</i> 	<p>Consistent – The proposal involves the discharge of water back to the mining void which will enter groundwater and eventually make its way into coastal waters. Water quality will be maintained to avoid adverse effects on coastal water.</p>

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<ul style="list-style-type: none"> • <i>protecting representative or significant natural ecosystems and sites of biological importance and maintaining the diversity of New Zealand’s indigenous coastal flora and fauna; and</i> • <i>maintaining coastal water quality, and enhancing it where it has deteriorated from what would otherwise be its natural condition, with significant adverse effects on ecology and habitat, because of discharges associated with human activity.</i> 	<p>Additional riparian planting of the creeks and drains that drain to the coast will also serve to enhance water quality during and post the mining project, by enhancing the filtering of runoff.</p>
<p><i>Obj 2 - To preserve the natural character of the coastal environment and protect natural features and landscape values through:</i></p> <ul style="list-style-type: none"> • <i>recognising the characteristics and qualities that contribute to natural character, natural features and landscape values and their location and distribution;</i> • <i>identifying those areas where various forms of subdivision, use, and development would be inappropriate and protecting them from such activities; and</i> • <i>encouraging restoration of the coastal environment.</i> 	<p>Consistent – The application site is within an already developed area of the coastal environment. A Landscape Assessment has been commissioned as part of this application. The assessment considers the project to result in a less than minor effect on natural character (during pre-mining, mining and post-mining) with a minor positive effect on natural character through the proposed rehabilitation across the application area.</p>
<p><i>Obj 3 - To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</i></p> <ul style="list-style-type: none"> • <i>recognising the ongoing and enduring relationship of tangata whenua over their lands, rohe and resources;</i> • <i>promoting meaningful relationships and interactions between tangata whenua and persons exercising functions and powers under the Act;</i> • <i>incorporating mātauranga Māori into sustainable management practices; and</i> • <i>recognising and protecting characteristics of the coastal environment that are of special value to tangata whenua.</i> 	<p>Consistent – The site is not within a site of significance to Māori. Ongoing consultation with Te Rūnanga o Ngāti Waewae has been undertaken through the development of this application. Effects on waterbodies and taonga species have been avoided through extensive management and mitigation methods proposed as part of this application.</p>
<p><i>Obj 4 - To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p>	<p>Consistent – A scarp along the beachfront will restrict and screen views of the majority of the activity, except for the very northern end where the scarp is only 1m in height. The setback</p>

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<ul style="list-style-type: none"> • <i>recognising that the coastal marine area is an extensive area of public space for the public to use and enjoy;</i> • <i>maintaining and enhancing public walking access to and along the coastal marine area without charge, and where there are exceptional reasons that mean this is not practicable providing alternative linking access close to the coastal marine area; and</i> • <i>recognising the potential for coastal processes, including those likely to be affected by climate change, to restrict access to the coastal environment and the need to ensure that public access is maintained even when the coastal marine area advances inland.</i> 	<p>distance of 50m from Mean High Water Springs will further reduce any amenity effects of the activity. The proposal has no impact on the accessibility of the coastal environment as current accesses to Pakiroa Beach are outside of the consent area. While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required.</p>
<p><i>Obj 5 - To ensure that coastal hazard risks taking account of climate change, are managed by:</i></p> <ul style="list-style-type: none"> • <i>locating new development away from areas prone to such risks;</i> • <i>considering responses, including managed retreat, for existing development in this situation; and</i> • <i>protecting or restoring natural defences to coastal hazards.</i> 	<p>Consistent – A significant setback of 50m from the coastal marine area (Mean High Water Springs) to the mining area has been applied across the application area. The setback will be applied at the start of mining in each section to account for any shoreline recession.</p>
<p><i>Obj 6 - To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</i></p> <ul style="list-style-type: none"> • <i>the protection of the values of the coastal environment does not preclude use and development in appropriate places and forms, and within appropriate limits;</i> • <i>some uses and developments which depend upon the use of natural and physical resources in the coastal environment are important to the social, economic and cultural wellbeing of people and communities;</i> • <i>functionally some uses and developments can only be located on the coast or in the coastal marine area;</i> • <i>the coastal environment contains renewable energy resources of significant value;</i> 	<p>Consistent – The values of the area are currently in decline due to current land practices. There will be an improvement of natural character through the rehabilitation proposed.</p> <p>The proposal will enable West Coast residents to provide for their social and economic wellbeing through the provision of highly paid and skilled employment and the flow-on effect of this activity into the local economy, as well as other projects including support of the Barrytown Primary School and Paparoa Wildlife Trust.</p> <p>Functionally, this activity must occur in the coastal environment due to the location of the resource, but</p>

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<ul style="list-style-type: none"> • <i>the protection of habitats of living marine resources contributes to the social, economic and cultural wellbeing of people and communities;</i> • <i>the potential to protect, use, and develop natural and physical resources in the coastal marine area should not be compromised by activities on land;</i> • <i>the proportion of the coastal marine area under any formal protection is small and therefore management under the Act is an important means by which the natural resources of the coastal marine area can be protected; and</i> • <i>historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development.</i> 	<p>appropriate setbacks from Mean High Water Springs have been applied.</p>
<p><i>Obj 7 - To ensure that management of the coastal environment recognises and provides for New Zealand's international obligations regarding the coastal environment, including the coastal marine area.</i></p>	<p>N/A</p>
<p>Policies</p>	
<p><i>Policy 1 - Extent and characteristics of the coastal environment</i></p> <p><i>(1) Recognise that the extent and characteristics of the coastal environment vary from region to region and locality to locality; and the issues that arise may have different effects in different localities.</i></p> <p><i>(2) Recognise that the coastal environment includes:</i></p> <ul style="list-style-type: none"> <i>(a) the coastal marine area;</i> <i>(b) islands within the coastal marine area;</i> <i>(c) areas where coastal processes, influences or qualities are significant, including coastal lakes, lagoons, tidal estuaries, saltmarshes, coastal wetlands, and the margins of these;</i> <i>(d) areas at risk from coastal hazards;</i> <i>(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i> <i>(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i> <i>(g) items of cultural and historic heritage in the coastal marine area or on the coast;</i> 	<p>Consistent – The coastal environment as it applies to this site has been assessed by the Landscape Assessment and mapped as part of the Te Tai o Poutini Plan.</p>

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<p>(h) <i>inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i></p> <p>(i) <i>physical resources and built facilities, including infrastructure, that have modified the coastal environment.</i></p>	
<p><i>Policy 2 - The Treaty of Waitangi, tangata whenua and Māori heritage</i></p> <p><i>In taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi), and kaitiakitanga, in relation to the coastal environment:</i></p> <p>(a) <i>recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i></p> <p>(b) <i>involve iwi authorities or hapū on behalf of tangata whenua in the preparation of regional policy statements, and plans, by undertaking effective consultation with tangata whenua; with such consultation to be early, meaningful, and as far as practicable in accordance with tikanga Māori;</i></p> <p>(c) <i>with the consent of tangata whenua and as far as practicable in accordance with tikanga Māori, incorporate mātauranga Māori in regional policy statements, in plans, and in the consideration of applications for resource consents, notices of requirement for designation and private plan changes;</i></p> <p>(d) <i>provide opportunities in appropriate circumstances for Māori involvement in decision making, for example when a consent application or notice of requirement is dealing with cultural localities or issues of cultural significance, and Māori experts, including pūkenga, may have knowledge not otherwise available;</i></p> <p>(e) <i>take into account any relevant iwi resource management plan and any other relevant planning document recognised by the appropriate iwi authority or hapū and lodged with the council, to the extent that its content has a bearing on resource management issues in the region or district; and</i></p> <p>(i) <i>where appropriate incorporate references to, or material from, iwi resource management plans in regional policy statements and in plans; and</i></p>	<p>Consistent – It is recognised that tangata whenua have traditional and ongoing relationships with the coastal environment. This has been taken into account when writing this application.</p> <p>Consultation with Te Rūnanga o Ngāti Waewae has been undertaken throughout the development of this application.</p>

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<p><i>(ii) consider providing practical assistance to iwi or hapū who have indicated a wish to develop iwi resource management plans;</i></p> <p><i>(f) provide for opportunities for tangata whenua to exercise kaitiakitanga over waters, forests, lands, and fisheries in the coastal environment through such measures as:</i></p> <p><i>(i) bringing cultural understanding to monitoring of natural resources;</i></p> <p><i>(ii) providing appropriate methods for the management, maintenance and protection of the taonga of tangata whenua;</i></p> <p><i>(iii) having regard to regulations, rules or bylaws relating to ensuring sustainability of fisheries resources such as taiāpure, mahinga mātaimai or other non commercial Māori customary fishing; and</i></p> <p><i>(g) in consultation and collaboration with tangata whenua, working as far as practicable in accordance with tikanga Māori, and recognising that tangata whenua have the right to choose not to identify places or values of historic, cultural or spiritual significance or special value:</i></p> <p><i>(i) recognise the importance of Māori cultural and heritage values through such methods as historic heritage, landscape and cultural impact assessments; and</i></p> <p><i>(ii) provide for the identification, assessment, protection and management of areas or sites of significance or special value to Māori, including by historic analysis and archaeological survey and the development of methods such as alert layers and predictive methodologies for identifying areas of high potential for undiscovered Māori heritage, for example coastal pā or fishing villages.</i></p>	
<p><i>Policy 3 - Precautionary approach</i></p> <p><i>(1) Adopt a precautionary approach towards proposed activities whose effects on the coastal environment are uncertain, unknown, or little understood, but potentially significantly adverse.</i></p> <p><i>(2) In particular, adopt a precautionary approach to use and management of coastal resources potentially vulnerable to effects from climate change, so that:</i></p> <p><i>(a) avoidable social and economic loss and harm to communities does not occur;</i></p> <p><i>(b) natural adjustments for coastal processes, natural defences, ecosystems, habitat and species are allowed to occur; and</i></p>	<p>Consistent – Significant technical information has been obtained regarding the ecological values of the surrounding coastal environment, such that a precautionary approach is not required, because the effects of the proposal are well understood. The proposal is relatively short term in duration, and the disturbance in each area as it is mined is for an even shorter duration. This activity will not adversely affect the natural character, public access, amenity or other values of</p>

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<p><i>(c) the natural character, public access, amenity and other values of the coastal environment meet the needs of future generations.</i></p>	<p>the coastal environment for future generations. While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required. Riparian planting, creek and drainage diversions and new wetland construction proposed as part of the Rehabilitation Management Plan will provide enhanced ecological value, natural character and amenity beyond the life of the project.</p>
<p><i>Policy 4 - Provide for the integrated management of natural and physical resources in the coastal environment, and activities that affect the coastal environment. This requires:</i></p> <ul style="list-style-type: none"> <i>(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:</i> <ul style="list-style-type: none"> <i>(i) the local authority boundary between the coastal marine area and land;</i> <i>(ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and</i> <i>(iii) where hapū or iwi boundaries or rohe cross local authority boundaries;</i> <i>(b) working collaboratively with other bodies and agencies with responsibilities and functions relevant to resource management, such as where land or waters are held or managed for conservation purposes; and</i> <i>(c) particular consideration of situations where:</i> <ul style="list-style-type: none"> <i>(i) subdivision, use, or development and its effects above or below the line of mean high water springs will require, or is likely to result in, associated use or development that crosses the line of mean high water springs; or</i> 	<p>Consistent – While the proposal involves a discharge to groundwater on the landward side of the coastal marine area boundary, water quality parameters have been set to ensure that the quality of coastal water is not adversely affected.</p>

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<p><i>(ii) public use and enjoyment of public space in the coastal environment is affected, or is likely to be affected; or</i></p> <p><i>(iii) development or land management practices may be affected by physical changes to the coastal environment or potential inundation from coastal hazards, including as a result of climate change; or</i></p> <p><i>(iv) land use activities affect, or are likely to affect, water quality in the coastal environment and marine ecosystems through increasing sedimentation; or</i></p> <p><i>(v) significant adverse cumulative effects are occurring, or can be anticipated.</i></p>	
<p><i>Policy 5 - Land or waters managed or held under other Acts</i></p>	<p>N/A</p>
<p><i>Policy 6 - Activities in the coastal environment</i></p> <p><i>(1) In relation to the coastal environment:</i></p> <p><i>(a) recognise that the provision of infrastructure, the supply and transport of energy including the generation and transmission of electricity, and the extraction of minerals are activities which may be required for the social, economic and cultural well-being of people and communities;</i></p> <p><i>(b) consider the rate at which built development and the associated public infrastructure should be enabled to provide for the reasonably foreseeable needs of population growth without compromising the other values of the coastal environment;</i></p> <p><i>(c) encourage the consolidation of existing coastal settlements and urban areas where this will contribute to the avoidance or mitigation of sprawling or sporadic patterns of settlement and urban growth;</i></p> <p><i>(d) recognise tangata whenua needs for papakāinga, marae and associated developments and make appropriate provision for them;</i></p> <p><i>(e) consider where and how built development on land should be controlled so that it does not compromise activities of national or regional importance that have a functional need to locate and operate in the coastal marine area;</i></p> <p><i>(f) consider where development that maintains the character of the existing built environment should be encouraged, and where development resulting in a change in character would be acceptable;</i></p>	<p>Consistent – The proposal involves the extraction of minerals within the coastal environment, but outside of the coastal marine area. The Economic Assessment at Appendix L1 demonstrates the significant regional economic benefits this project will create, which promotes the social and economic wellbeing of people and the wider West Coast community.</p> <p>The proposal has been appropriately setback from the coastal marine area, and over time with additional riparian planting, creation of new wetland areas and reconstruction of creeks the natural character of the coastal environment will be enhanced to an extent greater than its current state by this project. The Landscape Assessment confirms that there will be an improvement in the natural character values of the site as a result of this Project.</p> <p>The activity is appropriately set back from an identified SNA on an adjacent boundary and will not cause any adverse effect on its values.</p>

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<p><i>(g) recognise the potential of renewable resources in the coastal environment, such as energy from wind, waves, currents and tides, to meet the reasonably foreseeable needs of current and future generations;</i></p> <p><i>(h) consider how adverse visual impacts of development can be avoided in areas sensitive to such effects, such as headlands and prominent ridgelines, and as far as practicable and reasonable apply controls or conditions to avoid those effects;</i></p> <p><i>(i) set back development from the coastal marine area and other water bodies, where practicable and reasonable, to protect the natural character, open space, public access and amenity values of the coastal environment; and</i></p> <p><i>(j) where appropriate, buffer areas and sites of significant indigenous biological diversity, or historic heritage value.</i></p> <p><i>(2) Additionally, in relation to the coastal marine area:</i></p> <p><i>(a) recognise potential contributions to the social, economic and cultural wellbeing of people and communities from use and development of the coastal marine area, including the potential for renewable marine energy to contribute to meeting the energy needs of future generations:</i></p> <p><i>(b) recognise the need to maintain and enhance the public open space and recreation qualities and values of the coastal marine area;</i></p> <p><i>(c) recognise that there are activities that have a functional need to be located in the coastal marine area, and provide for those activities in appropriate places;</i></p> <p><i>(d) recognise that activities that do not have a functional need for location in the coastal marine area generally should not be located there; and</i></p> <p><i>(e) promote the efficient use of occupied space, including by:</i></p> <p><i>(i) requiring that structures be made available for public or multiple use wherever reasonable and practicable;</i></p> <p><i>(ii) requiring the removal of any abandoned or redundant structure that has no heritage, amenity or reuse value; and</i></p> <p><i>(iii) considering whether consent conditions should be applied to ensure that space occupied for an activity is used for that purpose effectively and without unreasonable delay.</i></p>	<p>While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required.</p> <p>There is a functional need to locate the activity where proposed, and there is no practicable alternative due to where the resource is located. Mineral extraction activities are required to be located where the minerals are present and no ability for the dredge to manoeuvre around these features. Due to the nature of the site, potential adverse effects can be well managed within this already highly modified area.</p>

Appendix O - Planning Assessment

Objective/Policy	Assessment
<p>(3) Where an activity is infrastructure, including renewable electricity generation or electricity transmission, an aquaculture activity, or extraction of minerals for the purpose of supporting infrastructure, 6(1)(e), (2)(c) and (2)(d) above must be read to apply if the activity has a functional need or operational need to locate in the coastal marine area.</p> <p>(4) In this policy, 'operational need' and 'functional need' have the meanings set out in the National Planning Standards issued under section 58E of the Act.</p>	
<p>Policy 7 - Strategic planning</p>	<p>N/A</p>
<p>Policy 8 - Aquaculture</p>	<p>N/A</p>
<p>Policy 9 - Ports</p>	<p>N/A</p>
<p>Policy 10 - Reclamation and de-reclamation</p>	<p>N/A – This refers to reclamation within the coastal marine area up to MHWS.</p>
<p>Policy 11 - Indigenous biological diversity (biodiversity) To protect indigenous biological diversity in the coastal environment:</p> <p>(a) avoid adverse effects of activities on:</p> <ul style="list-style-type: none"> (i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists; (ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened; (iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare; (iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare; (v) areas containing nationally significant examples of indigenous community types; and (vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and 	<p>Consistent – The proposal has been designed to avoid, and avoid, remedy or mitigate the adverse effects on indigenous biological diversity as outlined in this policy. The Ecological Assessment included as Appendix L4 confirms this position and further analysis of this policy is contained within the Assessment of Environmental Effects at Appendix L11. The application site is a highly modified environment due to dredging and intensive farming practices over the past 90 years. The planned rehabilitation will result in enhanced ecological value, natural character and amenity of the site beyond the life of the project providing for indigenous biological diversity across the site that is not currently present.</p>

Objective/Policy	Assessment
<p><i>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</i></p> <ul style="list-style-type: none"> <i>(i) areas of predominantly indigenous vegetation in the coastal environment;</i> <i>(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</i> <i>(iii) indigenous ecosystems and habitats that are only found in the coastal environment and are particularly vulnerable to modification, including estuaries, lagoons, coastal wetlands, dunelands, intertidal zones, rocky reef systems, eelgrass and saltmarsh;</i> <i>(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;</i> <i>(v) habitats, including areas and routes, important to migratory species; and</i> <i>(vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</i> 	
<p><i>Policy 12 - Harmful aquatic organisms</i></p>	<p>N/A</p>
<p><i>Policy 13 - Preservation of natural character</i></p> <p><i>(1) To preserve the natural character of the coastal environment and to protect it from inappropriate subdivision, use, and development:</i></p> <ul style="list-style-type: none"> <i>(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i> <i>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on natural character in all other areas of the coastal environment; including by:</i> <i>(c) assessing the natural character of the coastal environment of the region or district, by mapping or otherwise identifying at least areas of high natural character; and</i> <i>(d) ensuring that regional policy statements, and plans, identify areas where preserving natural character requires objectives, policies and rules, and include those provisions.</i> <p><i>(2) Recognise that natural character is not the same as natural features and landscapes or amenity values and may include matters such as:</i></p> <ul style="list-style-type: none"> <i>(a) natural elements, processes and patterns;</i> 	<p>Consistent - The natural character has been assessed in the Landscape Assessment attached to this application. This Assessment confirms that the activity will result in a low (less than minor) adverse effect on natural character for both the application area and locality during mining. Longer term, with mining activity complete, and creation of the of the wetland and riparian areas established, there will be a low to moderate (minor), positive effect on natural character.</p> <p>This is due to the rehabilitation proposed for the creation of new habitats, connecting areas and restoring margins, activities that would likely not occur otherwise.</p>

Objective/Policy	Assessment
<p>(b) biophysical, ecological, geological and geomorphological aspects;</p> <p>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</p> <p>(d) the natural movement of water and sediment;</p> <p>(e) the natural darkness of the night sky;</p> <p>(f) places or areas that are wild or scenic;</p> <p>(g) a range of natural character from pristine to modified; and</p> <p>(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.</p>	
<p>Policy 14 - Restoration of natural character</p> <p>Promote restoration or rehabilitation of the natural character of the coastal environment, including by:</p> <p>(a) identifying areas and opportunities for restoration or rehabilitation;</p> <p>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</p> <p>(c) where practicable, imposing or reviewing restoration or rehabilitation conditions on resource consents and designations, including for the continuation of activities; and recognising that where degraded areas of the coastal environment require restoration or rehabilitation, possible approaches include:</p> <p>(i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</p> <p>(ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</p> <p>(iii) creating or enhancing habitat for indigenous species; or</p> <p>(iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</p> <p>(v) restoring and protecting riparian and intertidal margins; or</p> <p>(vi) reducing or eliminating discharges of contaminants; or</p>	<p>Consistent – The application site has been significantly modified through historic human activities, including dredging and intensive pastoral farming, such that little natural character remains. The proposed rehabilitation works will result in the restoration and enhancement of natural character across the site.</p> <p>The proposal includes extensive riparian planting of creeks that ultimately discharge to the Coastal Marine Area. Planting will improve the natural character of the existing pastoral landscape, enhance ecological values of the creeks and integrate with established flax planting along the coastal scarp in other parts of the site.</p> <p>The development of the new wetland will provide additional habitat for indigenous species and increase ecological diversity within the site. Over time, the proposed planting and stock exclusion fencing will contribute to improved water quality through sediment filtration and reduced contaminant inputs associated with pastoral land use.</p>

Objective/Policy	Assessment
<p><i>(vii) removing redundant structures and materials that have been assessed to have minimal heritage or amenity values and when the removal is authorised by required permits, including an archaeological authority under the Historic Places Act 1993; or</i></p> <p><i>(viii) restoring cultural landscape features; or</i></p> <p><i>(ix) redesign of structures that interfere with ecosystem processes; or</i></p> <p><i>(x) decommissioning or restoring historic landfill and other contaminated sites which are, or have the potential to, leach material into the coastal marine area.</i></p>	<p>Overall, the rehabilitation outcomes represent a positive change from the existing modified environment, with ecological and natural character improvements that are unlikely to occur in the absence of the proposed activity.</p>
<p><i>Policy 15 - Natural features and natural landscapes</i></p> <p><i>To protect the natural features and natural landscapes (including seascapes) of the coastal environment from inappropriate subdivision, use, and development:</i></p> <p><i>(a) avoid adverse effects of activities on outstanding natural features and outstanding natural landscapes in the coastal environment; and</i></p> <p><i>(b) avoid significant adverse effects and avoid, remedy, or mitigate other adverse effects of activities on other natural features and natural landscapes in the coastal environment; including by:</i></p> <p><i>(c) identifying and assessing the natural features and natural landscapes of the coastal environment of the region or district, at minimum by land typing, soil characterisation and landscape characterisation and having regard to:</i></p> <p><i>(i) natural science factors, including geological, topographical, ecological and dynamic components;</i></p> <p><i>(ii) the presence of water including in seas, lakes, rivers and streams;</i></p> <p><i>(iii) legibility or expressiveness—how obviously the feature or landscape demonstrates its formative processes;</i></p> <p><i>(iv) aesthetic values including memorability and naturalness;</i></p> <p><i>(v) vegetation (native and exotic);</i></p> <p><i>(vi) transient values, including presence of wildlife or other values at certain times of the day or year;</i></p> <p><i>(vii) whether the values are shared and recognised;</i></p>	<p>Consistent – Natural features and landscapes have been assessed within the Landscape Assessment which confirmed that the adverse effects on the surrounding ONL would be of very low significance. This is due to the mining activity being separated from the hillside ranges by distance, the Coast Road/SH6 and associated vehicle movements, as well as existing farming and residential development across the coastal plain, with the ranges recognised as a distinct landscape entity. The ONL lies outside the proposed application area, and potential effects are further reduced through proposed landscape and ecological mitigation and rehabilitation, together with limiting the extent of active mining disturbance at any one time.</p>

Objective/Policy	Assessment
<p><i>(viii) cultural and spiritual values for tangata whenua, identified by working, as far as practicable, in accordance with tikanga Māori; including their expression as cultural landscapes and features;</i></p> <p><i>(ix) historical and heritage associations; and</i></p> <p><i>(x) wild or scenic values;</i></p> <p><i>(d) ensuring that regional policy statements, and plans, map or otherwise identify areas where the protection of natural features and natural landscapes requires objectives, policies and rules; and</i></p> <p><i>(e) including the objectives, policies and rules required by (d) in plans.</i></p>	
<p><i>Policy 16 - Surf breaks of national significance</i></p>	<p>N/A</p>
<p><i>Policy 17 - Historic heritage identification and protection</i></p> <p><i>Protect historic heritage in the coastal environment from inappropriate subdivision, use, and development by:</i></p> <ol style="list-style-type: none"> <i>1. identification, assessment and recording of historic heritage, including archaeological sites;</i> <i>2. providing for the integrated management of such sites in collaboration with relevant councils, heritage agencies, iwi authorities and kaitiaki;</i> <i>3. initiating assessment and management of historic heritage in the context of historic landscapes;</i> <i>4. recognising that heritage to be protected may need conservation;</i> <i>5. facilitating and integrating management of historic heritage that spans the line of mean high water springs;</i> <i>6. including policies, rules and other methods relating to (a) to (e) above in regional policy statements, and plans;</i> <i>7. imposing or reviewing conditions on resource consents and designations, including for the continuation of activities;</i> <i>8. requiring, where practicable, conservation conditions; and</i> <i>9. considering provision for methods that would enhance owners' opportunities for conservation of listed heritage structures, such as relief grants or rates relief.</i> 	<p>Consistent – Historic heritage as it applies to this site has been assessed in the Archaeological Assessment with two Findspots mapped in the operative Grey District Plan. These Findspots are not included in the Te Tai o Poutini Plan. An Authority is being sought as part of this Application.</p>

Objective/Policy	Assessment
<i>Policy 18 - Public open space</i>	N/A – The application is not within an area of public open space. While the activity can be viewed from an area of public open space, there are few users of this area, the activity is set back 50m from MHWS, and works are temporary in duration.
<i>Policy 19 - Walking access</i>	N/A – The application has no effect on public access to the coastal marine area. While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required.
<i>Policy 20 - Vehicle access</i>	N/A - The application has no effect on vehicle access.
<i>Policy 21 - Enhancement of water quality</i>	N/A – This policy relates to where coastal water has deteriorated. There is no evidence to suggest that this is an issue at this location. However, it is noted that the proposed rehabilitation will reduce nutrient runoff from dairy farm practices through riparian planting.
<p><i>Policy 22 - Sedimentation</i></p> <p><i>(1) Assess and monitor sedimentation levels and impacts on the coastal environment.</i></p> <p><i>(2) Require that subdivision, use, or development will not result in a significant increase in sedimentation in the coastal marine area, or other coastal water.</i></p> <p><i>(3) Control the impacts of vegetation removal on sedimentation including the impacts of harvesting plantation forestry.</i></p>	Consistent – The proposal involves extensive water management and erosion and sediment control measures to avoid sedimentation of surrounding water bodies and the coastal marine area.

Objective/Policy	Assessment
<p>(4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.</p>	
<p><i>Policy 23 - Discharge of contaminants</i></p> <p>(1) In managing discharges to water in the coastal environment, have particular regard to:</p> <ul style="list-style-type: none"> (a) the sensitivity of the receiving environment; (b) the nature of the contaminants to be discharged, the particular concentration of contaminants needed to achieve the required water quality in the receiving environment, and the risks if that concentration of contaminants is exceeded; and (c) the capacity of the receiving environment to assimilate the contaminants; and (d) avoid significant adverse effects on ecosystems and habitats after reasonable mixing; (e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and (f) minimise adverse effects on the life-supporting capacity of water within a mixing zone. <p>(2) In managing discharge of human sewage, do not allow:</p> <ul style="list-style-type: none"> (a) discharge of human sewage directly to water in the coastal environment without treatment; and (b) the discharge of treated human sewage to water in the coastal environment, unless: <ul style="list-style-type: none"> (i) there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and (ii) informed by an understanding of tangata whenua values and the effects on them. <p>(3) Objectives, policies and rules in plans which provide for the discharge of treated human sewage into waters of the coastal environment must have been subject to early and meaningful consultation with tangata whenua.</p> <p>(4) In managing discharges of stormwater take steps to avoid adverse effects of stormwater discharge to water in the coastal environment, on a catchment by catchment basis, by:</p> <ul style="list-style-type: none"> (a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems; 	<p>Consistent – The proposal involves the discharge of contaminants to water (lime) inland of the coastal marine area. The receiving environment of all discharges has been assessed, as has the nature of the contaminant discharge. The project has been designed to achieve appropriate water quality limits for the respective receiving environments in line with expert recommendations. An extensive monitoring programme will be implemented as part of the project.</p>

Objective/Policy	Assessment
<p><i>(b) reducing contaminant and sediment loadings in stormwater at source, through contaminant treatment and by controls on land use activities;</i></p> <p><i>(c) promoting integrated management of catchments and stormwater networks; and</i></p> <p><i>(d) promoting design options that reduce flows to stormwater reticulation systems at source.</i></p> <p><i>(5) In managing discharges from ports and other marine facilities:</i></p> <p><i>(a) require operators of ports and other marine facilities to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor;</i></p> <p><i>(b) require that the disturbance or relocation of contaminated seabed material, other than by the movement of vessels, and the dumping or storage of dredged material does not result in significant adverse effects on water quality or the seabed, substrate, ecosystems or habitats;</i></p> <p><i>(c) require operators of ports, marinas and other relevant marine facilities to provide for the collection of sewage and waste from vessels, and for residues from vessel maintenance to be safely contained and disposed of; and</i></p> <p><i>(d) consider the need for facilities for the collection of sewage and other wastes for recreational and commercial boating.</i></p>	
<p><i>Policy 24 - Identification of coastal hazards</i></p> <p><i>(1) Identify areas in the coastal environment that are potentially affected by coastal hazards (including tsunami), giving priority to the identification of areas at high risk of being affected. Hazard risks, over at least 100 years, are to be assessed having regard to:</i></p> <p><i>(a) physical drivers and processes that cause coastal change including sea level rise;</i></p> <p><i>(b) short-term and long-term natural dynamic fluctuations of erosion and accretion;</i></p> <p><i>(c) geomorphological character;</i></p> <p><i>(d) the potential for inundation of the coastal environment, taking into account potential sources, inundation pathways and overland extent;</i></p> <p><i>(e) cumulative effects of sea level rise, storm surge and wave height under storm conditions;</i></p> <p><i>(f) influences that humans have had or are having on the coast;</i></p> <p><i>(g) the extent and permanence of built development; and</i></p> <p><i>(h) the effects of climate change on:</i></p>	<p>Consistent – The setbacks established for this activity (50m from Mean High Water Springs) ensures that the proposed activity will not contribute to or exacerbate erosion. The setback will be implemented at the start of mining in each Section to take into account any shoreline recession which may occur prior.</p>

Objective/Policy	Assessment
<p>(i) matters (a) to (g) above;</p> <p>(ii) storm frequency, intensity and surges; and</p> <p>(iii) coastal sediment dynamics; taking into account national guidance and the best available information on the likely effects of climate change on the region or district.</p>	
<p><i>Policy 25 - Subdivision, use, and development in areas of coastal hazard risk</i> <i>In areas potentially affected by coastal hazards over at least the next 100 years:</i></p> <p>(a) avoid increasing the risk of social, environmental and economic harm from coastal hazards;</p> <p>(b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;</p> <p>(c) encourage redevelopment, or change in land use, where that would reduce the risk of adverse effects from coastal hazards, including managed retreat by relocation or removal of existing structures or their abandonment in extreme circumstances, and designing for relocatability or recoverability from hazard events;</p> <p>(d) encourage the location of infrastructure away from areas of hazard risk where practicable;</p> <p>(e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and</p> <p>(f) consider the potential effects of tsunamis and how to avoid or mitigate them.</p>	<p>Consistent - The proposal is appropriately setback from the open coastline by 50m which avoids increasing the risk of environmental and economic harm from coastal hazards.</p>
<p><i>Policy 26 - Natural defences against coastal hazards</i></p> <p>(1) Provide where appropriate for the protection, restoration or enhancement of natural defences that protect coastal land uses, or sites of significant biodiversity, cultural or historic heritage or geological value, from coastal hazards.</p> <p>(2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</p>	<p>Consistent – There will be no removal of material or vegetation within the 50m setback for this activity.</p>
<p><i>Policy 27 - Strategies for protecting significant existing development from coastal hazard risk</i></p>	<p>N/A</p>
<p><i>Policy 28 - Monitoring and reviewing the effectiveness of the NZCPS</i></p>	<p>N/A</p>
<p><i>Policy 29 - Restricted Coastal Activities</i></p>	<p>N/A</p>

National Policy Statement for Indigenous Biodiversity 2023

Objective/Policy	Assessment
<p><i>Obj 1</i> (1) <i>The objective of this National Policy Statement is:</i> (a) <i>to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and</i> (b) <i>to achieve this:</i> (i) <i>through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and</i> (ii) <i>by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and</i> (iii) <i>by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and</i> (iv) <i>while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</i></p>	<p>Consistent – The proposal will result in a net increase in indigenous biodiversity across the site through extensive riparian planting of the five reconstructed creeks, Granite Creek and the new constructed wetland.</p>
<p><i>Policy 1 – Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.</i></p>	<p>N/A</p>
<p><i>Policy 2 – Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their role...</i></p>	<p>N/A</p>
<p><i>Policy 3 – A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.</i></p>	<p>Consistent – The ecological assessment undertaken has been considered to be precautionary when assessing adverse effects.</p>
<p><i>Policy 4 – Indigenous biodiversity is managed to promote resilience to the effects of climate change.</i></p>	<p>Consistent – A new wetland area greater than 50ha will be created. There will be no vegetation removal within the 50m setback from MHWS.</p>
<p><i>Policy 5 – Indigenous biodiversity is managed in an integrated way, within and across administrative boundaries.</i></p>	<p>N/A</p>

Objective/Policy	Assessment
<i>Policy 6 – Significant indigenous vegetation and significant habitats of indigenous fauna are identified as SNA’s using a consistent approach.</i>	N/A – There are no areas of significant indigenous vegetation or significant habitats of indigenous fauna identified within the application area. The site is highly modified and actively managed farmland.
<i>Policy 7 - SNAs are protected by avoiding or managing adverse effects from new subdivision, use and development.</i>	Consistent – The activity will not result in any direct or indirect adverse effects on the adjacent SNA – PUN-049. The SNA is located outside the mining disturbance area and on the terrace at a higher elevation.
<i>Policy 8 - The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.</i>	Consistent – There is limited indigenous biodiversity within the site due to it being a highly modified and actively managed farm(s) as well as having been extensively dredged in the past. Indigenous biodiversity values will improve through the proposed wetland to be created in excess of 50ha, creek reconstruction and associated riparian planting.
<i>Policy 9 - Certain established activities are provided for within and outside SNAs.</i>	N/A - The activity will not result in any direct or indirect adverse effects on the adjacent SNA, PUN-049. The SNA is located outside the mining disturbance area and at a higher elevation.
<i>Policy 10 - Activities that contribute to New Zealand’s social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement</i>	
<i>Policy 11 - Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification</i>	N/A
<i>Policy 12 - Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.</i>	N/A
<i>Policy 13 - Restoration of indigenous biodiversity is promoted and provided for.</i>	Consistent – The Rehabilitation Management Plan sets out the construction of the new wetland area, creek reconstruction and associated riparian planting. The implementation of the Rehabilitation Management Plan
<i>Policy 14 - Increased indigenous vegetation cover is promoted in both urban and non-urban environments.</i>	

Objective/Policy	Assessment
	is expected to result in the restoration of indigenous biodiversity and provide a net gain of these values. It is unlikely that this restoration would occur without this activity taking place due to the current intensive farming underway across the site.
<p><i>Policy 15 - Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.</i></p>	<p>Consistent – Disturbance across the site is limited at any one time to no more than 16ha. The Avian, Lizard and Fish Management Plans have been developed to manage potential effects on these species.</p>
<p><i>Policy 16 - Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.</i></p>	<p>N/A</p>
<p><i>Policy 17 - There is improved information and regular monitoring of indigenous biodiversity.</i></p>	<p>N/A</p>
<p>Clause 3.10(2) – Managing adverse effects on SNAs of new subdivision, use and development</p> <p>Each of the following adverse effects on an SNA of any new subdivision, use or development must be avoided, except as provided in clause 3.11:</p> <ol style="list-style-type: none"> a. Loss of ecosystem representation and extent; b. Disruption to sequences, mosaics or ecosystem function; c. Fragmentation of SNAs or the loss of buffers or connections within an SNA; d. A reduction in the function of the SNA as a buffer or connection to other important habitats or ecosystems; e. A reduction in the population size or occupancy of Threatened or At Risk (declining) species that use an SNA for any part of their life cycle. 	<p>Consistent – The activity is not undertaken within any SNA. Assessments undertaken as part of this Application confirm that there will not be any adverse effects on the SNA identified as PUN-049.</p>

National Policy Statement for Natural Hazards 2025

Objective/Policy	Assessment
<p><i>Objective 1 - Natural hazard risk to people and property associated with subdivision use and development is managed using a risk-based proportionate approach.</i></p>	<p>Consistent - The activity is temporary in nature and does not involve subdivision or the establishment of permanent habitable structures. A 50-metre setback from MHWS will be maintained, ensuring the mining disturbance area is located landward of the immediate coastal hazard interface. The setback will be applied at the start of mining of each section to take into account any shoreline recession.</p> <p>The western portion of the mining disturbance area will be progressively rehabilitated to approximately the same ground level as existed prior to mining, maintaining existing coastal gradients and avoiding any increase in exposure to coastal inundation or erosion risk. No permanent buildings or sensitive land uses are proposed within the coastal hazard overlay, and all temporary infrastructure can be removed if required.</p> <p>Accordingly, the level of risk to people and property is low, and the proposal adopts a proportionate, risk-based management response consistent with this objective.</p>
<p><i>Policy 1 - When considering natural hazard risk associated with subdivision, use or development, the risk level must be assessed using the risk matrix.</i></p>	<p>Consistent – The Natural Hazard Risk Matrix has been applied to this application for coastal hazards. The risk has been assessed as low for coastal inundation, very rare for major inundation resulting from tsunami and low for the erosion hazard.</p>

Objective/Policy	Assessment
<p><i>Policy 2 - Natural hazard risk associated with subdivision, use and development must be managed using an approach that is proportionate to the level of natural hazard risk.</i></p>	<p>Consistent – The activity is temporary in nature, does not involve subdivision or permanent habitable development, and maintains a 50-metre setback from Mean High Water Springs. Mining will progress from west to east, enabling previously mined areas to be progressively rehabilitated back to approximately existing ground levels, thereby maintaining natural coastal gradients and avoiding any increase in hazard exposure. No increase in the scale, intensity, or vulnerability of land use within the hazard overlay is proposed. Given the low level of risk, the absence of permanent structures, and the incorporation of setbacks and progressive rehabilitation, the proposal manages natural hazard risk using an approach that is proportionate to the level of risk, consistent with this policy.</p>
<p><i>Policy 3 - Where subdivision, use or development is assessed as having very high natural hazard risk, that risk must be avoided</i></p>	<p>N/A – The activity is not considered to have a very high natural hazard risk.</p>
<p><i>Policy 4 - Where subdivision, use or development, including any associated mitigation measures, will create or increase significant natural hazard risk on other sites, that risk must be avoided or mitigated using an approach that is proportionate to the level of natural hazard risk.</i></p>	<p>N/A – The activity is not considered to result in natural hazard effects on other sites.</p>
<p><i>Policy 5 - Natural hazard risk assessment and decisions must be based on the best available information and must be made even when that information is uncertain or incomplete.</i></p>	<p>Consistent – The Coastal Hazard Assessment has used the most up to date information available. Parts of the site are located within the Coastal Hazard Inundation 1 and 2 Overlays of the Te Tai o Poutini Plan which includes the most up to date hazard information for the region.</p>

Objective/Policy	Assessment
<p><i>Policy 6 - The potential impacts of climate change to at least 100 years into the future must be considered.</i></p>	<p>Consistent – The proposal does not introduce permanent habitable development or long-life vulnerable structures within the coastal hazard overlay. A 50-metre setback from MHWS is maintained, and progressive rehabilitation will restore ground levels in the western portion of the site to approximately pre-mining contours, thereby avoiding any increase in exposure to coastal inundation or erosion risk over time. Given the temporary nature of the activity, the absence of permanent built form, and the ability to remove infrastructure if required, the proposal is considered resilient to projected climate change effects over the next 100 years.</p>

West Coast Regional Policy Statement

Objective/Policy	Assessment
<p>Section 3 Resource Management Issues of Significance to Poutini Ngāi Tahu</p>	
<p><i>Obj 3.1 - To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the RMA.</i></p>	<p>Consistent – the principles of the Treaty of Waitangi have been taken into consideration throughout this application. Ongoing consultation has been undertaken with Te Rūnanga o Ngāti Waewae throughout the development of this application and will continue to be undertaken throughout this process.</p>
<p><i>Obj 3.2 - Recognise and provide for the relationship of Poutini Ngāi Tahu and their culture and traditions with their ancestral lands, water, sites, wāhi tapu, and other taonga within the West Coast Region.</i></p>	<p>Consistent – It is recognised that Poutini Ngāi Tahu have traditions surrounding water and the coastal</p>

Objective/Policy	Assessment
	environment. In giving effect to Te Mana o te Wai, prioritising the health and wellbeing of the surrounding water bodies and protecting taonga species, the project will not compromise the relationship of Poutini Ngāi Tahu and their culture and traditions.
<i>Policy 3.1 - Acting cooperatively and in good faith, the Regional and District Councils will continue to provide opportunities for active involvement of tangata whenua in resource management processes under the RMA.</i>	N/A – While this policy relates to the activities of Council, Te Rūnanga o Ngāti Waewae have been involved throughout the development of this application including the drafting of proposed conditions.
<i>Policy 3.2 - In consultation with Poutini Ngāi Tahu, provide for the protection of ancestral land, wāhi tapu, water, sites, and other taonga from the adverse effects of activities, in a manner which is consistent with the purpose of the RMA.</i>	Consistent – The proposal has been designed to avoid, mitigate and remedy any effects on Poutini Ngāi Tahu and their ancestral lands.
<i>Policy 3.3 - The special relationship that Poutini Ngāi Tahu have with te taiao (the environment), and their economic, cultural, and spiritual values, including their role as kaitiaki, will be given particular consideration in resource management decisions and practices.</i>	Consistent – As mentioned previously Te Rūnanga o Ngāti Waewae have involved throughout the development of this application.
<i>Policy 3.4 - The aspirations of Poutini Ngāi Tahu concerning the development of papakāinga housing on Poutini Ngāi Tahu land will be recognised and supported.</i>	N/A
Section 4 Resilient and Sustainable Communities	
<i>Obj 4.1 - To enable sustainable and resilient communities on the West Coast.</i>	Consistent - The proposal is considered to be consistent with these objectives and policies, which are aimed at providing for sustainable economic growth and prosperity within the West Coast. The proposal will extend the life of a mining activity consented on the northern side of Canoe Creek supporting significant
<i>Obj 4.2 - This region’s planning framework enables existing and new economic use, development and employment opportunities while ensuring sustainable environmental outcomes are achieved.</i>	
<i>Obj 4.3 - To ensure that the West Coast has physical environments that effectively integrate subdivision, use and development with the natural environment, and which have a sense of place, identity and a range of lifestyle and employment options.</i>	

Objective/Policy	Assessment
<i>Obj 4.4 - The significant values of historic heritage are appropriately managed to contribute to the economic, social and cultural wellbeing of the West Coast.</i>	<p>employment opportunities for the Grey District with demonstrated regional economic benefit. The proposal includes various mitigation measures to ensure that the effects of the activity are managed to avoid more than minor adverse effects on the environment, such that sustainable environmental outcomes are achieved. The Economic Assessment confirms the regionally significant economic benefits of the proposal.</p> <p>Historic heritage protections will be implemented through the Authority sought for the site. The application area is not a cultural landscape and is not identified as Site or Area of Significance to Māori.</p>
<i>Obj 4.5 - To recognise and provide for the relationships of Poutini Ngāi Tahu with cultural landscapes.</i>	
<i>Policy 4.1 - To sustainably manage the West Coast’s natural and physical resources in a way that enables a range of existing and new economic activities to occur, including activities likely to provide substantial employment that benefits the long term sustainability of the region’s communities.</i>	
<i>Policy 4.2 - N/A</i>	
<i>Policy 4.4 - N/A</i>	
<i>Policy 4.5 - N/A</i>	
<i>Policy 4.6 - Cultural landscapes are appropriately identified, and effects of activities are managed in a way that provides for the cultural relationships of Poutini Ngāi Tahu.</i>	
Section 5 Use and Development of Resources	
<i>Obj 5.1 - To recognise the role of resource use and development on the West Coast and its contribution to enabling people and communities to provide for their social, economic and cultural wellbeing.</i>	<p>Consistent - The proposal is considered to be consistent with these objectives and policies. As noted above, the proposed activity will have substantial economic and community benefits for the Grey District and the wider West Coast region. Progressive rehabilitation will restore the site for enhanced pastoral land use and facilitate the creation of a new wetland area in excess of 50ha, delivering positive ecological outcomes</p>
<i>Obj 5.2 - Incompatible use and development of natural and physical resources are managed to avoid or minimise conflict.</i>	
<i>Policy 5.1 - Enabling sustainable resource use and development on the West Coast to contribute to the economic, social and cultural wellbeing of the region’s people and communities.</i>	
<p><i>Policy 5.2 - To recognise that natural and physical resources important for the West Coast’s economy need to be protected from significant negative impacts of new subdivision, use and development by:</i></p> <ul style="list-style-type: none"> <i>a) Avoiding, remedying or mitigating reverse sensitivity effects arising from new activities located near existing:</i> <ul style="list-style-type: none"> <i>i) Primary production activities;</i> 	

Objective/Policy	Assessment
<p>ii) Industrial and commercial activities; iii) Minerals extraction*; iv) Significant tourism infrastructure; v) Regionally significant infrastructure; and b) Managing new activities to retain the potential future use of: i) Land with significant mineral resources; or ii) Land which is likely to be needed for regionally significant infrastructure.</p> <p>*Minerals extraction includes aggregates and other mining activities.</p>	
<p>Section 7 Ecosystems and Indigenous Biological Diversity</p>	
<p>Obj 7.2 - Protect significant indigenous vegetation and significant habitats of indigenous fauna.</p>	<p>Consistent – The proposed activity is considered consistent with these objectives and policies. These objectives are focused on the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna, while allowing for sustainable use and development to enable people and communities to maintain or enhance their economic, social and cultural well-being in areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p> <p>This application does not take place within any area identified as an SNA nor a wetland identified in Schedule 1 or 2. While there is a SNA adjacent to the application area there will be no effects on it due to it being located on a higher terrace outside of the mining disturbance area and is not hydrologically connected. The small amount of indigenous vegetation lost through the</p>
<p>Obj 7.3 - Provide for sustainable subdivision, use and development to enable people and communities to maintain or enhance their economic, social, and cultural wellbeing in areas of significant indigenous vegetation and significant habitats of indigenous fauna.</p>	
<p>Obj 7.4 - Maintain the region’s terrestrial and freshwater indigenous biological diversity.</p>	
<p>Policy 7.1 – a) Areas of significant indigenous vegetation and significant habitats of indigenous fauna will be identified using the criteria in Appendix 1; they will be known as Significant Natural Areas (SNAs), and will be mapped in the relevant regional plan and district plans. b) Significant wetlands will be identified using the criteria in Appendix 2; they will be known as Significant Natural Areas (SNAs), and will be mapped in the relevant regional plan.</p>	
<p>Policy 7.2 - Activities shall be designed and undertaken in a way that does not cause: a) The prevention of an indigenous species’ or a community’s ability to persist in their habitats within their natural range in the Ecological District, or b) A change of the Threatened Environment Classification to category two or below at the Ecological District Level; or</p>	

Objective/Policy	Assessment
<p><i>c) Further measurable reduction in the proportion of indigenous cover on those land environments in category one or two of the Threatened Environment Classification at the Ecological District Level; or d) A reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Classification Categories 1 – nationally critical, 2 – nationally endangered, and 3a – nationally vulnerable.</i></p>	<p>activity will be replaced through the proposed riparian planting of the new creek channels and the creation of the wetland area.</p>
<p><i>Policy 7.3 - Provided that Policy 2 is met, when managing the adverse effects of activities on indigenous biological diversity within SNAs:</i></p> <p><i>a) Adverse effects shall be avoided where possible; and</i></p> <p><i>b) Adverse effects that cannot be avoided shall be remedied where possible; and</i></p> <p><i>c) Adverse effects that cannot be remedied shall be mitigated.</i></p> <p><i>d) In relation to adverse effects that cannot be avoided, remedied or mitigated, biodiversity offsetting in accordance with Policy 4 is considered; and</i></p> <p><i>e) If biodiversity offsetting in accordance with Policy 4 is not achievable for any indigenous biological diversity attribute on which there are residual adverse effects, biodiversity compensation in accordance with Policy 5 is considered.</i></p>	<p>Rehabilitation of the land post mining will create future ecological enhancement of this portion of the Barrytown Flats through the riparian margin planting and construction of the wetland area in excess of 50ha. Creeks located throughout the disturbance area will be diverted during the course of the mining activity and reformed with new meandering channels that are more capable to support ecological values.</p>
<p><i>Policy 7.7 - Provide for subdivision, use or development within land areas or water bodies containing indigenous biological diversity that does not meet any of the significance criteria in Appendix 1 or 2, by:</i></p> <p><i>a) Allowing activities with no more than minor adverse effects;</i></p> <p><i>b) Avoiding, remedying or mitigating more than minor adverse effects;</i></p> <p><i>c) Where there are significant residual adverse effects, considering any proposal for indigenous biological diversity offsetting or compensation.</i></p>	<p>The mining methodology, land use and water management practices and rehabilitation principles mean that this activity can be considered to have no more than minor effects, and in some cases will result in a net gain (with mitigation) on the indigenous biological diversity located across the site.</p>
<p><i>Policy 7.8 - Maintain indigenous biological diversity, ecosystems and habitats in the region by:</i></p> <p><i>a) Recognising that it is more efficient to maintain rather than to restore indigenous biological diversity;</i></p> <p><i>b) Encouraging restoration or enhancement of indigenous biological diversity and/or habitats, where practicable; and</i></p> <p><i>c) Advocating for a co-ordinated and integrated approach to reducing the threat status of indigenous biological diversity.</i></p>	<p>Te Rūnanga o Ngāti Waewae have been consulted throughout the development of this application and involved in the drafting of the proposed consent conditions.</p>

Objective/Policy	Assessment
<p><i>Policy 7.9 - Give effect to Objective 2 of Chapter 3 by:</i></p> <ul style="list-style-type: none"> <i>a) Providing for the kaitiakitanga role of Poutini Ngāi Tahu in the management of indigenous biological diversity;</i> <i>b) Provided that Policy 2 is met, recognising and providing for subdivision, use and development in a SNA where it is for the purpose of papakainga, cultural harvest or mahinga kai gathering by papatipu rūnanga in a manner that accords with tikanga and kaitiakitanga;</i> <i>c) Where practicable, provide for Poutini Ngāi Tahu customary use of indigenous species in a manner that accords with tikanga and kaitiakitanga, within the framework of the regional and district council’s RMA functions.</i> 	
Section 7A Natural Character	
<p><i>Obj 7A.1 - Protect the natural character of the region’s wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development.</i></p>	<p>Consistent – Within the mining disturbance area, 6.73ha of natural inland wetlands have been identified. These areas will be mined. As mining progresses south, a new wetland area will be constructed as part of the progressive rehabilitation of the site which will replace the wetland areas lost through mining activity and addressing the material permanently removed from the site. This approach will provide for the appropriate use of the wider site for the economic and social wellbeing of the applicant and those that are employed directly and indirectly as part of the activity creating a significant economic flow-on effect for the Grey District and wider West Coast region, bringing much needed capital into the area and surrounding townships. The proposal will also enhance the social wellbeing of Barrytown and the wider area as the applicant is already engaged with working with the local school and</p>
<p><i>Obj 7A.2 - Provide for appropriate subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.</i></p>	
<p><i>Policy 7A.1 - Use regionally consistent criteria to identify the elements, patterns, processes and qualities of the natural character of wetlands, and lakes and rivers and their margins.</i></p>	
<p><i>Policy 7A.2 - Protect the elements, patterns, processes and qualities that together contribute to the natural character of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development.</i></p>	
<p><i>Policy 7A.3 - When determining if an activity is appropriate, the following matters must be considered:</i></p> <ul style="list-style-type: none"> <i>a) The degree and significance of actual or potential adverse effects on the elements, patterns, processes and qualities that contribute to natural character;</i> <i>b) The value, importance or significance of the natural character at the local, or regional level;</i> <i>c) The degree of naturalness;</i> <i>d) The potential for cumulative effects to diminish natural character, and the efficacy of measures proposed to avoid, remedy or mitigate such effects; and</i> 	

Objective/Policy	Assessment
<p>e) <i>The vulnerability of the natural character to change, and its capacity to accommodate change, without compromising its values.</i></p>	<p>other community groups such as the Paparoa Wildlife Trust to support local initiatives. The construction of the wetland in excess of 50ha will have enduring ecological value for the area.</p>
<p><i>Policy 7A.4 - Allow activities which have no more than minor adverse effects on natural character.</i></p>	<p>The proposed activity will take place in an already highly modified part of the Barrytown Flats with little existing natural character. The area is a highly modified farming landscape. The application area has been assessed as having less than minor adverse effects during mining and a minor positive long term effect in terms of natural character. The area has limited natural character due to current activities and it is unlikely that any positive outcomes would occur without an activity such as this occurring.</p>
<p>Section 8 Land and Water</p>	
<p><i>Obj 8.1 - The life-supporting capacity of freshwater is maintained or improved.</i></p>	<p>Consistent - The proposed activity is considered to be consistent with these objectives and policies. The proposed activity will be undertaken in a manner to avoid adverse effects on the surrounding environment, particularly Canoe Creek, Granite Creek and Fagan Creek through measures including setbacks, erosion and sediment control and water management.</p>
<p><i>Obj 8.2 - Provide for a range of land and water uses to enable the economic, social and cultural wellbeing of West Coast communities while maintaining or improving water quality and aquatic ecosystems.</i></p>	
<p><i>Obj 8.3 - Determine allocation of water within environmental controls.</i></p>	
<p><i>Obj 8.4 - Identify and protect the significant values of wetlands and outstanding freshwater bodies.</i></p>	
<p><i>Policy 8.1 - Adverse effects on fresh and coastal water quality and aquatic ecosystems arising from:</i></p> <ul style="list-style-type: none"> a) <i>Subdivision, use or development of land;</i> b) <i>Discharges of contaminants to water and to land in circumstances which may result in contaminants entering water;</i> c) <i>Water use and take; and</i> 	<p>The planned rehabilitation, and reconstruction of creeks, will result in no net loss of extent. Creeks will be transformed from straight and rectified channels to new meandering pathways reflecting a more natural</p>

Objective/Policy	Assessment
<p><i>d) Activities in, or on, water including damming and diversion, will be avoided, remedied or mitigated, to ensure that water quality and aquatic ecosystems are maintained or improved.</i></p>	<p>environment and providing a much-enhanced habitat for indigenous freshwater species beyond the life of the project. This will be complemented with riparian planting which will also aid in enhancing water quality and aquatic habitat across the wider site.</p>
<p><i>Policy 8.2 - To give effect to Objective 2 of Chapter 3, the adverse effects of subdivision, use and development on Poutini Ngāi Tahu cultural values will be avoided, remedied or mitigated taking into account the following matters:</i></p> <p><i>a) A preference by Poutini Ngāi Tahu for discharges to land over water where practicable;</i></p> <p><i>b) The value of riparian margin vegetation for water quality and aquatic ecosystems; and</i></p> <p><i>c) Effects on the sustainability of mahinga kai, and protection of taonga areas.</i></p>	<p>The application area is not within or adjacent to sites that are significant to Poutini Ngāi Tahu nor will it impact estuaries, lagoons, coastal wetlands, shellfish beds or fishing area.</p>
<p><i>Policy 8.3 - To give effect to Objective 2 of Chapter 3, manage land and water use in a way that avoids significant adverse effects (other than those arising from the development, operation, maintenance, or upgrading of RSI and local roads) and avoids, remedies or mitigates other adverse water quality effects on sites that are significant to Poutini Ngāi Tahu, including the following:</i></p> <p><i>a) Estuaries, hāpua lagoons, and other coastal wetlands; and</i></p> <p><i>b) Shellfish beds and fishing areas.</i></p>	<p>The proposed water take will not impact the needs of others as there are no other takes in the vicinity of the activity. Furthermore, the water take associated with this activity will not operate concurrently with the existing consented water take on Canoe Creek. The activity will be managed through a series of measures including consent conditions to ensure that adverse effects are primarily avoided, and minimised where not avoided.</p>
<p><i>Policy 8.4 - Until priority frameworks for water take and use are developed through the FMU processes and added to a regional plan, consent applications will be processed on a “first-come, first served” basis, and in making decisions, the following matters must be considered:</i></p> <p><i>a) The reasonably foreseeable future requirements for domestic and community water supply needs, stock drinking, and firefighting;</i></p> <p><i>b) The degree of community, regional or national benefit from the take, use, damming or diversion of water;</i></p> <p><i>c) Any adverse environmental effects from the take, use, damming or diversion of water will be avoided, remedied or mitigated including where applicable by applying provisions of the regional plan;</i></p> <p><i>d) Applying rates of take, volume limits and residual flows at the point of take to ensure that there is enough water for the purpose of the take, and to maintain or improve water quality and aquatic ecosystems;</i></p> <p><i>e) The extent to which the proposal maximises the efficient allocation and efficient use of water; and</i></p>	<p>This activity has the potential to significantly provide for the social, economic and cultural wellbeing of those employed by the Applicant, the Barrytown area, neighbouring townships and the wider West Coast. With the environmental safeguards proposed in place, water quality across the site will be maintained and improved through the planned rehabilitation beyond the life of the project providing long-term enhancement of aquatic ecosystems.</p>

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<p><i>f) The reasonable needs of other water users.</i></p>	
<p><i>Policy 8.8 - Provide for the social, economic and cultural wellbeing derived from the use and development of land and water resources, while maintaining or improving water quality and aquatic ecosystems.</i></p>	
<p>Section 9 Coastal Environment</p>	
<p><i>Obj 9.1 - Within the coastal environment:</i></p> <ul style="list-style-type: none"> <i>a) Protect indigenous biological diversity;</i> <i>b) Preserve natural character, and protect it from inappropriate subdivision, use and development; and</i> <i>c) Protect natural features and natural landscapes from inappropriate subdivision, use and development.</i> 	<p>Consistent – The application site is within an already highly modified area of the coastal environment. While there will be some impact on indigenous biological diversity and fauna, the activity has been designed to minimise this as much as possible through detailed management plans as well as proposing measures to improve ecological outcomes across the wider site beyond the life of the project. The proposal will enhance the natural character of the site, improving the final land form for farming as well as establishing a new wetland area in excess of 50ha, replacement of drains with more natural meandering waterbodies and riparian planting. Given the current and past use of the site this activity is not considered to be unanticipated or inconsistent within the current environment.</p>
<p><i>Obj 9.2 - Provide for appropriate subdivision, use and development in the coastal environment to enable people and communities to maintain or enhance their economic, social, and cultural wellbeing.</i></p>	<p>Consistent – The proposal constitutes an appropriate use of the land in the short to medium term, with a return to pastoral farming following mining activity. Mining is to be undertaken progressively which minimises disruption to farming activities. This allows both activities to operate side-by-side maximising the productivity of the land.</p>

Objective/Policy	Assessment
<p><i>Obj 9.3 - Ensure that any new subdivision, use or development in the coastal environment has appropriate regard to the level of coastal hazard risks.</i></p>	<p>Consistent – A setback of 50m from the Mean High Water Springs (edge of the scarp along the beach) has been proposed. This ensures that the activity remains outside of any potential coastal hazard risk within the term of the activity. The western portion of the mining disturbance area will be rehabilitated to approximately the same ground level as existed prior to mining.</p>
<p><i>Obj 9.4 - Ensure that coastal hazard risks potentially affecting existing development are managed so as to enable the safety, and social and economic wellbeing of people and communities.</i></p>	
<p><i>Policy 9.1 - Within the coastal environment protect indigenous biological diversity, and natural character, natural features and natural landscapes from inappropriate subdivision, use and development by:</i></p> <ul style="list-style-type: none"> <i>a) Identifying in regional and district plans areas of significant indigenous biological diversity, outstanding and high natural character and outstanding natural features and landscapes, recognising the matters set out in Policies 11, 13 and 15 of the NZCPS;</i> <i>b) Avoiding adverse effects on significant indigenous biological diversity, areas of outstanding natural character and outstanding natural landscapes and features; and</i> <i>c) Avoiding significant adverse effects and avoiding, remedying or mitigating other adverse effects on indigenous biological diversity, natural character, natural features and natural landscapes;</i> 	<p>Consistent – The Landscape Assessment and Ecological Impact Assessment consider the proposal against the New Zealand Coastal Policy Statement (policies 11, 13 and 15) and conclude that the proposal is consistent with these policies. The site does not contain significant indigenous biodiversity and is not an area of outstanding natural character or outstanding natural landscape or feature. Landscape and ecological assessments undertaken conclude that the activity will not have significant adverse effects and that through mitigation there will be positive effects on indigenous biological diversity and natural character beyond the life of the project.</p>
<p><i>Policy 9.2 –</i></p> <ul style="list-style-type: none"> <i>(1) In the case of the National Grid, operation, maintenance or minor upgrading of existing National Grid infrastructure shall be enabled.</i> <i>(2) In the case of the National Grid, following a route, site and method selection process and having regard to the technical and operational constraints of the network, new development or major upgrades of the National Grid shall seek to avoid adverse effects, and otherwise remedy or mitigate adverse effects on areas of significant indigenous vegetation and significant habitats of indigenous fauna, outstanding</i> 	<p>N/A</p>

Objective/Policy	Assessment
<p><i>natural features and landscapes, and areas of high and outstanding natural character located within the coastal environment. In some circumstances, adverse effects on the values of those areas must be avoided.</i></p>	
<p><i>Policy 9.3 - Provide for subdivision, use or development in the coastal environment:</i></p> <ul style="list-style-type: none"> <i>a) Which maintains or enhances the social, economic and cultural well-being of people and communities;</i> <i>b) Which:</i> <ul style="list-style-type: none"> <i>i) Requires the use of the natural and physical resources in the coastal environment; or</i> <i>ii) Has a technical, functional or operational requirement to be located within the coastal environment;</i> <i>c) Recognising that minor or transitory effects associated with subdivision, use and development may not be an adverse effect within those areas described in Policy 1.b).</i> <i>d) By allowing subdivision, use and development where the adverse effects are no more than minor within those areas described in Policy 1.c).</i> <i>e) By allowing lawfully established activities to continue provided the adverse effects are the same or similar in scale, character or intensity.</i> 	<p>Consistent – This policy seeks to enable use which maintains or enhances social, economic and cultural well-being of people and communities. The economic benefits of the proposal are clear and demonstrated by the Economic Assessment. The mineral resource is inextricably linked to the coastal environment as they are contained within marine placer deposits and has a functional need to be located here. This policy also recognises that minor or transitory effects may not be adverse. This proposal is transitory in nature.</p>
<p><i>Policy 9.4 – Provide for new and existing renewable electricity generation activities in the coastal environment, including by having particular regard to:</i></p> <ul style="list-style-type: none"> <i>a) The need to be located where the renewable energy resource is available;</i> <i>b) The technical, functional or operational needs of renewable electricity generation activities.</i> 	<p>N/A</p>
<p><i>Policy 9.5 - To give effect to Objective 2 of Chapter 3 of this RPS, manage land and water use in the coastal environment in a way that avoids significant adverse effects (other than those arising from the development, operation, maintenance, or upgrading of RSI and local roads) and avoids, remedies or mitigates other adverse water quality effects on sites that are significant to Poutini Ngāi Tahu, including the following:</i></p> <ul style="list-style-type: none"> <i>a) Estuaries, hāpua lagoons, and other coastal wetlands; and</i> <i>b) Shellfish beds and fishing areas.</i> 	<p>Consistent – The proposal has been designed to avoid adverse effects in terms of water quality and ecological function.</p>

Objective/Policy	Assessment
<p><i>Policy 9.6 - Where new subdivision, use or development in the coastal environment may be adversely affected by coastal hazards, adopt a risk management approach taking into account, where applicable:</i></p> <ul style="list-style-type: none"> <i>a) Official, nationally recognised guidelines for sea level rise;</i> <i>b) The type and life-cycle of the proposed development, including whether it is short-term, long term, or permanent;</i> <i>c) Whether the predicted impacts are likely to have material or significant consequences;</i> <i>d) The acceptability of those potential consequences, given their likelihood; and,</i> <i>e) Whether there are suitable options to avoid increasing the risk of harm from coastal hazards, and whether future adaptation options are feasible.</i> 	<p>N/A – A setback of 50m from the Mean High Water Springs (edge of the scarp along the beach) has been proposed. This setback will be applied prior to mining commencing in each Section to take account of any shoreline recession to ensure that the activity remains outside of any potential coastal hazard risk. The activity is temporary in nature and is of relatively short duration. The western portion of the mining disturbance area will be rehabilitated to approximately the same ground level as existed prior to mining.</p>
<p><i>Policy 9.7 - Coastal hazard risks should be assessed over at least a 100 year timeframe.</i></p>	
<p><i>Policy 9.8 - In areas of significant existing development likely to be affected by coastal hazards, a range of options for reducing coastal hazard risk should be assessed.</i></p>	
<p><i>Policy 9.9 - Consider opportunities for the restoration or rehabilitation of natural character.</i></p>	<p>Consistent – Opportunities for the restoration of natural character include the new wetland in excess of 50ha to be constructed across the site and the riparian planting of reconstructed creeks. The rehabilitation and construction of new meandering creek channels also promotes positive natural character enhancement.</p>
<p>Section 10 Air Quality</p>	
<p><i>Obj 10.2 - To allow discharges to air which are part of activities contributing to the social, economic, and cultural wellbeing of people and communities on the West Coast, while managing adverse effects of those discharges.</i></p>	<p>Consistent – Monitoring of dust will be undertaken during the activity as a precaution. A Dust Management Plan to ensure that the proposal does not result in offensive and objectionable effects beyond the boundary of the application site has been developed and is a condition of consent.</p>
<p><i>Policy 10.2 - Management of adverse effects of the discharge of contaminants to air must include consideration of the following:</i></p>	

Objective/Policy	Assessment
<p>a) Reverse sensitivity, including the siting of new, incompatible development in proximity to activities that discharge contaminants to air;</p> <p>b) Use of technology, codes of practice, and industry standards; and,</p> <p>c) The best practicable option to minimise the adverse effects of the discharge.</p>	
<p>Section 11 Natural Hazards</p>	
<p><i>Obj 11.1 - The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional economy are avoided or minimised.</i></p>	<p>Consistent – Although the proposal is in the Coastal Hazard Inundation 1 and 2 Overlays of the Te Tai o Poutini Plan, it is considered that the risk of hazard to the proposed activity is low and will be minimised via the 50m setback from Mean High Water Springs. The western portion of the mining disturbance area will be rehabilitated to approximately the same ground level as existed prior to mining.</p>
<p><i>Policy 11.2 - New subdivision, use or development should be located and designed so that the need for hazard protection works is avoided or minimised. Where necessary and practicable, further development in hazard-prone areas will be restricted.</i></p>	<p>Consistent – The proposal does not require any hard protection works.</p>
<p><i>Policy 11.3 - Avoid or mitigate adverse effects on the environment arising from climate change by recognising and providing for the development and protection of the built environment and infrastructure in a manner that takes into account the potential effects of rising sea levels and the potential for more variable and extreme weather patterns in coming decades.</i></p>	<p>Consistent – In areas of the site that are near the coastline, ground levels will be maintained post-mining, avoiding increased susceptibility to sea level rise.</p>

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Section 3 Natural and Human Use Values	
<i>Obj 3.2.1 – To provide for the sustainable use and development of land and water resources.</i>	Consistent - The proposed activity is considered to be consistent with this objective, as the mineral sands mining will be undertaken in a manner which provides for the reinstatement of the site to pasture providing for ongoing use of the land following the activity.
<i>Obj 3.2.2 - To protect water bodies from inappropriate use and development by maintaining and where appropriate enhancing their natural and amenity values including natural character and the life supporting capacity of aquatic ecosystems.</i>	Consistent – The natural character and amenity values of Canoe Creek, Granite Creek and Fagan Creek will not be affected by the proposal, and appropriate sediment controls will be in place to avoid any adverse effects on aquatic ecosystems. While creeks within the mining disturbance area will be mined, the planned rehabilitation will result no loss of extent as these are transformed from straight and rectified drains to new meandering pathways reflecting a more natural environment and providing a much-enhanced habitat for indigenous freshwater species beyond the life of the project. This will be complemented with riparian planting which will also aid in enhancing natural character and the life supporting capacity of aquatic ecosystems across the wider site.
<i>Obj 3.2.3 - To maintain or where appropriate enhance the spiritual and cultural values and uses of significance to Poutini Ngāi Tahu.</i>	Consistent - The proposed activity is considered to be consistent with this objective. Two Findspots are identified within the current operative Grey District Plan. An Archaeological Assessment of the site has been

Objective/Policy	Assessment
	undertaken. Authorities relating to the site will be sought in conjunction with this application as well as an accidental discovery protocol established for works on site. There are no other listed sites of significance to Poutini Ngāi Tahu at the site.
<p><i>Obj 3.2.4 - To avoid or mitigate the exacerbation of any natural hazard or the creation of a hazard.</i></p>	<p>Consistent – the proposal is not expected to exacerbate any natural hazards or create any natural hazards.</p>
<p><i>Policy 3.3.1 - In the management of any activity involving water to give priority to avoiding, in preference to remedying or mitigating:</i></p> <p><i>(1) Adverse effects on:</i></p> <ul style="list-style-type: none"> <i>(a) The habitats of threatened species identified in Schedule 7A;</i> <i>(b) Water supply values identified in Schedule 7B;</i> <i>(c) Spiritual and cultural values and uses of significance to Poutini Ngāi Tahu identified in Schedule 7C;</i> <i>(d) The significant natural character of wetlands, and lakes and rivers and their margins;</i> <i>(e) Outstanding natural features and landscapes;</i> <i>(f) Significant indigenous vegetation and significant habitat of indigenous fauna assessed in accordance with Policy 9.2 of the West Coast Regional Policy Statement;</i> <i>(g) Existing public access to and along lakes and rivers;</i> <i>(h) Significant historic heritage;</i> <p><i>(2) Adverse effects which cause or exacerbate flooding, erosion, land instability, sedimentation or property damage;</i></p> <p><i>(3) Adverse effects on existing lawful uses including regionally significant infrastructure.</i></p>	<p>Consistent - The proposed application seeks to avoid adverse effects on the natural character and ecological function of Canoe Creek, Granite Creek and Fagan Creek in accordance with 1(d) and areas of significant historic heritage are avoided in accordance with 1(h). Natural character is limited due to historic and current land practices. A wetland in excess of 50ha is to be constructed along with the reconstruction of 5 five creeks and associated riparian planting. This will provide enhanced ecological value to the wider area. The proposed activity will not have any adverse effect on any lawful use or any regionally significant infrastructure.</p>
<p><i>Policy 3.3.7 - In the management of any activity involving water, to avoid, remedy, or mitigate adverse effects on:</i></p> <ul style="list-style-type: none"> <i>(a) Water quality;</i> <i>(b) Amenity values;</i> 	<p>Consistent – Adverse effects on water quality, amenity, indigenous biodiversity and ecosystems, natural character and historic heritage are avoided, remedied or minimised through mechanisms such as setbacks,</p>

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<p>(c) Indigenous biological diversity; (d) Intrinsic values of ecosystems; (e) The natural character of wetlands, and lakes and rivers and their margins, not described in 3.3.1(1)(d); and (f) Historic heritage not described in 3.3.1(1)(h).</p>	<p>water management and erosion and sediment control. Rehabilitation of the site will provide for these values beyond the life of the project.</p>
<p>Policy 3.3.10 - To recognise and provide for the following features of water bodies when considering adverse effects on their natural character: (a) The topography, including the setting and bed form; (b) The natural flow characteristics; (c) The natural water level and its fluctuation; (d) The natural water colour and clarity; (e) The ecology; and (f) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (e).</p>	<p>Consistent - The proposed excavation methodologies and water treatment processes are designed to avoid any effects on the natural water level, including that of groundwater, as well as avoiding effects on natural water colour and clarity and aquatic ecology through appropriate sediment controls and buffer zones. The planned rehabilitation will transform the current creek pattern on site from straight and rectified channels to new meandering pathways reflecting a more natural environment and with new riparian planting, providing a much-enhanced habitat for indigenous freshwater species beyond the life of the project</p>
<p>Policy 3.3.11 - To have particular regard to the following qualities or characteristics of water bodies when considering adverse effects on amenity values: (a) Aesthetic values associated with the water body; (b) Recreational opportunities provided by the water body; (c) Sports fish habitats, as outlined in Schedule 8; and (d) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (c).</p>	<p>Consistent – The activity will not affect sports fish habitats as there are no such locations within the application area. The proposal is not considered to have adverse effects on amenity values associated with recreational opportunities or aesthetic values. There are no water takes which would be will affected as a result of this activity.</p>
<p>Section 4 Land Management</p>	
<p>Obj 4.2.1 - To avoid remedy or mitigate adverse effects from land disturbance so that the region’s water and soil resources are sustainably managed.</p>	<p>Consistent - The proposed mining activity will be managed in accordance with this policy, by providing for</p>

Objective/Policy	Assessment
	the appropriate management of sediment and the rehabilitation of the land to pasture to enable the ongoing sustainable use of the land.
<p><i>Policy 4.3.1 - To manage the disturbance of land and vegetation in order to avoid remedy or mitigate any adverse effects on:</i></p> <ul style="list-style-type: none"> <i>(a) The stability of land (e.g. slumping, subsidence, or erosion), river banks, and riverbeds and coastal margins;</i> <i>(b) Water quality, including clarity, turbidity, and temperature changes, and in stream values;</i> <i>(c) Changes in water level including water table;</i> <i>(d) Public access to rivers, lakes, and their margins and the coast;</i> <i>(e) Natural character, and aquatic ecosystems;</i> <i>(f) Soil depth and soil fertility;</i> <i>(g) The integrity of property, structures, or effects upon the operation or maintenance of regionally significant infrastructure;</i> <i>(h) Cultural and recreational values; and</i> <i>(i) Significant indigenous vegetation and significant habitats of indigenous fauna.</i> 	<p>Consistent - Setbacks from the major waterbodies and the coastal marine area are proposed as well as managing water discharges to reduce sediment and other contaminant loading. Tailings will be dosed with lime at the mine void to ensure surface water quality guidelines for pH and various metals/metalloids can be met. No permanent change to the water table is anticipated as a result of this activity with monitoring proposed to ensure water levels are maintained. Topsoil will be stripped ahead of mining and transported to the rear of the void and spread across the land when it is rehabilitated. Reusing this topsoil avoids effects on soil depth and fertility. The Applicant will work with 42South to relocate the cell tower on site outside the mining disturbance area to ensure the ongoing provision of this important service. The activity will not be undertaken within areas of significant indigenous vegetation or significant habitats of indigenous fauna.</p>
<p><i>Policy 4.3.2 - To manage earthworks (for example, mining) to avoid effects on the environment where the activity may produce any of the following geochemical processes, above background levels:</i></p> <ul style="list-style-type: none"> <i>(a) Release of acid rock drainage;</i> <i>(b) Precipitation of iron oxides;</i> <i>(c) Release of heavy metals.</i> 	<p>Consistent – This policy seeks to avoid effects on the environment where a mining activity may result in the release of heavy metals and the precipitation of iron oxides. With the mobilisation of material, surface waters receiving modified groundwater could potentially fail to meet surface water quality guidelines for pH and various metals/metalloids. This will be</p>

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	<p>managed through the addition of lime to the tailings at the mine void. The Ecological Effects Assessment considers that with this mitigation the level of effect is very low making the proposal consistent with this policy.</p>
<p><i>Policy 4.3.9 - To promote land management being undertaken in accordance with industry best practice, so that leaching of faecal material and nutrients, and loss of sediment to water is avoided, remedied or mitigated.</i></p>	<p>Consistent - The proposal is considered consistent with this policy as the extraction and rehabilitation activities will be undertaken in accordance with industry best practice. Proposed riparian planting will result in less nutrient runoff from farming practices beyond the life of this project.</p>
<p><i>Policy 4.3.10 - To encourage the retention, maintenance, or planting of appropriate riparian vegetation.</i></p>	<p>Consistent - The proposal is considered to be consistent with this policy as buffer zones have been established from vegetation along the edge of the coastal marine edge, Granite Creek and Fagan Creek. New riparian planting will take place as are reconstructed. The new constructed wetland will also have riparian planting undertaken.</p>
<p>Section 6 Wetland Management</p>	
<p><i>Obj 6.2.1 - To recognise and provide for the protection of the natural character, indigenous biodiversity and other values of wetlands in the region.</i></p>	<p>Consistent – There is a mix of induced (29.03ha) and natural wetlands (6.73ha) located within the mining disturbance area. While the intent is to mine these areas, a new wetland area, greater than 50ha, will be constructed which will provide a greater extent of wetland, and of higher quality, than is currently present. The wetland will also assist in addressing the quantum of material removed from site. This new</p>

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	<p>wetland will support ecological values across the site. Additional riparian planting and the new wetland area will enhance natural character and promote connections to existing wetland areas adjacent to the application site beyond the life of the project.</p>
<p><i>Policy 6.3.5 - To recognise and provide for the protection of wetlands by promoting the maintenance and enhancement of the natural values of all wetlands in the region and by managing adverse effects of activities on the values present, including natural character, ecosystems (including ecosystem functions and habitats), aesthetic values or amenity values.</i></p>	<p>Consistent - The proposal is considered to be consistent with this policy as while wetland areas within the mining disturbance area will be mined a new wetland area, in excess of 50ha, will be created replacing the poorer quality area lost with a greater extent and enhanced ecological values. Appropriate erosion and sediment control is to be implemented which will ensure protection of waterbodies. Natural values are enhanced through the new wetland area and the additional riparian planting which will be undertaken throughout the course of mining and with ecosystem services enduring beyond the life of the project.</p>
<p><i>Policy 6.3.6 - The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:</i></p> <p>...</p> <p><i>(e) The West Coast Regional Council is satisfied that:</i></p> <p><i>(i) the activity is necessary for the purpose of the extraction of minerals and ancillary activities; and</i></p> <p><i>(ii) the extraction of the mineral will provide significant national or regional benefits; and</i></p> <p><i>(iii) there is a functional need for the activity to be done in that location; and</i></p> <p><i>(iv) the effects of the activity will be managed through applying the effects management hierarchy; or</i></p> <p>...</p>	<p>Note that latest version of Clause 3.22(1)(e) of the NPS-FM has yet to be included within the Regional Land and Water Plan which includes reference to ‘operational need’. This policy needs to be read in a manner consistent with 3.22(1)(e) and has been addressed fully earlier in this Assessment under the NPS-FM.</p> <p>Consistent - Policy 6.3.6 reflects the statutory framework of the National Environmental Standards for Freshwater 45D which requires certain adverse effects to</p>

Objective/Policy	Assessment
	<p>be avoided unless, relevantly, one of the exceptions detailed in (a) to (f) apply. As the activity meets (e): <i>the activity is necessary for the purpose of the extraction of minerals and ancillary activities; provide significant national or regional benefits; have a functional need to be done in that location</i>; the adverse effects in question can be managed by the effects management hierarchy detailed at (e)(iv).</p> <p>The mineral extraction proposed will provide significant regional benefits which will also provide a national benefit with its GDP contribution.</p> <p>There is a functional need for the activity to be located in the proposed area, as mineral extraction activities must occur where the mineral resource is physically located and cannot reasonably be undertaken elsewhere. There is no ability for the dredge to manoeuvre around these features. Accordingly, there are no practicable alternative locations for the activity. The existing use of the site as highly modified farmland further assists in reducing potential adverse effects associated with the proposal.</p> <p>There is a mix of induced (29.03ha) and natural wetlands (6.73ha) located within the mining disturbance area. While the intent is to mine these areas, a new wetland area in excess of 50ha will be constructed to provide a greater extent of wetland than is currently present as well as to address the material removed from site. This new wetland will provide for</p>

Objective/Policy	Assessment
	greater ecological values across the site. This activity is considered consistent with this policy.
Section 7 Surface Water Quantity	
<p><i>Obj 7.2.1 - To retain flows and water levels in water bodies sufficient to maintain their in stream values, natural character, and life supporting capacity.</i></p>	<p>Consistent - The proposal is considered to be consistent with this objective. The take of water from Canoe Creek as well as from groundwater in the mining void will not adversely affect instream values, natural character or the life supporting capacity of waterbodies within the application area. Monitoring of Canoe Creek, along with other waterbodies across the application area, will be undertaken throughout the life of the activity.</p>
<p><i>Obj 7.2.3 - To promote the efficient use of water.</i></p>	<p>Consistent – Water will be recirculated and recycled as a part of this proposal, reducing the need to take more water than is required.</p>
<p><i>Policy 7.3.1 - Takes from rivers where the total volume of water allocated is less than 20% of the river’s mean annual low flow will require no minimum flow.</i></p>	<p>Consistent - The proposed abstraction associated with this application, will not see a decrease in MALF by more than 10% therefore no minimum flows are required to be maintained. The water take associated with this activity will not operate concurrently with the existing consented water take on Canoe Creek.</p>
<p><i>Policy 7.3.8A – The loss of river extent and values is avoided, unless the West Coast Regional Council is satisfied that:</i></p> <ul style="list-style-type: none"> <i>(a) there is a functional need for the activity in that location; and</i> <i>(b) the effects of the activity are managed by applying the effects management hierarchy.</i> 	<p>Consistent – There will be no loss of extent or values of creeks to be diverted across the site. These waterbodies will be transformed during the progressive rehabilitation from straight and rectified creeks to new meandering pathways reflecting a more natural environment and providing a much-enhanced habitat for indigenous freshwater species beyond the life of the</p>

Objective/Policy	Assessment
	project. There is a functional requirement for this activity to take place in this location due to the presence of the mineral resource. The effects of the activity will be managed through the effects management hierarchy.
<p><i>Policy 7.3.14 – When considering diversions associated with disturbance of riverbeds, priority will be given to avoiding, in preference to remedying or mitigating, adverse effects on surface flows.</i></p>	<p>Consistent – Diversions across the mining disturbance area will be undertaken in a manner to avoid adverse effects on surface flows in accordance with the Rehabilitation Management Plan. Where adverse effects cannot be avoided, they will be remedied or minimised.</p>
<p>Section 8 Surface Water Quality</p>	
<p><i>Obj 8.2.1 - To maintain or enhance the quality of the West Coast’s water.</i></p>	<p>Consistent - The proposal is considered to be consistent with this objective as the water quality in the receiving environment will be maintained through erosion and sediment control techniques and other management practices.</p>
<p><i>Policy 8.3.5 - When considering applications for resource consents to discharge contaminants to water to have regard to:</i></p> <ul style="list-style-type: none"> <i>(a) The nature of the discharge and the sensitivity of the receiving environment to adverse effects;</i> <i>(b) The financial implications, and the effects on the environment of the proposed method of discharge when compared with other options;</i> <i>(c) The current environmental mitigation technology and the likelihood that the proposed method can be successfully applied;</i> <i>(d) The cumulative effects of discharges of contaminants and the assimilative capacity of the water body and actual or potential effects in the coastal marine area; and</i> <i>(e) Any relevant industry codes of practice or guidelines relating to the management of potential discharges.</i> 	<p>Consistent - The proposal is considered to be consistent with this objective as the best practicable option has been adopted for site water management. This includes how water is discharged back to the mining void and the dosing of water with lime, as well as water recycling through the Mine Water Facility. Automated continuous turbidity monitoring of waterways flowing into the sea will be undertaken to ensure that the discharges involved with the activity do not have an effect on the wider receiving environment.</p>

Objective/Policy	Assessment
<p><i>Policy 8.3.6 - Mixing zones will be required for the discharge of contaminants to water. These will be limited to the extent necessary to take account of:</i></p> <p><i>(a) Water quality classes;</i></p> <p><i>(b) The size and sensitivity of the receiving environment;</i></p> <p><i>(c) The matters identified in Policy 3.3.1;</i></p> <p><i>(d) The physical processes acting on the area of discharge; and</i></p> <p><i>(e) The particular discharge, including contaminant type, concentration, and volume.</i></p>	<p>Consistent – All discharges associated with the activity will occur within the mining void. The primary contaminant of concern is sediment, which will be effectively managed through established sediment control measures, good land management practices, and appropriate mining methodologies. Water returned to the mining void will also be treated with lime, where required, to neutralise any iron oxyhydroxides mobilised during the mining process.</p>
<p>Section 10 Groundwater</p>	
<p><i>Obj 10.2.1 - To sustain existing uses of the West Coast’s groundwater, by protecting water quantity and quality and avoiding depleting surface water flows.</i></p>	<p>Consistent - The Hydrological Assessment (included as Appendix L3) has assessed the actual and potential effects associated with the proposed water abstraction activities for surface water and ground water.</p> <p>The hydrological impact of the mining operation will be both minor and short term in duration. The proposed rate of take will not adversely affect Canoe Creek.</p>
<p><i>Obj 10.2.2 - To minimise conflict between competing uses of groundwater.</i></p>	
<p><i>Obj 10.2.3 - To avoid, remedy or mitigate adverse effects on surface water bodies associated with groundwater takes.</i></p>	
<p><i>Policy 10.3.1 - In managing any activity involving the taking of groundwater to ensure that adverse effects are avoided, remedied, or mitigated.</i></p>	<p>Consistent - The information contained within the Hydrological Assessment demonstrates that this policy can be achieved through the course of the proposed activity.</p>
<p><i>Policy 10.3.2 - In managing the taking of water from any groundwater aquifer, priority will be given to the avoidance of:</i></p> <p><i>(a) The total take from all bores exceeding the annual renewable yield of the aquifer; and</i></p> <p><i>(b) Depletion of any surface water resource.</i></p>	<p>Consistent – The proposal sets out water management measures to ensure that surface water is not depleted by the mining activity. There are no bores in the vicinity of the proposal.</p>
<p><i>Policy 10.3.3 - In managing the taking of groundwater:</i></p>	<p>N/A – There are no competing groundwater takes.</p>

Objective/Policy	Assessment
<p>(a) To have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained; and</p> <p>(b) To give priority to avoiding adverse effects on community water takes listed in 7B.</p>	
<p>Policy 10.3.5 - To manage the taking of water from any bore such that groundwater contamination by sea water intrusion is avoided.</p>	<p>Consistent - The Hydrological Assessment confirms that there is a very low risk of saline intrusion.</p>
<p>Section 13 Liquid Contaminants</p>	
<p>Obj 13.2.1 - To ensure that the adverse effects from the discharge of liquid contaminants into or onto land, on water and soil quality, social, cultural, and amenity values, and human health are avoided, remedied, or mitigated.</p>	<p>Consistent – The contaminant in this situation is sediment laden water which can contain mobilised iron oxyhydroxides. This water is discharged to the rear of the mining void. Water management measures will be put in place to ensure that the adverse effects of the activity are avoided, remedied or minimised.</p>
<p>Policy 13.3.1 - To ensure that the discharge of liquid contaminants into or onto land is of a nature or at a rate that does not exceed the ability of the land to assimilate the contaminant, and does not result in soil contamination.</p>	
<p>Section 16 Sites Associated with Hazardous Substances and contaminated Land</p>	
<p>Objective 16.2.1 - To avoid, remedy, or mitigate risks to the environment presented by discharges from contaminated land, including risks to human health, social, cultural, and amenity values, and soil and water quality.</p>	<p>N/A – There are no HAIL sites within the application area.</p>
<p>Policy 16.3.1 - To locate and maintain information on sites fitting the HAIL criteria in the West Coast region.</p>	
<p>Policy 16.3.2 - To contain and remediate, or appropriately manage, contaminated land that is causing significant adverse effects on the environment.</p>	

West Coast Regional Air Quality Plan

Objective/Policy	Assessment
Chapter 7 – Dust	
<i>Obj 7.3.1 The protection of human health, property, structures and ecosystems from the adverse effects of discharges of dust to air.</i>	Consistent – This objective is focused on the protection of human health, property, structures and ecosystems from the adverse effects of the discharges of dust to air. It is considered that this application is consistent with this policy, because the Dust Management Plan will ensure that human health, ecosystems, property and structures are protected from adverse dust effects.
<i>Policy 7.4.1 Adverse effects of the deposition of dust will be avoided, remedied, or mitigated by ensuring that any discharge of dust does not occur at a volume, rate or in a manner that could cause an offensive or objectionable effect, including the significant restriction of visibility or the soiling of property.</i>	Consistent - Dust management has been considered and addressed in the Dust Management Plan These measures will avoid, remedy or mitigate the effects of dust to a point where it is consistent with this policy.
<i>Policy 7.4.2 Adverse effects of suspended dust will be avoided, remedied, or mitigated by ensuring that any discharge of dust does not occur at a volume, rate or in a manner that could cause an offensive or objectionable effect, including the impairment of human health.</i>	

Grey District Plan 2005

Objective/Policy	Assessment
Section 4 - Landscape	
<i>Obj 4.3.1 - The protection of outstanding natural features and landscapes in the Grey District from inappropriate subdivision, use and development.</i>	Consistent – The site is not considered to be an outstanding natural feature as it has been dredged and is now developed farmland.
<i>Policy 4.4.1 - To recognise areas of outstanding natural features and landscapes in accordance with the criteria listed below:</i>	

Objective/Policy	Assessment
<p>a) <i>Naturalness (Intactness)</i>- The landscape is natural, open and spacious and is largely unmodified by human activity or development (relative to other landscapes).</p> <p>b) <i>Coherence</i> - The area is complete and in intact as an integrated unit thereby producing a high visual coherence or pleasantness.</p> <p>c) <i>Distinctiveness</i> - The area has one or more of the following</p> <ul style="list-style-type: none"> i) outstanding size, shape, diversity or pattern of natural features or landforms ii) outstanding area of predominantly indigenous vegetation iii) outstanding or popular accessible viewpoints/key views <p>d) <i>Sensitivity</i> - the area is high in visual sensitivity to change</p> <p>e) <i>Visibleness</i> - The area is visible from public places such as roads, tourist routes etc.</p> <p>f) <i>Scientific, Historic or Cultural value</i> - The area is of significant scientific (e.g. geopreservation site), historic or cultural value.</p>	
Section 5 Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna	
<p><i>Obj 5.3.1 - The protection and where possible enhancement of areas of significant indigenous vegetation and habitats of indigenous fauna.</i></p>	<p>Consistent – The proposal does not seek to remove any significant indigenous vegetation. While there is a Significant Natural Area (PUN049) identified adjacent to the application area the proposal will have no adverse effects on it due to its position on a higher terrace to the east.</p>
<p><i>Policy 5.4.1 - To identify areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	<p>Consistent - These policies set out the manner in which significant indigenous vegetation and significant habitats of indigenous fauna are identified and assessed. The mining disturbance area is not considered to have areas of this nature present.</p> <p>Removal of any indigenous vegetation is limited to the mining disturbance area and can be found around the</p>
<p><i>Policy 5.4.2 - To recognise such areas in accordance with the following criteria:</i></p> <p><i>Representativeness</i> – a measure of the current extent of a vegetation type/ ecosystem compared to its extent at some fixed point in history.</p> <p><i>Rarity/ Distinctiveness</i> – a measure of the presence pf rare species (using appropriate threatened species classifications) or of a distinctive species feature (e.g. a species at a distributional level).</p>	

Objective/Policy	Assessment
<p><i>Ecological Context – a measure of the ecological role played by an area in the health of the wider ecosystems in its environment.</i></p> <p><i>Sustainability – a measure of the ability of the identified areas to remain viable or their potential to become viable in the long term.</i></p> <p><i>(Refer to the report “West Coast SNA Project: SNA Assessment and Protection”, August 2001 for a more detailed explanation.)</i></p>	<p>creeks, drains and old dredge ponds. This has regenerated since dredging activities took place in the 1940’s. Removal of such vegetation will take place progressively as mining moves across the site. Direct vegetation transfer will be employed moving existing vegetation to assist in the rehabilitation of previously mined areas.</p> <p>Given the identified proposed SNA lies outside of the application area, and other vegetation on site does not meet the criteria, the activity is not expected to result in any adverse effects on these matters.</p>
<p><i>Policy 5.4.3 - To avoid, remedy or mitigate adverse effects on the ecological integrity, functioning and habitat values and natural character of areas of significant indigenous vegetation and habitats of indigenous fauna.</i></p>	
<p><i>Policy 5.4.4 - To reduce the effect that pests, including the introduction of new pests, can have on significant areas of indigenous vegetation and habitats of fauna.</i></p>	
<p>Section 6 Waterways and Margins</p>	
<p><i>Obj 6.3.1 - To avoid, remedy or mitigate adverse effects arising from conflicting activities on the surface of waters.</i></p>	<p>Consistent – Canoe Creek, Granite Creek and Fagan Creek each have sufficient buffers proposed to avoid adverse effects from the activity on the waterway. Five creeks within the mining disturbance area will be mined however the planned rehabilitation will result in no loss of extent or value as these are transformed from straight and rectified creeks to new meandering pathways reflecting a more natural environment and providing a much-enhanced habitat for indigenous freshwater species beyond the life of the project. In addition to this, a new wetland area in excess of 50ha will be created to replace the existing fragmented wetland areas with a greater extent and enhanced ecological values which will endure beyond the life of the project.</p>

Objective/Policy	Assessment
<p><i>Obj 6.3.2 - Preservation of the natural character of lakes, rivers and wetlands and their margins from inappropriate use, development and subdivision.</i></p>	<p>Consistent – There is currently little natural character present across the site due to the high levels of modification having been undertaken through first dredging and now intensive farming practices. Creeks and drains have been significantly modified and rectified resulting in straight channels with right angle corners. The progressive rehabilitation planned for the site will result in enhancing the natural character of the site. Creeks will be reconstructed to have meandering pathways and be planted with riparian vegetation. Existing unconnected wetlands will be replaced with a new wetland in excess of 50ha that will be formed to be sustainable and provide life supporting ecosystem services for the wider area. Given the current land form is used for intensive farming, mining the area and undertaking rehabilitation to improve ecological outcomes beyond the life of the project is considered an appropriate use of the land making it consistent with this objective.</p>
<p><i>Policy 6.4.3 - The adverse effects of activities on natural character of margins should be avoided, remedied or mitigated in terms of:</i></p> <ul style="list-style-type: none"> <i>a) recreation values</i> <i>b) conservation values</i> <i>c) continued public access</i> <i>d) retention of indigenous vegetation and habitats</i> <i>e) water quality</i> <i>f) heritage sites</i> <i>g) cultural and spiritual values</i> 	<p>Consistent – The margins of the five creeks (Northern, Central, Clarke, Wasabi and Southern) and 6.7ha of natural wetlands located in the mining disturbance area will be mined. However, the activity has been designed to protect water quality, reuse indigenous vegetation in the proposed rehabilitation, will not impact recreation or conservation values, will not restrict public access and has processes in place to manage effects on heritage. Due to the modification of</p>

Objective/Policy	Assessment
	<p>the site, the limited natural character present and the proposed rehabilitation on site, it is considered that the effects on any natural character remaining is appropriately minimised.</p>
<p>Section 7 The Coastal Environment</p>	
<p><i>Obj 7.3.1 - To preserve the natural character of the coastal environment and the protection of it from inappropriate subdivision, use or development.</i></p>	<p>Consistent – The proposal will take place in an already heavily modified area of the coastal environment as farming has been carried out on the site for many years following extensive dredging. Mining is not considered an inappropriate land use in this location. Due to past and current human activity there is little natural character existing across the site. Progressive rehabilitation planned will recreate this natural character through new meandering and planted creeks and the newly constructed wetland area. The Landscape Assessment undertaken as a part of this proposal confirms that the effects of the activity will result in less than minor effects during mining and a minor positive long term effect post mining.</p>
<p><i>Policy 7.4.1 - Development, use or subdivision affecting the natural character of the coastal environment shall have particular regard to the following:</i></p> <ul style="list-style-type: none"> <i>a) The extent of existing and likely potential modification as a result of human presence in the area, such as port development and operation.</i> <i>b) The presence of significant indigenous vegetation or natural habitats.</i> <i>c) The life supporting capacity of ecosystems.</i> <i>d) The presence of distinctive landscapes, seascapes and landforms.</i> <i>e) The presence of special spiritual, heritage, cultural values including those of significance to Maori.</i> 	<p>Consistent – The proposal will be undertaken on land that has been previously dredged and now developed for farming. There is a small amount of indigenous vegetation and while it is not considered significant it could provide habitat for some species.</p> <p>There is not considered to be any distinctive landscapes, seascape or landforms within the application area and there are no known sites of significance to Māori.</p>

Objective/Policy	Assessment
<p>f) <i>The maintenance and enhancement of high water quality.</i></p> <p>g) <i>Coastal natural hazard areas.</i></p>	<p>Provisions to manage areas of historic heritage will be in place for the disturbance of land as well as an accidental discovery protocol.</p> <p>Assessments have confirmed that the proposal will not degrade waterbodies.</p> <p>Although the proposal is within the Coastal Inundation 1 and 2 Hazard Overlays in the TTPP, the proposal will not increase coastal hazards or be affected by these as the proposal is set back 50m from Mean High Water Springs.</p>
<p><i>Policy 7.4.2 - Any development within the coastal area should take place in modified areas such as existing settlements in preference to unmodified areas.</i></p>	<p>Consistent – The proposal will be undertaken in an area of the coast that is already heavily modified and developed due to pastoral farming and past dredging.</p>
<p><i>Policy 7.4.3 - Development in unmodified areas should only take place where the setting is integral to the development proposal and adverse effects on those items identified in Policy 1 can be avoided, remedied or mitigated.</i></p>	<p>N/A</p>
<p><i>Policy 7.4.4 - Improvement and enhancement of public access by taking of, where appropriate, esplanade reserves on coastal subdivision.</i></p>	<p>N/A</p>
<p>Section 9 Natural Hazards</p>	
<p><i>Obj 9.3.1 - The adverse effects of natural hazards on people, property and the environment are avoided, or mitigated.</i></p>	<p>Consistent – A setback of 50m from the Mean High Water Springs has been proposed. The setback will be reset prior to mining commencing in each section to take account of any shoreline recession. This ensures that the activity remains outside of any potential</p>
<p><i>Policy 9.4.1 - To adopt an integrated approach to minimising the potential adverse effects of natural hazards on the community.</i></p>	
<p><i>Policy 9.4.2 - To gather and make available information regarding natural hazards to assist resource management decisions.</i></p>	

Objective/Policy	Assessment
<i>Policy 9.4.3 - Development should not occur in areas that are prone to natural hazards, unless the applicant has shown adequate avoidance or mitigation of natural hazards.</i>	coastal hazard risk. The activity is temporary in nature and is relatively short term.
<i>Policy 9.4.4 - An assessment by an appropriately qualified person will be required, where appropriate, for resource consent applications.</i>	
Section 10 Tangata Whenua	
<i>Obj 10.3.1 - To recognise and provide for the identification and management of those natural and physical resources which are considered important to Tangata Whenua, including Statutory Acknowledgement Areas and nohoanga sites.</i>	Consistent - The principles of the Treaty of Waitangi have been given effect to through the development of the statutory planning documents and the inclusion of specific chapters and provisions relating to culturally and spiritually significant sites. Ngāti Waewae have been involved through the development of this application.
<i>Obj 10.3.2 - To recognise and provide for Tangata Whenua access to their traditional food gathering sites and the adequate protection of these from any use or development that may threaten such resources.</i>	
<i>Obj 10.3.3 - To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District.</i>	
<i>Obj 10.3.4 - To encourage Tangata Whenua to participate in the development and implementation of resource management decisions in the District.</i>	
<i>Policy 10.4.1 - Natural and physical resources that are important to Tangata Whenua including Statutory Acknowledgement Areas and nohoanga sites, will be identified and managed to avoid, remedy or mitigate adverse effects that could affect such resources.</i>	
<i>Policy 10.4.2 - Where land use activities have the potential to adversely affect the natural environment, Council will look to ensure the restoration and retention of the natural environment as a condition of Council consent.</i>	
<i>Policy 10.4.3 - The protection of Maori food-gathering sites (mahinga kai) and access to such sites, will be a consideration in the resource consent process.</i>	
<i>Policy 10.4.4 - Council will endeavour to provide for the protection of all culturally significant sites.</i>	

Objective/Policy	Assessment
<i>Policy 10.4.5 - An on-going and active relationship between Tangata Whenua and Council will be sought to further Iwi input into resource management decisions.</i>	
Section 11 Hazardous Substances	
<i>Obj 11.3.1 - To prevent or mitigate the actual and potential effects arising from the storage, use, disposal and transportation of hazardous substances.</i>	Consistent – There is no fixed fuel storage proposed within the mining disturbance area. Refuelling will be undertaken via mobile fuel tanker as operations move across the site. Fuel spill kits will be kept on site with refuelling to be undertaken outside of and away from waterbodies.
<i>Policy 11.4.1 - Hazardous substances should be securely contained during their use, storage and transport so as to prevent escape.</i>	
<i>Policy 11.4.2 - Hazardous substances should be disposed of in an environmentally acceptable manner.</i>	
Section 19 Rural Environment	
<i>Obj 19.3.1 – The management of resources in the rural environment in a manner that enables people and communities to carry out a variety of activities while ensuring that the resource base is sustainable for future generations and maintaining the life supporting capacity and healthy functioning of ecosystems.</i>	Consistent – This objective seeks the management of resources in the rural environment to be undertaken in a manner that enables people and communities to carry out a variety of activities, while ensuring that the resource base is sustainable for future generations and maintains the life supporting capacity and healthy functioning eco-systems. It is considered that the proposed activity is a sustainable use of the application site, farming activities can continue at the same time and after mining has been completed.
<i>Obj 19.3.2 - The retention of the character of the rural environment in which existing amenities include its openness and spaciousness, natural features and presence of indigenous vegetation.</i>	Consistent – The site of the proposed activity is an already modified area of land which is used for farming and has been extensively dredged in the past. The openness and spaciousness at the site will not change as a result of this activity. There are no natural features at the site which will be affected by this application and

Objective/Policy	Assessment
	there will be no significant indigenous vegetation clearance.
<i>Policy 19.4.1 - Activities should not significantly reduce the long-term potential or availability of the natural and physical resource.</i>	Consistent – The proposed activity is of short duration within any particular area with the mining alone taking approximately 14 years. The mining methodology, land and water management and mitigation measures proposed will ensure the effects of the activity are no more than minor and the natural and physical resources associated with the activity are not adversely affected over the long term.
<i>Policy 19.4.2 - New activities should not adversely impact on the operation of established activities provided that any effect generated by the established activity does not give rise to a nuisance that would not normally be expected in a rural working environment.</i>	Consistent – It is not considered that the proposed activity will adversely impact on the operation of already established activities in the surrounding area.
<i>Policy 19.4.3 - A wide range of activities are carried out in a manner that avoids, remedies or mitigates adverse effects, including those referred to in Policies 4 - 5.</i>	Consistent - The effects of the proposed activity have been demonstrated to be able to be effectively avoided, remedied or minimised through mining methodology, operational management or mitigation measures.
<i>Policy 19.4.4 - Patterns of subdivision and development should ensure that the openness of the rural environment is retained. The bulk and location of structures should not affect the character of the rural area or affect the amenities of adjoining properties.</i>	Consistent – There are no buildings proposed as part of this application. Any structures to be constructed will be replacement farm bridges which are anticipated within this environment.
<i>Policy 19.4.5 - Activities should not adversely affect the amenities of the rural area or adjoining properties in terms of such matters as effluent disposal, noise, traffic generation, air emissions, odour, shading and visual impact.</i>	Inconsistent - The two relevant matters for this application are noise and visual impact. Noise and visual impact matters have been addressed in the supporting technical reports. Noise emissions from the proposed activity can be managed or minimised to

Objective/Policy	Assessment
	<p>comply with the applicable noise levels of the area. Visual effects differ being greater when mining is closest and decrease when the activity is further away resulting in a having no effect to very low (less than minor) through to moderate to high (more than minor) adverse effects at the most affected locations. Measures including bunding and planting help to mitigate these effects.</p>

Decisions Version of the Te Tai o Poutini Plan –

Objectives and Policies under appeal are noted with an * e.g. MIN-01*

Objective/Policy	Assessment
Strategic Direction	
Minerals Extraction	
<p><i>MIN - 01* The use and development of Te Tai o Poutini/the West Coast's mineral resources while managing adverse effects on the environment.</i></p>	<p>Consistent – The proposal enables the use and development of mineral resources on Te Tai o Poutini/the West Coast through a well-defined and efficient mining operation. Adverse environmental effects are managed through limited mining footprints informed by extensive drilling, management controls and progressive rehabilitation to return the site in an</p>

Objective/Policy	Assessment
	enhanced form both for ecological outcomes and farming productivity.
<p><i>MIN – P2* Recognise that mineral resources are widespread but fixed in location throughout Te Tai o Poutini/the West Coast and that extraction of them in a range of locations outside specified zones may be appropriate and provide economic and social benefits to the region and nationally, provided adverse effects can be appropriately managed.</i></p>	<p>Consistent – A drilling campaign has identified the location of the resource for extraction. While the application area is zoned General Rural any adverse effects can be managed on the values of the area making the Barrytown Minerals Project an appropriate activity at this location.</p>
<p><i>MIN – P3* Ensure that new subdivision, use and development does not compromise existing lawfully established mineral extraction activities, including through reverse sensitivity effects, such as dust, noise and traffic generation.</i></p>	<p>N/A</p>
<p><i>MIN – P4* Support Poutini Ngāi Tahu to manage their pounamu and aotea stone resources through the use of Pounamu and Aotea Management Area Overlays.</i></p>	<p>N/A – The Aotea and Pounamu Overlays do not apply to this site.</p>
<p><i>MIN – P5* Avoid, remedy or mitigate the adverse effects of mineral extraction activities on Te Tai o Poutini/the West Coast’s environment.</i></p>	<p>Consistent – The proposal will have sufficient measures in place to ensure that adverse effects are avoided, remedied, or minimised on any significant natural and cultural features, sites and heritage, and amenity values within and around the application area.</p>
<p>Natural Environment</p>	
<p><i>NENV- O1* Recognise, protect and where necessary restore the natural character, outstanding landscapes and features, significant ecosystems and indigenous biodiversity that contribute to Te Tai o Poutini/the West Coast's character and identity.</i></p>	<p>Consistent – The Landscape and Ecological assessments identify natural character, landscapes, ecosystems and indigenous biodiversity and propose various mitigation measures to protect these features on and around the site.</p>

Objective/Policy	Assessment
<p><i>NENV- O2* The rights, interests, values and connections of Poutini Ngai Tahu to the natural environment are protected and provided for and the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.</i></p>	<p>Consistent – Although the proposed site is an area of already highly modified land Te Rūnanga o Ngāti Waewae have been consulted as a part of this activity to ensure that the natural environment and its features surrounding the proposal are protected from this activity.</p>
<p><i>NENV – P1* Within significant and/or outstanding natural environment areas and features:</i></p> <ul style="list-style-type: none"> <i>a. Identify areas which must be protected from inappropriate subdivision use and development, and</i> <i>b. Identify areas where subdivision, use and development can be sustainably managed, using, where appropriate, the effects management hierarchy, to enable community, economic, cultural and social wellbeing.</i> 	<p>N/A – The activity does not take place within significant and/or outstanding natural environment areas and features.</p>
<p><i>NENV – P2* In relation to the natural environment recognise:</i></p> <ul style="list-style-type: none"> <i>a. The substantial contribution to the protection of natural environment values that is made by the existence of public conservation land;</i> <i>b. The functional or operational need for regionally significant infrastructure to sometimes be located in significant and/or outstanding natural environment areas and features;</i> <i>c. The need to support the ethic of stewardship on private and public lands;</i> <i>d. There are lawfully established activities located in significant natural environment areas; and</i> <i>e. The need for weed and pest control to protect, maintain and enhance natural environment values.</i> 	<p>Consistent – The activity does not take place within public conservation land, or significant and/or outstanding natural environment area. There is a functional need to undertake the activity here due to the location of the placer deposits although it is noted that this site does not have significant or outstanding natural features. There is a strong ethos of stewardship inherent in the proposal in the intent to create a final landform that will enhance environmental outcomes across the application site through the construction of a wetland in excess of 50ha, construction of meandering creeks and riparian planting.</p>

Appendix O - Planning Assessment

Objective/Policy	Assessment
Poutini Ngāi Tahu	
Poutini Ngāi Tahu Strategic Objectives	
<i>POU - O1 To enable the occupation, development and use of Poutini Ngāi Tahu land in accordance with tikanga and for the benefit of Poutini Ngāi Tahu.</i>	N/A – The proposal is not located on any Poutini Ngāi Tahu land
<p><i>POU – O 2 To include Te Tai Poutini wide provisions to support Poutini Ngāi Tahu exercise of cultural rights and interests including:</i></p> <ul style="list-style-type: none"> <i>a. Establishment of papakāinga;</i> <i>b. Access to mahinga kai and cultural materials;</i> <i>c. Management of Pounamu and Aotea stone; and</i> <i>d. Management of taonga and wāhi tapu.</i> 	N/A – The site is not located with the Pounamu Management or Aotea Stone Overlay in the Plan.
<i>POU - O3 To support Poutini Ngāi Tahu to identify cultural landscapes and sites and areas of significance and provide for their management in ways that preserve the cultural relationships Poutini Ngāi Tahu have with these landscapes, sites and areas.</i>	N/A
<i>POU - O4 To support Poutini Ngāi Tahu in their exercise of kaitiakitanga and recognise their special relationship with te taiao, Poutini Ngāi Tahu taonga and wāhi tapu through resource management process and decisions.</i>	Consistent – It is recognised that Poutini Ngāi Tahu have a special relationship with the land including the coastal environment and waterways. Poutini Ngāi Tahu, and in this case Te Rūnanga o Ngāti Waewae, have been consulted throughout the application process.
Poutini Ngāi Tahu Strategic Policies	
<i>POU - P1 Support the use of Joint Management Agreements and s33 Transfer of Powers for resource management functions on Poutini Ngāi Tahu Land.</i>	N/A
<i>POU - P2 Enable rangatiratanga and kaitiakitanga in accordance with tikanga on Poutini Ngāi Tahu land through the development and use of Iwi/Papatipu Rūnanga Management Plans.</i>	N/A

Appendix O - Planning Assessment

Objective/Policy	Assessment
<i>POU - P3* Support the identification of Poutini Ngāi Tahu Cultural Landscapes and provide for their protection through the use of overlays and Plan provisions.</i>	N/A
<i>POU - P4 Provide for papakāinga, marae and Māori purpose activities to be established on Poutini Ngāi Tahu land and throughout the West Coast/Te Tai o Poutini.</i>	N/A
<i>POU - P5* Poutini Ngāi Tahu should be able to freely access mahinga kai sites and cultural materials in accordance with tikanga and to support community wellbeing.</i>	Consistent – The proposal does not affect any access to mahinga kai sites or cultural materials.
<i>POU - P6 Support the implementation of the Pounamu Vesting Act and the management of Aotea Stone and Pounamu by Poutini Ngāi Tahu through the use of overlays and Plan provisions.</i>	N/A – Pounamu will be returned to the mine pit with other oversize material and the pounamu resource will not be affected by this proposal.
<i>POU - P7 Provide for active participation by Poutini Ngāi Tahu in the sustainable management of Te Tai o Poutini/West Coast resources.</i>	Consistent – The applicant has engaged with Poutini Ngāi Tahu throughout the application process.
<i>POU - P8 Recognise the role of Poutini Ngāi Tahu as kaitiaki and provide for them to exercise kaitiakitanga through the resource management process.</i>	Consistent – Poutini Ngāi Tahu have been included throughout the application process.
<i>POU - P9 Recognise Poutini Ngāi Tahu as specialists in tikanga and as being best placed to convey their relationship with their ancestral lands, water, sites, wāhi tapu and other taonga.</i>	Consistent – Engagement with Poutini Ngāi Tahu has involved seeking feedback on any cultural effects.
<i>POU - P10 Protect Poutini Ngāi Tahu taonga and cultural sites, including sites and areas of significance to Māori identified in Schedule Three while ensuring Poutini Ngāi Tahu’s key role in decision making around their management.</i>	Consistent – There are no identified cultural sites in the Proposed Plan on this application site. An accidental discovery protocol has been proposed in the consent conditions to ensure any unknown archaeological sites will be protected if discovered during operations. An Authority is also being sought as part of this Application.

Objective/Policy	Assessment
Natural Hazards - Ngā Mōreareatanga Aotūroa	
Natural Hazards Objectives	
<p><i>NH – O1* Adopt a risk-based approach to natural hazard management where:</i></p> <ol style="list-style-type: none"> <i>1. Subdivision, use and development within Severe Natural Hazard Overlays reduces or does not increase the existing risk from natural hazards to people, buildings, and regionally significant infrastructure.</i> <i>2. Subdivision, use and development within all other Natural Hazard Overlays manages and does not increase the risk from natural hazards to people, buildings, and regionally significant infrastructure.</i> 	<p>Consistent – A setback from the Mean High Water Springs and short duration of the activity avoids any potential impact of natural hazards on the activity. The setback will be applied as mining commences in each Section to take into account any shoreline recession. The western portion of the mining disturbance area will be rehabilitated to approximately the same ground level as existed prior to mining. The activity will not increase the existing risk from natural hazards to people.</p>
<p><i>NH - O4* To recognise and provide for the impacts of climate change, and its influence on the frequency and severity of natural hazards.</i></p>	<p>Consistent – No disturbance of dune or wetland areas are proposed. The activity will not exacerbate the effects of climate change or influence the severity of natural hazards.</p>
<p><i>NH – O5* Measures taken to mitigate natural hazards do not increase the risks to people, buildings and regionally significant infrastructure.</i></p>	<p>Consistent – There are no measures proposed to mitigate natural hazards that would have any effect on adjacent land.</p>
Natural Hazards Policies	
<p><i>NH - P2* Where a natural hazard has been identified and the natural hazard risk to people and communities is uncertain apply a precautionary approach to allowing subdivision, use and development of the area.</i></p>	<p>N/A – In the context of the proposed mining activity, and the timescale within which this activity will occur, there is no significant natural hazard risk, and a precautionary approach need not be applied.</p>

Objective/Policy	Assessment
<p><i>NH - P3* When managing natural hazards:</i></p> <ul style="list-style-type: none"> <i>a. Promote the use of green infrastructure and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and</i> <i>b. Avoid increasing risk to people, property and the environment; while</i> <i>c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting existing communities and regionally significant infrastructure; and</i> <i>d. Enabling natural hazard mitigation works where these works are being undertaken by a Statutory Agency or their nominated contractor acting on their behalf and these will decrease the existing risk to people’s lives and wellbeing, buildings and regionally significant infrastructure.</i> 	<p>Consistent – There will be no increase in risk to people or buildings as a result of this proposal. No hard engineering solutions are required or proposed.</p>
<p><i>NH - P4 Natural hazard assessment for subdivision, use and development, (including for managed retreat) will consider the impacts of climate change. In particular the following matters will be considered:</i></p> <ul style="list-style-type: none"> <i>a. Change in sea level over the next 100 years;</i> <i>b. Increased inundation of low lying areas;</i> <i>c. Changes in rainfall patterns; and</i> <i>d. Increase in cyclonic storms; and</i> <i>e. Changes in the magnitude, frequency and duration of severe weather events.</i> 	<p>Consistent – The western portion of the mining disturbance area will be rehabilitated to approximately the same ground level as existed prior to mining. This will avoid any increased inundation of this land in the future as a result of climate change or coastal processes. The Coastal Hazard Assessment confirms that the activity will not affect natural beach processes and that the site will be returned to its present day condition before natural erosion processes would reach the proposed mining disturbance area.</p>
<p><i>NH – P9* When assessing the actual and potential effects of subdivision, use and development in the Natural Hazard Overlays consider:</i></p> <ul style="list-style-type: none"> <i>a. The level of risk posed by natural hazards to people, buildings and regionally significant infrastructure;</i> <i>b. Existing and proposed technological and engineering mitigation measures and other non-engineered options;</i> <i>c. The location and design of proposed sites, buildings, vehicle access, earthworks and on-site infrastructure in relation to the natural hazard risk;</i> 	<p>Consistent – The activity is temporary in nature and will not contribute to, or be affected by, coastal hazard processes. The Coastal Hazard Assessment confirms that the activity will not affect natural beach processes and that the site will be returned to its present day condition before natural erosion processes would reach the proposed mining disturbance area. There is a</p>

Objective/Policy	Assessment
<ul style="list-style-type: none"> d. <i>The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</i> e. <i>The timing, location, scale and nature of any earthworks in relation to the natural hazard;</i> f. <i>The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site;</i> g. <i>The functional need or operational need to locate in these areas; and</i> h. <i>Any adverse effects on the environment of any proposed mitigation measures.</i> 	<p>functional need to undertake the activity here due to the location of the placer deposits across this site.</p>
<p>Ecosystems and Indigenous Biodiversity - Ngā Pūnaha Rauropi me te Kanorau Koiora</p>	
<p>Ecosystems and Indigenous Biodiversity Objectives</p>	
<p><i>ECO- O1* To maintain indigenous biodiversity across Te Tai o Poutini/the West Coast so there is at least no overall loss in indigenous biodiversity, while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</i></p> <p><i>Maintaining indigenous biodiversity requires:</i></p> <ol style="list-style-type: none"> 1. <i>the maintenance and at least no overall reduction of all of the following:</i> <ol style="list-style-type: none"> a. <i>the size of populations of indigenous species;</i> b. <i>indigenous species occupancy across their natural range;</i> c. <i>the properties and function of ecosystems and habitats used or occupied by indigenous biodiversity;</i> d. <i>the full range and extent of ecosystems and habitats used or occupied by indigenous biodiversity;</i> e. <i>connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity;</i> f. <i>the resilience and adaptability of ecosystems; and</i> 2. <i>where necessary, the restoration and enhancement of ecosystems and habitats.</i> 	<p>Consistent – The activity will involve the removal of indigenous biodiversity but this will be reused where possible in other areas as part of the rehabilitation. Additional areas will be planted as part of the bunding, vegetation screening, riparian planting and wetland planting resulting in a net gain of indigenous vegetation across the site. The progressive rehabilitation will lead to the restoration and enhancement of ecological values across the site.</p>
<p><i>ECO - O2* To protect areas of significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	<p>N/A – The activity is not located within an area of significance however the application site is adjacent to a significant natural area. Technical assessments have</p>

Objective/Policy	Assessment
	confirmed that there will be no adverse effects on the SNA.
<i>ECO – 03* To manage the adverse effects of subdivision, use and development on significant indigenous vegetation and significant habitats of indigenous fauna.</i>	Consistent – The proposal will not involve the removal of any significant indigenous vegetation or the destruction of significant habitats of indigenous fauna.
<i>ECO - 04* To provide for tino rangatiratanga in relation to management of areas of significant indigenous vegetation and significant habitats of indigenous vegetation and significant habitats of indigenous fauna where these are located on Poutini Ngāi Tahu land.</i>	Consistent – The proposal has a number of mitigation measures, to be implemented through the management plans in place, to avoid, remedy or mitigate any adverse effects on indigenous species within the application area.
Ecosystems and Indigenous Biodiversity Objectives	
<p><i>ECO – P4* Encourage the protection, enhancement and restoration of significant indigenous biodiversity and the protection of significant habitat for indigenous fauna by:</i></p> <ul style="list-style-type: none"> <i>a. Providing for up to three additional bonus allotments and reduced minimum allotment sizes when subdividing if areas of significant indigenous vegetation or significant habitat of indigenous fauna within the same property are legally protected as part of the subdivision;</i> <i>b. Promoting the creation of connections and ecological corridors between areas of significant indigenous biodiversity;</i> <i>c. Promoting the use of eco-sourced species from the relevant ecological district;</i> <i>d. Supporting opportunities for Poutini Ngāi Tahu to exercise their cultural rights and responsibilities as mana whenua and kaitiaki in restoring, protecting and enhancing areas of significant indigenous biodiversity;</i> <i>e. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity;</i> <i>f. Promoting site and landscape scale biodiversity programmes to manage plant and animal pests; and</i> <i>g. Supporting any other measures to protect, enhance and restore indigenous biodiversity.</i> 	Consistent – The proposal involves the establishment of a wetland area in excess of 50ha which will provide valuable connectivity across the Barrytown Flats. The intention is to use species from a local native plant nursery when undertaking both wetland and riparian planting and plant species which are found within the ecological district.

Objective/Policy	Assessment
<p><i>ECO – P7* In relation to all indigenous biodiversity, when providing for subdivision, use and development, avoid activities that will:</i></p> <ul style="list-style-type: none"> <i>a. Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District;</i> <i>b. Result in a degradation of the threat status, further measurable loss of indigenous cover or disruption to ecological processes, functions or connections in land environments in category one or two of the Threatened Environment Classification at the Ecological District level; and</i> <i>c. Result in a reduction in the local population size or occupancy of Threatened or At Risk (Declining) species or in the population or occupancy of locally endemic species; and</i> <i>d. Within a Significant Natural Area result in:</i> <ul style="list-style-type: none"> <i>i. disruption to sequences, mosaics or ecosystem function;</i> <i>ii. fragmentation or the loss of buffers or connections; or</i> <i>iii. reduction in the function of the Significant Natural Area as a buffer or connection to important habitats or ecosystems.</i> 	<p>Consistent – The proposal seeks to avoid adverse effects on indigenous flora and fauna. The proposed rehabilitation will provide enhanced habitat for such species beyond the life of the project.</p>
<p><i>ECO – P8* When assessing resource consents in areas of significant indigenous biodiversity, consider the following matters:</i></p> <ul style="list-style-type: none"> <i>a. The necessity for the activity to provide for regionally significant infrastructure;</i> <i>b. The functional need or operational need of regionally significant infrastructure, mineral extraction of significant national public benefit or aggregate extraction of significant regional or national public benefit to locate in that area, and whether there are any practicable alternative locations for those activities;</i> <i>c. Whether the adverse effects are minor or transitory;</i> <i>d. Whether formal protection and/or measures to restore or improve all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development;</i> <i>e. The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests;</i> 	<p>N/A – The application is not within an SNA.</p>

Objective/Policy	Assessment
<ul style="list-style-type: none"> <i>f. The cumulative adverse effects of activities on biodiversity within or adjacent to any area of significant indigenous vegetation or habitat;</i> <i>g. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;</i> <i>h. The impacts on mahinga kai;</i> <i>i. The impact of the activity on the values of any area of significant indigenous vegetation or habitat, or threatened species and how any potential impact could be avoided, remedied or mitigated, including by applying the effects management hierarchy; and</i> <i>j. The appropriateness of any biodiversity offsetting or compensation in accordance with the principles in Appendix Fourteen and Appendix Fifteen from the NPSIB to address any more than minor residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied; and</i> <i>k. The extent of net gain in indigenous biodiversity values achieved by biodiversity offsetting or compensation.</i> 	
<p><i>ECO – P9* Maintain indigenous habitats and ecosystems across Te Tai o Poutini/the West Coast by:</i></p> <ul style="list-style-type: none"> <i>a. Protecting, and where appropriate enhancing or restoring indigenous biodiversity, including the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands;</i> <i>b. Minimising adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu;</i> <i>c. Restricting the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands;</i> <i>d. Protecting the significant habitats of indigenous fauna, including threatened and at-risk species;</i> <i>e. Encouraging and enabling site and landscape scale biosecurity programmes to manage plant and animal pests; and</i> <i>f. Encouraging and enabling active conservation management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection:</i> <p><i>Except in relation to the National Grid and Renewable Electricity Generation Activities.</i></p>	<p>Consistent – The application site is within an already highly modified area of the coastal environment. While there will be some impact on indigenous biological diversity and fauna, the activity has been designed to minimise potential adverse effects as much as possible as well as proposing measures to improve ecological outcomes across the wider site beyond the life of the project. The proposal will enhance the natural character of the site over time making the area more consistent with less modified areas with the construction of a wetland area in excess of 50ha, replacement of creeks with more natural meandering channels and riparian planting. Alternative access will be provided where required when mining of road</p>

Objective/Policy	Assessment
	<p>reserve. The reconstructed creeks and new wetland area will provide for greater ecological corridors across the wider Barrytown Flats. The rehabilitation will also take steps towards rehabilitating the effects of past human activity, restoring and enhancing the area to more of a natural environment.</p>
<p><i>ECO – P10* Protect indigenous biodiversity in the coastal environment by:</i></p> <p><i>a. Avoiding adverse effects on:</i></p> <ul style="list-style-type: none"> <i>i. indigenous species that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</i> <i>ii. species that are listed by the International Union for Conservation of Natural and Natural Resources as threatened;</i> <i>iii. indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</i> <i>iv. habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</i> <i>v. areas containing nationally significant examples of indigenous community types;</i> <i>vi. areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</i> <p><i>b. Avoiding adverse effects on significant indigenous biodiversity; and</i></p> <p><i>c. Using the effects management hierarchy to avoid significant adverse effects on indigenous vegetation, dunes, estuaries, coastal wetlands, habitats and species within the coastal environment.</i></p>	<p>Consistent – Mitigation measures are proposed to avoid adverse effects on indigenous species. The site is an active dairy farm with activity restricted to the farm pasture, farm drains, five creeks and 6.7ha of natural inland wetland areas. The activity avoids the larger creeks at the boundaries and in the middle of the site as well as being well set back from Mean High Water Springs. It also avoids a nearby proposed SNA. Rehabilitation proposed for this activity will result in no loss of extent of the five creeks as well as the construction of a wetland area in excess of 50ha. The new wetland is substantially greater in area than what currently exists.</p>
<p><i>ECO - P12* To promote the resilience of indigenous biodiversity to climate change and recognise its role in mitigating the effects of climate change.</i></p>	<p>Consistent – A series of measures have been proposed including consent conditions to ensure that adverse effects on indigenous biodiversity is primarily avoided, and minimised where not avoided.</p>
<p>Natural Character and Margins of Waterbodies Ngā Āhua me ngā Mahi ka Noho Hāngai ki ngā Hopua Wai</p>	

Objective/Policy	Assessment
Natural Character and the Margins of Waterbodies Objectives	
<p><i>NC - O1* To preserve the natural character of lakes, rivers and wetlands and their margins and the protection of them from inappropriate subdivision, use and development.</i></p>	<p>Consistent – There are no streams of rivers (with an average bed width of greater than 3m) or lakes located within the application area. The water ways of Canoe Creek and Fagan Creek are located outside of the mining disturbance area. Granite Creek will not be mined and a setback of 20m will be applied. The site has been heavily modified due to past dredging and current farming practices. There is a mix of induced (29.03ha) and natural wetlands (6.7ha) located within the mining disturbance area. While the intent is to mine through these areas, a wetland area in excess of 50ha will be constructed to provide a greater extent of wetland than is currently present as well as to address the material removed from site. This wetland will provide for greater ecological values across the site. Additional riparian planting and the new wetland area will enhance natural character and promote connections to existing wetland areas adjacent to the application site beyond the life of the project. The activity is considered to be an appropriate use of the land reflective of past activity and its current ecological value.</p>
<p><i>NC - O2* To recognise and provide for the relationship of Poutini Ngāi Tahu and their traditions, values and interests associated with the natural character of lakes, rivers and wetlands and their margins.</i></p>	<p>Consistent – It is recognised that Poutini Ngāi Tahu have a significant relationship with lakes, rivers and wetlands. Although there is not expected to be any</p>

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	significant adverse effects on these values Poutini Ngāi Tahu have been consulted throughout the process.
<p><i>NC – 03* To provide for activities which have a functional need to locate in the margins of lakes, rivers and wetlands while ensuring adverse effects on natural character are minimised.</i></p>	<p>Consistent – The proposal involves the extraction of mineral sand from marine placer deposits that were deposited within the site many millennia ago. Due to the fixed location of the mineral resource, there is a clear functional need for mining activities to occur within the margins of existing wetlands and creeks. The small, fragmented nature of the on-site wetlands means that mining activities cannot practicably avoid these areas due to the manoeuvrability of the dredge.</p> <p>The existing aquatic features have largely established as a result of historic dredging and ongoing pastoral farming activities, and the site does not represent a pristine natural environment. As such, the proposal provides for activities with a functional need to locate in these margins while appropriately managing effects on natural character through the proposed diversion and reconstruction of creeks and the construction of a new wetland area.</p>
<p>Natural Character and the Margins of Waterbodies Policies</p>	
<p><i>NC - P1* Avoid, remedy or mitigate adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision, development and land use maintains the elements, patterns and processes that contribute to their natural character.</i></p>	<p>Consistent – Historic and current land practices across the application site have resulted in there being limited natural character present. The proposed rehabilitation of the site will lead to enhanced ecological outcomes with a newly constructed wetland in excess of 50ha as well as riparian planting of the reconstructed creeks.</p>

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	<p>The rehabilitation will restore an element of natural character across the site which would be unlikely to occur as part of the current activity. The riparian margins of Canoe Creek and Fagan Creek are located outside of the mining disturbance area. Riparian planting will be undertaken along Granite Creek.</p>
<p><i>NC - P2* Provide for earthworks within riparian margins of lakes, rivers and wetlands where adverse effects on natural character are avoided, remedied or mitigated and:</i></p> <ul style="list-style-type: none"> <i>a. It is for the purpose of natural hazard mitigation; or</i> <i>b. It is for the maintenance, repair, upgrade and extension of network utilities and regionally significant infrastructure including the national grid; or</i> <i>c. It is for the establishment, operation, maintenance or upgrading of renewable electricity generation structures or regionally significant infrastructure where this has a functional or operational need to be located in a riparian margin; or</i> <i>d. It is for Poutini Ngāi Tahu Activities or Maori Purpose Activities in accordance with an Iwi/Papatipu Rūnanga Management Plan; or</i> <i>e. It is for the repair and maintenance of legally established structures; or</i> <i>f. The activity has a functional need to be located adjoining a waterbody.</i> 	<p>Consistent – Due to the location of the resource, there is a functional need for this activity and the associated earthworks, to take place within the margin of the wetlands and creeks within the mining disturbance area of this application. Mining will occur through these margins as there is no ability for the dredge to manoeuvre around these features. The proposed rehabilitation will result in a wetland area in excess of 50ha being constructed along with the reconstruction of the five creeks. The margins of the wetland and creeks will be planted resulting in an increased amount of planting in these spaces and enhancing the natural character of the riparian margins.</p>
<p><i>NC - P3* Provide for buildings and structures within riparian margins of lakes, rivers and wetlands where these:</i></p> <ul style="list-style-type: none"> <i>a. Have a functional need for their location; and</i> <i>b. They are of a form and scale that will not adversely effect the natural character of the riparian area.</i> 	<p>Consistent – The Application Area already contains a number of existing farm bridges, reflecting its use as a working rural property. As part of progressive rehabilitation, new farm bridges will be constructed where required, and will be designed to be of a form and scale that will not affect the character of the riparian margin. Creek reconstruction will be undertaken in conjunction with riparian planting, which will assist in integrating these structures into the</p>

Objective/Policy	Assessment
	surrounding environment. In addition, bridges required across Canoe Creek and Granite Creek to support water and slurry pipelines will be single-span structures, thereby avoiding disturbance of the channel. The structures will not adversely affect the natural character or amenity of the riparian margins.
<i>NC - P4 Encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands including pest plant and pest animal control.</i>	Consistent – The proposal involves extensive riparian planting of the new wetland area to be constructed as well as along the five reconstructed creeks. This will result in an enhancement of natural character.
Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa	
Natural Features and Landscapes Objective	
<i>NFL - O1* The values of outstanding natural landscape and outstanding natural features on Te Tai o Poutini/West Coast are protected from inappropriate subdivision, use and development.</i>	Consistent – The site is not within an outstanding natural landscape (ONL). The Landscape Assessment assessed the effects of the proposed activity on the nearby outstanding landscape (ONL42) and confirms that it will not adversely affect this landscape. There are no outstanding natural features (ONF) within or near the area of the proposed activity.
Natural Features and Landscapes Policies	
<i>NFL – P3* Avoid significant adverse effects on the values that contribute to outstanding natural landscapes described in Schedule Five and outstanding natural features described in Schedule Six. Where significant adverse effects cannot be avoided, ensure that the adverse effects are remedied, mitigated or offset.</i>	Consistent – The Landscape Assessment has not identified any adverse effects on the nearby ONL as a result of the proposed activity. There are no ONF’s within the activity area.

Public Access – Te Āheinga Tūmatanui	
Public Access Objectives	
<p><i>PA - O1 To maintain and enhance customary and public access to and along the coastal marine area, waterbodies and public resources.</i></p>	<p>Consistent – Public access to the coastal marine area is not impeded by the proposal. There are three paper roads located within the proposed mining area. While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required. There are also other established accesses to the coastal marine area which can be used.</p>
Public Access Policies	
<p><i>PA – P1 Provide for public access to an along the coastal marine area and waterbodies, while having regard to public safety.</i></p>	<p>Consistent – Public access to the coastal marine area is not impeded by the proposal. There are three paper roads located within the proposed mining area. While mining activity will take place across road reserve parcels, alternative access around the active mining area will be provided as required. Wetland construction will not take place on the road reserve providing for unimpeded future access. The pipe used to convey water from the Canoe Creek water take will not impede public access through the road reserve and can be buried if required. There are also</p>

	other established accesses to the coastal marine area which can be used.
Coastal Environment - Te Taiao o te Takutai	
Coastal Environment Objectives	
<i>CE - 01* To preserve the natural character, and protect natural features and landscapes in the coastal environment from inappropriate subdivision, use and development, and protect areas of significant indigenous biodiversity.</i>	Consistent – The Landscape Assessment has considered the effects on the natural character of the site which is within the coastal environment. During pre-mining and mining the adverse effects are considered less than minor. Post-mining the activity is considered to have a minor positive effect on natural character. The proposal will provide significant regional economic benefit, while also enhancing the natural character of the area in the longer term through the extensive rehabilitation proposed.
<i>CE – 02* To enable people and communities to provide for their social, economic and cultural wellbeing and their health and safety, through appropriate subdivision, use and development.</i>	Consistent – The activity is forecast to return significant economic benefits, and the Applicant is already investing in the well being of the community with the school and electricity upgrades an example of this investment. This activity is an appropriate use of the site whose environmental values have been degraded over many years through previous dredging and farming activities.
<i>CE – 03 The relationship of Poutini Ngāi Tahu with their cultural values, traditions, interests and ancestral lands in the coastal environment is recognised and provided for and Poutini Ngāi Tahu are able to exercise tino rangatiratanga and kaitiakitanga.</i>	Consistent – Poutini Ngāi Tahu have been consulted with during the development of this application. The activity will not adversely affect cultural values, traditions, interests and ancestral lands in the coastal environment.

<p><i>CE - O4* To provide for activities which have a functional need or operational need to locate in the coastal environment, including regionally significant infrastructure and mineral extraction activities, while ensuring that adverse effects, including cumulative adverse effects, on natural character, landscape, natural features, coastal processes, access, ecosystems and biodiversity values are avoided, remedied or mitigated.</i></p>	<p>Consistent –The proposal involves the processing of marine placer deposits that are inherently associated with the coastal environment, meaning this form of mineral extraction can only occur in that location and the dredge has no ability to manoeuvre around these features. As such, there is a clear functional need to operate within the coastal environment. The project has been designed to avoid or minimise effects on natural character, landscape, access and biodiversity values within the coastal environment.</p>
<p>Coastal Environment Policies</p>	
<p><i>CE - P2 Preserve the natural character, and protect indigenous biodiversity and natural features and landscapes by avoiding significant adverse effects, and avoiding, remedying and mitigating other adverse effects on areas outside of Outstanding Coastal Environment areas, including within areas of high coastal natural character.</i></p>	<p>Consistent – There is a significant natural area adjacent to the proposed activity location, however, the activity will not take place within this area and there will be a sufficient buffer between the mining activities and the SNA. The new wetland area and riparian planting will enhance the overall site in the future including the natural character as well as creating habitats for indigenous fauna.</p>
<p><i>CE -P5* Provide for buildings and structures within the coastal environment outside of areas of outstanding coastal natural character, outstanding natural landscape and outstanding natural features where these:</i></p> <ul style="list-style-type: none"> <i>a. Are existing lawfully established buildings or structures; or</i> <i>b. Are in the parts of the coastal environment that have been historically modified by built development infrastructure and primary production activities; or</i> <i>c. Have a functional or operational need to locate within the coastal environment; or</i> <i>d. Are new renewable electricity generation activities;</i> <i>e. Are of a size, scale and nature that is appropriate to the area; and</i> 	<p>Consistent – This proposal is located within an area that has been historically modified first by dredging and then primary production activities. The activity will result in the removal of existing farm bridges which will need to be rebuilt as part of the progressive rehabilitation of the site.</p>

<p><i>f. Ensure that significant adverse effects on amenity, natural character, historic and cultural values, and indigenous biodiversity are appropriately managed.</i></p>	
<p>Earthworks - Te Huke Whenua</p>	
<p>Earthworks Objectives</p>	
<p><i>EW - O1 To provide for earthworks to facilitate subdivision, use and development of Te Tai o Poutini/the West Coast's land resource, while ensuring that their adverse effects on the surrounding environment are avoided or mitigated.</i></p>	<p>Consistent – The proposal involves earthworks, and the adverse effects of these earthworks have been avoided or minimised through various management methods and operational design.</p>
<p>Earthworks Policies</p>	
<p><i>EW - P1* Enable earthworks for the subdivision, use and development of land, the provision of infrastructure, and hazard mitigation, while managing those with the potential to create more than minor adverse effects.</i></p>	<p>Consistent – Mining activity involves earthworks through stripping topsoil, excavating the mining void and the rehabilitation works. Managed properly, adverse effects on the environment can be avoided.</p>
<p><i>EW - P2* Manage the adverse effects of earthworks in natural landscape values, natural character, amenity values, natural features, indigenous biodiversity, cultural and heritage items and areas and the quality of the environment to avoid, remedy or mitigate adverse effects, as appropriate.</i></p>	<p>Consistent – Earthworks will be managed to avoid adverse effects on the environment, particularly in relation to the management of sediment.</p>
<p><i>EW - P3 Require the use of accidental discovery protocols to mitigate the potential risk of earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.</i></p>	<p>Consistent – An accidental discovery protocol is offered as a condition of consent.</p>
<p>Light - Ngā Rama</p>	
<p>Light Objectives</p>	
<p><i>LIGHT - O1 Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation, energy activities and public health and safety.</i></p>	<p>Consistent – Mining activities will be restricted to day-light hours resulting in minimal use of artificial light.</p>
<p><i>LIGHT - O2* Artificial outdoor lighting is located, designed and operated to:</i></p> <p><i>a. Maintain the character and amenity values within zones;</i></p>	

<ul style="list-style-type: none"> b. <i>Protect the natural character of the coastal environment and outstanding natural features and landscapes;</i> c. <i>Provide for the health and safety of people, and the safe operation of the transport network;</i> d. <i>Protect and maintain the qualities of the natural darkness of the night sky;</i> e. <i>Outside the coastal environment, protect significant habitats of indigenous biodiversity and the species themselves by applying the effects management hierarchy and maintain the habitats of biodiversity and the species themselves;</i> f. <i>Protect significant indigenous biodiversity within the coastal environment by avoiding adverse effects on Threatened or At Risk indigenous species and their habitats; and</i> g. <i>Protect indigenous biodiversity within the coastal environment by avoiding significant adverse effects on indigenous species and their habitats.</i> 	
<p>Light Policies</p>	
<p><i>LIGHT - P1* Provide for the use of artificial outdoor lighting that:</i></p> <ul style="list-style-type: none"> a. <i>Allows people and communities to enjoy and use sites and facilities during night time hours and contributes to the security and safety of private and public spaces;</i> b. <i>Maintains the character and amenity values of the zone;</i> c. <i>Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety;</i> d. <i>Maintains the natural darkness of the night sky within the coastal environment and minimises adverse effects on the darkness of the night sky in other areas;</i> e. <i>Outside the coastal environment, avoids adverse effects on significant habitats of indigenous biodiversity and threatened or at risk species by applying the effects management hierarchy and maintains the habitats of other indigenous biodiversity and the species themselves;</i> f. <i>Recognises the functional or operational needs of activities</i> g. <i>Within the coastal environment, avoids adverse effects on significant indigenous biodiversity, habitats and threatened or at risk indigenous species and their habitats; and</i> h. <i>Within the coastal environment, avoids significant adverse effects on indigenous biodiversity and their habitats.</i> 	<p>Consistent – Mining activities will be restricted to day-light hours resulting in minimal use of artificial light. Any lighting used will be for health and safety purposes and undertaken to avoid adverse effects on threatened or at-risk species.</p>

<p><i>LIGHT - P3* Control the intensity, location and direction of any artificial outdoor lighting to:</i></p> <ul style="list-style-type: none"> <i>a. Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses;</i> <i>b. Internalise light spill within the site where the outdoor lighting is located;</i> <i>c. Avoid, remedy or mitigate adverse effects on the natural darkness of the night sky and maintain natural character within the coastal environment;</i> <i>d. Avoid, remedy or mitigate adverse effects on the significant habitats of indigenous biodiversity and the species themselves and significant adverse effects on the habitats of other indigenous biodiversity and the species themselves;</i> <i>e. Avoid, remedy or mitigate adverse effects on amenity values, and the health and safety of people and communities in the receiving environment; and</i> <i>f. Recognise the functional and operational need of activities.</i> 	<p>Consistent – Mining activities will be restricted to day-light hours resulting in minimal use of artificial light. Any lighting used will be for health and safety purposes and undertaken to avoid adverse effects on threatened or at-risk species.</p>
<p>Noise - Ngā Oro</p>	
<p>Noise Objectives</p>	
<p><i>NOISE - O1 The benefits of noise generating activities are provided for in a way that is compatible with the role, function and character of each zone and does not result in unreasonable noise that may compromise community health, safety and wellbeing.</i></p>	<p>Consistent – The proposal is located within the General Rural Zone and is currently an area of farmland. A certain level of noise should be anticipated as a result of this land use. The Acoustic Assessment confirms that the proposed activity can function within the proposed noise limits, ensuring acceptable noise effects in the context of the rural-residential receiving environment ensuring that the health, safety and wellbeing of the community is not compromised by the proposal across the 283ha mining disturbance area, except where adjacent to five properties (one near the Wet Concentrator Plant, three on Warren Road and two on Cargill Road). Conditions of consent are proposed to</p>

	avoid adverse noise effects as well as measures in place to mitigate against noise effects.
<i>NOISE - O3 The health and wellbeing of people and communities, including sensitive activities are protected from significant levels of noise.</i>	Consistent – The proposal has been designed and will be operated in such a way that noise effects are minimised through the implementation of the Noise Management Plan, and the noise effects of the proposal have been deemed to be of an acceptable level, and not significant apart from five identified properties. Conditions of consent are proposed to avoid adverse effects as well as measures in place to mitigate against noise effects.
Noise Policies	
<i>NOISE - P1* Enable the generation of noise of a type, character, scale and level that is appropriate to the zone, having regard to:</i> <ul style="list-style-type: none"> a. The purpose, character and qualities of the zone that the activity is located in; b. The nature, frequency and duration of the noise generating activity; c. Whether the noise generating activity is regionally significant infrastructure; d. Methods of mitigation; and e. The sensitivity of the surrounding environment. 	Consistent – As noted above the site is zoned General Rural Zone and some noise should be anticipated in this area particularly as this is an operational farm. The sensitivity of the receiving environment to this noise has been assessed and the noise levels have been considered acceptable. Conditions of consent are proposed to avoid adverse effects as well as measures in place to mitigate against noise effects.
<i>NOISE - P4* Ensure noise effects generated by an activity are of a type, scale and level that are appropriate for the predominant role, function and character of the receiving environment and protect the health and wellbeing of people and communities by having regard to:</i> <ul style="list-style-type: none"> a. Maximum noise limits to reflect the character and amenity of each zone; b. Type, scale and location of the activity in relation to any noise sensitive activities; c. Hours of operation and duration of activity; d. The temporary or permanent nature of any adverse effects; e. The ability to internalise and/or minimise any conflict with adjacent activities; and 	Consistent – The proposal will generally comply with permitted activity noise limits in General Rural Zone and on surrounding properties and therefore can be considered appropriate in terms of this policy. Conditions of consent are proposed to avoid adverse effects as well as measures in place to mitigate against noise effects. Mining activity is temporary as the dredge moves across the wider site. There is a functional need

<p>f. <i>The function or operational need of the activity.</i></p>	<p>to undertake mining activities within these areas due to the location of the mineral deposits.</p>
<p>General Rural Zone – Te Takiwā Kainga Tuawhenua Note that the Rural Zone Objectives and Policies cover the General Rural Zone</p>	
<p>Rural Zone Objectives</p>	
<p>RURZ – 01* <i>To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while protecting highly productive land for and based primary production, and supporting a productive rural working environment and rural activities.</i></p>	<p>Consistent – Mining within this environment has occurred before. For this activity, the mining will be undertaken in discrete sections, rehabilitating the land as the activity progresses to ensure it is returned to a similar landform post mining maintaining amenity and rural character values and providing for a more productive rural environment in the future.</p>
<p>RURZ – 05* <i>To provide for mineral prospecting, mineral exploration and mineral extraction activities within the rural environment, while:</i></p> <ul style="list-style-type: none"> a. <i>Recognising that mineral resources are widespread, and that these activities can be appropriate in a range of locations within the rural environment; and</i> b. <i>Ensuring that adverse effects are managed;</i> c. <i>Ensuring that rehabilitation of land occurs following the completion of these activities.</i> 	<p>Consistent – With the mitigation measures proposed and progressive rehabilitation to be undertaken which will include a net gain in ecological outcomes, this activity is consistent with this objective.</p>
<p>Rural Zones Policies</p>	
<p>RURZ – P2* <i>Rural character and amenity within the GRUZ - General Rural Zone and RLZ - Rural Lifestyle Zone is maintained by:</i></p> <ul style="list-style-type: none"> a. <i>Buildings and structures having a bulk and location that is characteristic of rural environments and primary production activities;</i> b. <i>Maintaining privacy and rural outlook for residential buildings;</i> c. <i>Ensuring activities are compatible with existing development and the surrounding area while recognising that primary production activities can generate noise, odour and dust;</i> d. <i>Having appropriate setbacks from the road and adjacent primary production activities; and</i> 	<p>Consistent – Bunds and planting will be undertaken in pertinent areas to maintain privacy for dwellings but limited to ensure that the overall vista is not compromised across the Barrytown Flats. With mining progressing in discrete sections the activity will be compatible with the surrounding farmland it is operating within.</p>

<p>e. <i>Locating activities sensitively in the environment to minimise adverse visual and cultural effects including restricting activities on ridge lines or ancestral mountains.</i></p>	
<p><i>RURZ – P7 Recognise that the rural areas may be the most appropriate location for some utilities, regionally significant infrastructure, educational facilities, industrial or commercial uses to establish, where these have a functional relationship with rural areas, or where regionally significant infrastructure has a functional need or operational need to locate in that area provided the character and amenity of the rural areas is maintained and adverse effects are managed.</i></p>	<p>Consistent – There is a functional need for the activity to be located at this site due to the presence of the minerals to be mined. Proposed conditions of consent and management plans will ensure that the character and amenity of the rural area is maintained although it is noted that the current landuse is resulting in a gradual decline in natural character. The proposed activity will reverse this decline.</p>
<p><i>RURZ – P8* Recognise that where non rural activities are located in rural areas, this should not be to the detriment of the effective functioning of towns and settlements, nor to avoid the costs of connection to community funded infrastructure.</i></p>	<p>Consistent – The location of the activity on what is farmland will not cause any detrimental effect on the function of the Barrytown settlement. For example, access to the site will be from the State Highway though the Wet Concentrator Plant and will avoid Cargill Road.</p>
<p><i>RURZ – P9 Provide for new commercial and industrial activities within settlements where this does not detract from residential amenity.</i></p>	<p>Consistent – The activity will be undertaken on farmland in a manner which will ensure that the adverse effects on the residential amenity of the area are avoided, remedied or minimised. This will be ensured through conditions of consent and management plans.</p>
<p><i>RURZ – P20* Recognise that mineral resources are fixed in location and enable mineral prospecting, mineral exploration and mineral extraction activities provided adverse effects are avoided, remedied or mitigated.</i></p>	<p>Consistent – There is a functional need for the activity to be located at this site due to the presence of the minerals to be mined. Proposed conditions of consent and management plans will ensure that adverse effects are avoided, remedied or minimised.</p>
<p><i>RURZ – P21 Manage conflicts between mineral extraction activities and other land uses by ensuring that:</i></p>	<p>Consistent – Proposed conditions of consent and management plans will ensure that adverse effects on</p>

<p>a. Standards to minimise impacts on the amenity, rural character and natural values of rural areas are met; and</p> <p>b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities</p>	<p>amenity, rural character and natural values of the area are avoided, remedied or minimised. Effects will be temporary as mining is progressively undertaken across the site.</p>
<p>RURZ – P23* Require proposals for new mineral extraction activities to provide adequate information on:</p> <p>a. The establishment and operation of the mineral extraction activity to enable an assessment of environmental effects;</p> <p>b. Measures to avoid, remedy or mitigate adverse effects; and</p> <p>c. Rehabilitation of the mineral extraction area to the condition prior to the activity occurring when mineral extraction activity ceases.</p>	<p>Consistent – The Application is underpinned by various technical reports covering all aspects relating to ecology, hydrology, landscape, noise, archaeology, sediment and erosion. Draft conditions have been prepared which set out measures to avoid, remedy or mitigate effects on the application site. This information also includes the rehabilitation of the site which will be undertaken progressively. Management Plans will be required as a condition of consent which will provide further information on how the various conditions are to be given effect to.</p>
<p>RURZ – P24* Sites used for mineral prospecting, mineral exploration and mineral extraction activities are rehabilitated after activities cease to enable the future land uses and activities appropriate to the area.</p>	<p>Consistent – Rehabilitation will be undertaken progressively across the site returning the land to enhanced pastoral farming, as well as reconstructing creeks and a large wetland area.</p>
<p>RURZ – P25* Co-ordinate the approach to mineral prospecting, mineral exploration and mineral extraction resource consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.</p>	<p>N/A – This policy is considered to relate to a consistent approach to consenting activity between District Councils and the Regional Council.</p>
<p>RURZ – P26* Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:</p> <p>a. Utilising management, mitigation and rehabilitation plans as a key tool;</p> <p>b. Managing dust, noise, vibration, access and lighting to maintain amenity values;</p> <p>c. Managing traffic generation impacts on the operation and maintenance of the transport network;</p>	<p>Consistent – Management Plans will be required as a condition of consent which will provide further direction on how the various conditions to avoid, remedy or mitigate adverse effects are to be given effect to. Annual work plans will provide an avenue to review the upcoming activity and undertake</p>

<ul style="list-style-type: none"> <i>d. Avoiding adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna and maintaining indigenous biodiversity;</i> <i>e. Ensure well located appropriately formed vehicle entrances, parking, loading and manoeuvring areas to sufficiently accommodate the requirements of the activity;</i> <i>f. Ensuring buildings and structures are appropriately located in relation to boundaries and natural features and are of an appropriate scale;</i> <i>g. Undertaking progressive remediation to address effects during extraction operations; and</i> <i>h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.</i> 	<p>progressive remediation as required. Progressive rehabilitation will be undertaken using best practice methods, ensuring that the land is contoured and seeded to maximise grass growth and minimise land disturbance across the site.</p>
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