

## BENDIGO-OPHIR GOLD PROJECT

### PROPOSED LAND USE CONSENT AND CONDITIONS FOR ACTIVITIES WITHIN THE JURISDICTION OF CENTRAL OTAGO DISTRICT COUNCIL

**UPDATED 22 JUNE 2026**

The base version of the following conditions is the version of the conditions that was attached to the Statement of Evidence of Mark Chrisp as part of MGL's response to comments dated 17 April 2026. Additional changes and additions to the conditions are presented in tracked changes and highlighted in yellow wash.

*Notes: The 'comment' column has been provided for guidance and interpretation purposes only and is not proposed to form part of the consent conditions.*

*Cross references to other conditions are highlighted in yellow wash for ease of finding and checking the accuracy of those cross references when the conditions are finalised. In some instances, a short description of the condition being cross referenced is also provided in square brackets.*

**CONSENT HOLDER:** Matakanui Gold Limited

**ACTIVITY AUTHORISED:** Land Use Consent to establish, operate, maintain, rehabilitate, and ultimately close an open pit and underground mining operation, referred to as the Bendigo-Ophir Gold Project ("BOPG"), including all mining operations within the Project Site identified on **Plan 1 - Project Overview Plan** annexed as part of **Attachment 1 – Plans in Schedule One**, and all associated ancillary, monitoring, mitigation, off-setting and compensation activities and supporting infrastructure and activities within, and in the vicinity of, the Project Site as shown on **Plan 2 – BOGP Consent Area** annexed as part of **Attachment 1 – Plans in Schedule One**, subject to the following conditions.



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## COMPLIANCE WITH COMMON CONDITIONS FOR LAND USE CONSENT AND REGIONAL CONSENTS

No.	Condition	Comment
1.	<p>The exercise of this consent is subject to compliance with the Common Conditions in <b>Schedule One</b>. Acronyms, abbreviations and defined terms set out in the Common Conditions have the same meaning for the purposes of this consent and associated conditions.</p>	<p>The Common Conditions are to ensure a high level of consistency between the consents within the jurisdictions of CODC and ORC and to avoid repetition.</p> <p>It is suggested that you read the Common Conditions be before reading the following conditions attached to this Land Use Consent.</p>

## SCOPE OF ACTIVITIES

2.	<p>The activities authorised by this consent include those listed below, as described in more detail in the Substantive Application and Assessment of Environmental Effects prepared by Mitchell Daysh Limited dated 31 October 2025 and supporting technical documents submitted by Matakānuī Gold Limited (the “Consent Holder”) to the Environment Protection Authority (“EPA”) in support of authorisations for the BOGP under the Fast-track Approvals Act 2024:</p> <ol style="list-style-type: none"> <li>a. The staged establishment and operation of the RAS Open Pit and Underground Mine and SRX Open Pit, which will remain as pit lakes with adjacent benched pit walls at closure;</li> <li>b. The establishment of the CIT Open Pit, which will be progressively backfilled with waste rock from the RAS Open Pit and rehabilitated at the completion of mining activities;</li> <li>c. The establishment and operation of the SRE Open Pit, which will be progressively backfilled with waste rock before becoming an engineered landform for the adjoining SRX Open Pit;</li> </ol>	<p>This list of activities is from the project overview in the Introduction chapter of the Substantive Application Report.</p>
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	<ul style="list-style-type: none"> <li>d. The establishment and use of an engineered Tailings Storage Facility (“TSF”) in the upper reach of Shepherds Valley including clean and dirty water diversion channels;</li> <li>e. The establishment of three engineered landforms, one in the Shepherds Valley (“Shepherds ELF”), one in the Rise and Shine Valley (“SRX ELF”) and one in a small unnamed tributary of the Rise and Shine Creek (“Western ELF”) to permanently store overburden waste rock;</li> <li>f. A conventional hard-rock gold processing plant in the lower reach of Shepherds Valley, along with associated processing infrastructure and ancillary activities. This includes the establishment of an all-purpose service corridor along Shepherds Valley (“Shepherds Service Corridor”) and the realignment of Shepherds Creek to form the Shepherds Creek Clean Water Diversion Channel (“Shepherds CWDC”);</li> <li>g. The establishment of mine offices, a laboratory, ablution blocks, carparks, workshops and equipment servicing infrastructure in the lower Shepherds Valley;</li> <li>h. The establishment of temporary soil, vegetation, weathered boulder and brown rock stockpiles and storage areas around the Project Site;</li> <li>i. Infrastructure associated with the taking of groundwater from the Bendigo Aquifer via an existing lawfully established bore and a proposed new bore for use largely in mining-related and ancillary activities. Water will be conveyed to the processing plant via a pipeline over a distance of approximately 6.5 km;</li> <li>j. The establishment of a water storage pond (“Shepherds Silt Pond”) at the base of the Shepherds ELF and water storage tank(s) for use at the processing plant, dust suppression and drinking water supply;</li> <li>k. The establishment of supporting infrastructure / activities within the Project Site, such as the upgrade of Ardgour Road and Thomson Gorge Road to provide improved access to the BOGP, internal mine access and haul roads, water pipelines and underground utilities, and electricity supply to the Project Site from Lindis Crossing and Matilda Rise;</li> <li>l. The proposed temporary closure of parts of Thomson Gorge Road, enhancement of Thomson Gorge Road east of the project and the closure of an undeveloped road (“paper road”) in the lower Shepherds Valley whilst mining operations and rehabilitation activities are undertaken;</li> </ul>	
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	<p>m. Fenced and secured explosive magazines and explosive emulsion mixing facilities (located outside the mining operations area on the Bendigo / Ardgour terraces);</p> <p>n. The establishment of supporting infrastructure associated with the BOGP on the Bendigo / Ardgour terraces, including temporary construction workers accommodation (partly in the form of a caravan park), general security buildings, first aid and administration offices, a geology complex (including a core and sample storage area, offices and laboratory), waste management areas, contractor laydown yards and an electrical substation;</p> <p>o. The establishment of two aggregate pits on existing agricultural land on the Bendigo / Ardgour terraces;</p> <p>p. Exploration activities, including land disturbance associated with establishment of drill pads and any necessary access tracking, up to a total of no more than 3 hectares within the BOGP Consent Area beyond the DDF (refer to Plan 2 – BOGP Consent Area in <b>Schedule One</b>);</p> <p>q. While no mining operations are proposed, nor allowed, on the public conservation land adjoining the Project Site, the following activities will be undertaken to maintain and/or improve public access and amenity:</p> <ul style="list-style-type: none"> <li>i) The realignment of Thomson Gorge Road, via Ardgour Station (“Ardgour Rise”), to provide public access between the Bendigo / Ardgour terraces and the Thomsons Saddle;</li> <li>ii) The establishment of a replacement walking route to provide access to the historic Come-in-Time Battery (and closure of existing walking access to the Come-In-Time Battery to prevent access to the BOGP Project Site);</li> <li>iii) An upgrade to the intersection of State Highway 8 (“SH8”) and Ardgour Road to provide safe and suitable access to the Project Site whilst appropriately managing effects on the wider transport network;</li> <li>iv) Crack willow management activities within the Bendigo and Clearwater Creeks; and</li> <li>v) All necessary activities that are ancillary to those listed above;</li> </ul> <p>r. Earthworks associated with the damming, diverting and reclamation of watercourses and the establishment of</p>	
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	<p>erosion and sediment control measures (including various clean and dirty water diversion channels);</p> <p>s. Salvaging and relocating notable plants, invertebrates, lizards, and habitat features (e.g. wood, weathered rock) in accordance with various management plans;</p> <p>t. Ecological rehabilitation and enhancement across 480 hectares within the Project Site;</p> <p>u. Offset and compensation measures which include ecological restoration and habitat enhancement, including establishment and management of two predator-exclusion fenced sanctuary areas (the Bendigo Sanctuary Area and the Ardgour Sanctuary Area) across 2,219 hectares of habitat in the landscape surrounding the Project Site; and</p> <p>v. The undertaking of mine remediation and closure activities.</p> <p>Activities not listed above may also be carried out, provided they are directly related to, and form part of, the BOGP Project as described in the Substantive Application and Assessment of Environmental Effects prepared by Mitchell Daysh Limited dated 31 October 2025 and supporting technical documents submitted by the Consent Holder to the EPA in support of its application for authorisation of the BOPG under the Fast-track Approvals Act 2024.</p>	
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### LAPSE PERIOD AND TERMS OF CONSENT

3.	Pursuant to Section 87(b) of the Fast-track Approvals Act 2024, this consent will lapse if not given effect to within 10 years of its date of commencement.	
4.	Pursuant to Section 96 of the Fast-track Approvals Act 2024, this consent is for an unlimited term.	

### LOCATION OF MINING OPERATIONS

5.	<p>Mining operations (excluding exploration drilling) can only be undertaken within the Project Site identified on <b>Plan 2 – BOGP Consent Area</b> annexed as part of <b>Attachment 1 – Plans in Schedule One</b>.</p> <p>For the avoidance of doubt, exploration drilling can be undertaken within the Project Site and BOGP Consent Area identified on <b>Plan 2</b></p>	
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	- <b>BOGP Consent Area</b> annexed as part of <b>Attachment 1 – Plans in Schedule One.</b>	
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## NETWORK UTILITIES

6.	Buildings associated with network utilities activities are to have a maximum area of 20 m <sup>2</sup> and a maximum height of 4 m.	This is consistent with the permitted activity condition in the Central Otago District Plan.
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## NOISE, VIBRATION AND BLASTING

<b>Construction Noise Limits</b>		
7.	<p>For the purposes of the following conditions:</p> <p>“Construction work” means any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:</p> <ol style="list-style-type: none"> <li>a. Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level;</li> <li>b. Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome;</li> <li>c. Any drainage, irrigation, or river control work;</li> <li>d. Any electricity, water, gas, or telecommunications reticulation;</li> <li>e. Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, drive, shaft, tunnel, or reclamation; or</li> <li>f. Any scaffolding.</li> </ol> <p>Construction work includes:</p> <ol style="list-style-type: none"> <li>g. Any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of any construction work;</li> <li>h. The use of any plant, tools, gear, or materials for the purpose of any construction work;</li> <li>i. Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts, and obstructions to navigation; and</li> </ol>	<p>The definitions of “construction work” and “construction noise” are taken from New Zealand Standard NZS6803:1999 “Acoustics – Construction Noise.”</p>

	<p>j. Any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.</p> <p>“Construction noise” means noise arising from any construction work, as defined above.</p> <p>For the avoidance of doubt, in relation to the BOGP the following activities are considered to fall within the definition of construction work:</p> <ul style="list-style-type: none"> <li>a. Site establishment activities, including the construction of all buildings and structures within the Project Site, including temporary workers accommodation;</li> <li>b. Construction of new access roads and road upgrades;</li> <li>c. Clearance of vegetation and earthworks associated with site establishment activities;</li> <li>d. Sourcing and processing of construction material, including aggregate pits and concrete batching;</li> <li>e. Installation or relocation of services or utilities;</li> <li>f. Construction of erosion and sediment control measures including clean and dirty water diversions channels, underdrains and silt and sediment collection ponds and associated spillways as required;</li> <li>g. The construction of predator-proof fences and associated structures for the Bendigo and Ardour Sanctuaries; and</li> <li>h. Deconstruction works on closure of the facilities, e.g. removal of infrastructure and earthworks, and rehabilitation for future land use.</li> </ul> <p>For the avoidance of doubt, mining operations <b>and any blasting</b> are not included as construction works for the purpose of the following conditions.</p>	
8.	Construction noise must be managed, measured and assessed in accordance with New Zealand Standard NZS6803:1999 “Acoustics – Construction Noise” (NZ6803).	
9.	<p><b>With the exception of blasting, the</b> noise level arising from construction activities listed in Condition 7 must comply with New Zealand Standard NZS 6803:1999 “Acoustics – Construction Noise” (NZS 6803) and must comply with the noise limits set out in the following table.</p> <p><i>Residential and dwellings in rural areas</i></p>	Note - the table in this condition is taken from Section 3.2 of the Noise Management.



Day	Time period	Long-term <sup>1</sup> duration noise limits (dBA)	
		L <sub>Aeq</sub> (dB)	L <sub>Amax</sub> (dB)
Residential receivers			
Weekdays	0630 – 0730	55	75
	0730 – 1800	70	85
	1800 – 2000	65	80
	2000 – 0630	45	75
Saturdays	0630 – 0730	45	75
	0730 – 1800	70	85
	1800 – 2000	45	75
	2000 – 0630	45	75
Sundays and public holidays	0630 – 0730	45	75
	0730 – 1800	55	85
	1800 – 2000	45	75
	2000 – 0630	45	75
<sup>1</sup> “Long term” means construction work at any one location with a duration exceeding 20 weeks.			
<b>NEW 0A</b>	All blasting noise and vibration during the construction phase of the BOGP must comply with the blasting limits in Conditions 15 to 17.		
10.	The construction noise limits in Condition 9 do not apply to any property or site that is: <ul style="list-style-type: none"> <li>a. Owned by the Consent Holder or a related company; or</li> <li>b. Owned by a third party which is subject to either a registered covenant or a written agreement (a copy of which is to be provided to the Central Otago District Council) whereby noise effects on the property caused by activities authorised under</li> </ul>		



	<p>this consent are not to be taken into account for monitoring and compliance purposes.</p>							
<p><b>Operational Noise Limits</b></p>								
11.	<p>The noise rating level from operational activities, including all mining operations but excluding blasting activities, must comply with the following noise limits at or within the notional boundary of any existing dwelling that exists at the commencement date of this consent:</p> <table border="1"> <thead> <tr> <th>Time</th> <th>Limit</th> </tr> </thead> <tbody> <tr> <td>Daytime 0700 to 2200hrs</td> <td>55 dB L<sub>Aeq</sub>(15 min)</td> </tr> <tr> <td>Night-time 2200 to 0700hrs</td> <td>40 dB L<sub>Aeq</sub> (15 min) 75 dB L<sub>AFmax</sub></td> </tr> </tbody> </table> <p>“Notional boundary” means a line 20 metres from the façade of any building used for residential activity, or the legal boundary of the site on which a building containing a residential activity is located where the boundary is closer to the building than 20 metres.</p>	Time	Limit	Daytime 0700 to 2200hrs	55 dB L <sub>Aeq</sub> (15 min)	Night-time 2200 to 0700hrs	40 dB L <sub>Aeq</sub> (15 min) 75 dB L <sub>AFmax</sub>	<p>Limits are as per Noise Report and Management Plan.</p>
Time	Limit							
Daytime 0700 to 2200hrs	55 dB L <sub>Aeq</sub> (15 min)							
Night-time 2200 to 0700hrs	40 dB L <sub>Aeq</sub> (15 min) 75 dB L <sub>AFmax</sub>							
<p><b>Operational Noise Monitoring</b></p>								
12.	<p>All noise measurements, predictions and assessments, including for any monitoring undertaken, if required to verify compliance with operational noise limits (e.g. in response to a complaint about noise levels), must be measured in accordance with the provisions of New Zealand Standard NZS6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with the provisions of New Zealand Standard NZS 6802:2008 Acoustics – Environmental Noise.</p>							
13.	<p>The operational noise limits in Condition 11 do not apply to any property or site that is:</p> <ol style="list-style-type: none"> <li>Owned by the Consent Holder or a related company; or</li> <li>Owned by a third party which is subject to either a registered covenant or a written agreement (a copy of which is to be provided to the Central Otago District Council) whereby noise effects on the property caused by activities authorised under</li> </ol>							

	<p>this consent are not to be taken into account for monitoring and compliance purposes.</p>	
14.	<p>The Consent Holder must implement the best practicable options to minimise noise at all times.</p>	
<p><b>Blasting and Vibration Limits</b></p>		
15.	<p>Surface blasting in the open pits or for construction works may only occur between 10 am and 9 pm. Underground blasting is permitted to occur at any time.</p>	
16.	<p>To ensure public safety, the Consent Holder must ensure that the public is excluded within a 500 m of the location of any blasting events.</p> <p><i>Advice Note: Compliance with this condition in relation to blasting events for construction works and in the Come-in-Time Open Pit may require the temporary exclusion of the public in the vicinity of the Come in Time Battery within the Bendigo Historic Reserve.</i></p>	
NEW 0B	<p>Prior to any blasting events occurring in the Come-in-Time Open Pit, the Consent Holder must enter into an agreed protocol with the Department of Conservation regarding the procedures that will be undertaken to achieve compliance with Condition 16 to the extent it relates to the Bendigo Historic Reserve. A copy of the agreed protocol is to be provided to the Central Otago District Council within 10 working days of it being completed and prior to any blasting events.</p>	<p>May need to do something similar in relation to the land owned by Prunus Orchards.</p>
17.	<p>In relation to dwellings, vibration from blasting activities affecting dwellings must be measured and assessed in accordance with Appendix J of Australian Standard AS 2187-2:2006 <i>Explosives – Storage and use Part 2: Use of explosives</i>, and the Consent Holder must ensure that:</p> <ol style="list-style-type: none"> <li>Blasting is managed to ensure that, in any calendar year, 95% of airblast levels do not exceed 115 dBL<sub>Zpeak</sub>, with a maximum of 120 dBL<sub>Zpeak</sub>, when measured and assessed at any point within the notional boundary of any rural dwelling;</li> <li>Blasting vibration must not exceed a peak particle velocity of 5mm/s for 95% of blast events in any calendar year, with a maximum of 10 mm/s for up to 5% of blast events in any calendar year when measured and assessed at the foundation of any dwelling; and</li> </ol>	



	<p>c. <b>Blasting vibration must not exceed a peak particle velocity of Xmm/s when measured and assessed at the foundation of any dwelling for underground blasting undertaken between 9 pm and 10 am.</b></p> <p><b>The limits of a peak particle velocity of 5mm/s can only be exceeded in circumstances where the blast was designed to comply with 5 mm/s and where the exceedance was due to an unforeseeable factor such as an unusual ground propagation characteristic or some other unpredictable reason.</b></p>	
18.	<p>The limits in Condition 17 [above] do not apply to any property or site that is:</p> <p>a. Owned by the Consent Holder or a related company; or</p> <p>b. Owned by a third party which is subject to either a registered covenant or a written agreement (a copy of which will be provided to the Central Otago District Council) whereby vibration effects on the property caused by activities authorised under this consent are not to be taken into account for monitoring and compliance purposes.</p>	
	a.	
	i)	
	a.	
<b>Construction Noise and Vibration Management Plan</b>		
<b>NEW 0D</b>	<p><b>All construction work must be undertaken in accordance with a Construction Noise and Vibration Management Plan, certified in accordance with Common Condition C13 (or as amended in accordance with relevant conditions of this consent), the objectives of which are to ensure:</b></p> <p>a. <b>Construction work authorised by this consent complies with the construction noise limits set out in Condition 9 [above]; and</b></p> <p>b. <b>To ensure that the best practicable option is identified and adopted to minimise noise effects at surrounding properties.</b></p>	

NEW 0E	<p>To achieve the objectives of the Construction Noise and Vibration Management Plan in Condition X [above], the plan must as a minimum, address the management measures set out in Annexure E of the NZS6803:1999 <i>Acoustics - Construction Noise</i> and address the following matters:</p> <ol style="list-style-type: none"> <li>a. The proposed measures to be used to control construction noise generating activities and ensure compliance with the construction noise limits in Condition 9 [above];</li> <li>b. The methods and procedures to identify and require the adoption of the best practicable options for minimising noise and vibration from the major-noise and vibration generating components of construction works;</li> <li>c. Measures to minimise noise from construction-related vehicle movements on Ardgour Road and Thomson Gorge Road, including all practicable measures such as voluntary speed reductions on those roads and scheduling construction traffic movements during daytime hours;</li> <li>d. The procedure for effectively managing noise-related complaints and responses to those complaints;</li> <li>e. The role of the Consent Holder's staff in the management of construction noise and the nomination of specific staff member(s) responsible for overseeing the implementation and upkeep of the Construction Noise and Vibration Management Plan;</li> <li>f. The methods and procedures to ensure that staff are initially and then regularly trained in noise management and noise minimisation;</li> <li>g. A description of all relevant records to be kept (such as for training, complaints, monitoring and actions to reduce noise and vibration); and</li> <li>h. Compliance reporting requirements.</li> </ol>	
<b>Operational Noise and Vibration Management Plan</b>		
20.	<p>All mining operations must be undertaken in accordance with the Operational Noise and Vibration Management Plan, certified in accordance with Common Condition C13 (or as amended in accordance with relevant conditions of this consent), the objectives of which are to ensure:</p> <ol style="list-style-type: none"> <li>a. The operational noise limits set out in Condition 11 are not exceeded; and</li> </ol>	



	<p>b. To ensure that the best practicable option is identified and adopted to minimise noise effects at surrounding properties.</p>	
21.	<p>To achieve the objectives of the Operational Noise and Vibration Management Plan in Condition 20 the plan must include:</p> <p>a. The proposed measures to be used to control operational noise generating activities and ensure compliance with the operational noise limits set out in Condition 11;</p> <p>b. The methods and procedures to identify and require the adoption of the best practicable options for minimising noise from the major-noise generating components of the operational mining phase;</p> <p>c. Methods and procedures to maintain the surfaces of roads in a smooth condition to minimise noise emissions;</p> <p>d. The procedures for effectively managing noise-related complaints and responses to those complaints;</p> <p>e. The role of the Consent Holder's staff in the management of operational noise and the nomination of specific staff member(s) responsible for overseeing the implementation and upkeep of the Operational Noise and Vibration Management Plan;</p> <p>f. Measures to minimise noise from vehicle movements on Ardgour Road and Thomson Gorge Road, including all practicable measures such as voluntary speed reductions on those roads and scheduling construction traffic movements during daytime hours;</p> <p>g. The methods and procedures to ensure that staff are initially and then regularly trained in noise management and noise minimisation;</p> <p>h. A description of all relevant records to be kept (such as for training, complaints, monitoring and actions to reduce noise and vibration); and</p> <p>i. Compliance reporting requirements.</p> <p>a.</p>	
<p><b>Blasting Noise and Vibration Management Plan</b></p>		
NEW OF	<p>All blasting activities, including blasting during construction, must be undertaken in accordance with a Blasting Noise and Vibration Management Plan (BNVMP), certified in accordance with Common</p>	



	<p>Condition C13, (or as amended in accordance with relevant conditions of this consent), the objectives of which are to ensure:</p> <ul style="list-style-type: none"> <li>a. All construction, development and production blasts are preceded by test blasts to determine attenuation constants that will be used for all subsequent blasts;</li> <li>b. All blasting activities comply with the requirements of Conditions X to X (Blasting and Vibration Limits); and</li> <li>c. Vibration and air-overpressure effects from blasting on nearby properties, residents and heritage structures are minimised.</li> </ul>	
<p>NEW OG / RELOCATED CONDITION 19</p>	<p>To achieve the objectives of the Blasting Noise and Vibration Management Plan in Condition X [above], the plan must, as a minimum, include:</p> <ul style="list-style-type: none"> <li>a. Contact details for the following: <ul style="list-style-type: none"> <li>i. Site Manager responsible for receiving and managing all blasting and related complaints; and</li> <li>ii. The person responsible for blast design, monitoring and compliance;</li> </ul> </li> <li>b. Provision for records of every blast event to be maintained that must include the following: <ul style="list-style-type: none"> <li>i. Time and duration of blast event;</li> <li>ii. Locations of blasts;</li> <li>iii. Total amount of explosive used and the maximum instantaneous charge weights;</li> <li>iv. Detonation methods and delay sequence of the blast event;</li> <li>v. Volume of rock blasted;</li> <li>vi. Vibration monitoring results from all seismographs (fixed and in relation to complaints); and</li> <li>vii. Predictions of compliance for every blast event using the scaled distance method and based on the vibration measurements from the fixed seismograph;</li> </ul> </li> <li>c. Details of how blast events will be restricted to blast windows to increase the predictability for neighbours;</li> <li>d. Methods and procedures for test blast design, firing and monitoring to provide the information necessary (including attenuation constants) for all future blast designs;</li> </ul>	



	<p>e. The methods and procedures for ensuring that the vibration from all blast events is monitored at at least one fixed seismograph location and to ensure that all results are used to inform all future / subsequent blast designs to ensure compliance with the vibration limits in Condition 17;</p> <p>f. A requirement to ensure that the results of all vibration measurements (including fixed and in relation to complaints) are used in the design of all subsequent blasts;</p> <p>g. Protocols to be followed for all blasts to ensure the objective of the Blasting Noise and Vibration Management Plan are achieved;</p> <p>h. Measures to avoid any effects of blasting on heritage sites and features (see Condition NEW below); and</p> <p>i. Procedures for ensuring that all equipment used for monitoring, equipment calibration and vibration measurement procedures must comply with Australian Standard AS2187.2:2006 <i>Explosives - Storage and Use - Use of explosives</i>.</p>	
NEW 0H / RELOCATED CONDITION 20	If a complaint is received in relation to air over-pressure or vibration from blasting activities, at least one seismograph meeting the requirements of ISO 4866:2010, or sound level meter meeting the requirements of NZS6801:2008, must be deployed to measure the air over-pressure or vibration from at least the next five blast events in locations where complaints have been made.	
NEW 0I / RELOCATED CONDITION 21	<p>In the event that the deployment of the seismograph required by Condition 20 [above] shows that the vibration limits in Condition 17 [above] are being exceeded, the Consent Holder must:</p> <p>a. Implement mitigation actions to ensure compliance in accordance with the certified Blasting Noise and Vibration Management Plan; and</p> <p>b. Submit a report to the Central Otago District Council within one month of the exceedance event which includes:</p> <ol style="list-style-type: none"> <li>i. The records for the blast event collected; and</li> <li>ii. The mitigation actions taken to ensure future compliance.</li> </ol>	
NEW 0J / RELOCATED	The Consent Holder must provide a blast summary report to the Central Otago District Council annually as part of the Annual Monitoring and Compliance Report (required by Common	



<p><b>CONDITION 22</b></p>	<p>Condition C12 in Schedule One). The blasting summary report must include the following:</p> <ol style="list-style-type: none"> <li>a. Confirmation of blasting actions (including all blasts for maintenance / safety purposes) taken during the previous reporting period;</li> <li>b. All vibration related complaints received during the current reporting period and monitoring and mitigation actions taken by the Consent Holder; and</li> <li>c. Any seismograph measurement results recorded during the period.</li> </ol>	
<p><b>NEW OK / RELOCATED CONDITION 23</b></p>	<p>Blast event records and records of any complaints received must be kept and maintained for 12 months after completion of each blast as part of mining operations at the BOGP.</p> <p>Records must be available for perusal by to the Central Otago District Council and its representatives on request.</p>	
<p><b>Blasting Vibration in relation to Heritage Sites and Features</b></p>		
<p><b>NEW 0L</b></p>	<p>Vibration from blasting must not exceed the limit in Line 3 of DIN 4150-3:2016 Vibrations in buildings – Part 3: Effects on structures in relation to any heritage features located beyond the DDF unless a suitably qualified expert for CODC agrees that non-invasive mitigation (e.g. sandbagging, plywood shoring) will provide protection to ensure no material damage to the structure so that an alternative vibration limit from AS 2187-2:2006 Explosives – Storage and use, Part 2: Use of explosives can be applied. The expert will specify the alternative vibration limit.</p> <p>The BNVM required by Condition NEW [above] must include the following in relation to heritage structures beyond the DDF:</p> <ol style="list-style-type: none"> <li>a. A protocol for identifying and classifying heritage structures and features within the blast influence zone, informed by input from a suitably qualified heritage expert and structural engineer;</li> <li>b. Structure-specific vibration limits for each identified heritage structure, established in consultation with a suitably qualified heritage expert and structural engineer;</li> <li>c. Dilapidation survey requirements to document the baseline condition of each heritage structure before blasting commences in proximity to it;</li> </ol>	



	<p>d. The methods to demonstrate compliance with the structure-specific vibration limits; and</p> <p>e. Records of all vibration measurements undertaken on or near heritage structures.</p>	
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## FENCING

22.	The Consent Holder must manage access to the Project Site for public safety purposes which may include, but not be necessarily limited to, the installation of security fencing, signage and other access restriction measures.	
23.	On the completion of mining activities authorised by this consent, the Consent Holder must provide a secure fence around any areas previously subjected to mining activities to the extent necessary to ensure public safety. These areas must be specified in the final Mine Closure Plan required by Condition C47 of the Common Conditions in <b>Schedule One</b> .	

## LIGHTING (CONSTRUCTION AND OPERATION)

24.	<p>Lighting from all activities within the Project Site (excluding vehicle headlights) must not result in greater than 10 lux spill (horizontal and vertical) of light onto any adjoining private property (not owned by the Consent Holder or related company, or subject to an agreement with the Consent Holder or related company) or public road. This condition does not apply to any streetlight installed for safety purposes insofar as it causes light spill on the public road.</p> <p>The amount of light that may be spilled onto a neighbouring private property may be increased by not more than 100% (compared to the situation in the absence of the lighting), in cases where the activity on that neighbouring property is not a residential activity.</p>	Per BOGP Exterior Lighting report and District Plan.
25.	<p>Where luminaires are visible from external locations or are high output floodlights:</p> <p>a. They must be installed such that their light producing faces are horizontal to the ground as far as reasonably practicable;</p> <p>b. Luminaires must be aimed away from external locations (i.e. into the Project Site); and</p>	



	<p>c. They must be of luminous intensity not exceeding the limits set out in AS/NZS 4282:2023 “Control of the obtrusive effects of outdoor lighting” for the applicable environmental zone;</p> <p>d. Prior to final lighting design, the Consent Holder shall obtain written confirmation from Central Otago District Council of the applicable AS/NZS 4282:2023 environmental zone, and the lighting design carried out in compliance with the requirements of the confirmed zone.</p>	
26.	<p>The final lighting arrangement must be modelled to demonstrate compliance with AS/NZS 4282:2023 and, where practicable and safe to do so, the principles of the Dark Sky Chapter Provisions of the Central Otago District Plan, as follows:</p> <p>a. All fixed exterior lighting must be directed away from any adjacent roads, residential properties and lakes;</p> <p>b. All outdoor lighting (excluding mobile equipment) must be shielded from above the light in such a manner that no direct light is emitted above the horizontal;</p> <p>c. Only light-emitting diode (LED), low pressure sodium and high-pressure sodium lamps are to be used; and</p> <p>d. The lighting design shall demonstrate compliance with the obtrusive lighting limits of AS/NZS4282:2023 for the applicable environmental zone, except where additional illuminance is required for operational practicality or health and safety requirements.</p> <p>e. All permanent exterior luminaires shall have zero upward light ratio (ULR = 0) when installed.</p>	<p>The reference to “where practicable and safe to do so” in this condition relates to the the principles of the Dark Sky Chapter Provisions of the Central Otago District Plan and is a “best endeavours” approach, noting that the BOGP consent area is NOT a Dark Sky Precinct.</p> <p>The references to “operational practicality or health and safety requirements” in clause (d) recognise the needs for human safety to be prioritised over amenity effects.</p>
27.	<p>To minimise ecological impacts, the Consent Holder must use lighting with the following characteristics:</p> <p>a. For fixed lighting (such as the construction workers accommodation and office areas):</p> <p>i) Low-output, warm-coloured LED lighting at 3,000K (or less);</p> <p>ii) Building-mounted lighting with supplementary lighting for pathways and car parking areas away from buildings, using low pole mounted (no more than 4.5m high) sharp cutoff</p>	<p>Removal of bollard support references to more generic lighting to allow more flexibility whilst ensuring ecological outcomes are still to be met.</p>



	<p>and zero up-light lighting and / or zero-up-light bollard lighting, to limit horizontal and vertical light spill; and</p> <p>iii) Automated timing controls, dimming functions, and movement sensors to reduce unnecessary luminance.</p> <p>b. For fixed lighting (such as the processing plant and infrastructure areas):</p> <p>i) Horizontal and upward lighting fixture controls to contain light spill where practicable.</p> <p>The Consent Holder must avoid direct lighting toward the high-value ecosystems (i.e. Cushionfields / Mixed depleted herbfield and grassland) shown in <b>Attachment A</b> to this Land Use Consent unless it is necessary to maintain health and safety.</p> <p>This condition does not apply to vehicles and mobile plant that is temporarily located at a work site and repositioned as part of normal operations, but shall apply to any plant or equipment that remains in a fixed location for more than seven consecutive days.</p>	
NEW 0M	<p>The Consent Holder must, as part of detailed design, demonstrate that the emitted flux from lighting with a colour temperature greater than 3000K is no greater than 10% of total emitted flux (including fixed lighting and mobile lighting platforms).</p>	
28.	<p>Within six months of the commencement of this consent, the Consent Holder must engage a suitably qualified and experienced independent lighting engineer to model and review the lighting arrangements proposed for the construction / site establishment activities and mining operations for the BOGP and confirm that the lighting complies with Conditions 28 to 31 (above) of this consent.</p> <p>The lighting engineer undertaking this review shall not be the lighting designer responsible for preparing the lighting design for the project.</p> <p>A copy of the certification from the suitably qualified and experienced independent lighting engineer required under Condition 32 (above) must be held on site and provided to the Central Otago District Council.</p> <p>Where the review identifies that the lighting design does not comply with the consent conditions, the lighting design shall be modified and recertified to demonstrate compliance.</p>	
NEW 1	<p><b>Lighting Management Plan</b></p> <p>a. All mining operations must be undertaken in accordance with the Lighting Management Plan, certified in accordance with</p>	



	<p><b>Common Condition C13 (or as amended in accordance with the relevant conditions of this consent).</b></p> <p>b. The Lighting Management Plan shall set requirements for all fixed and mobile lighting, including vehicle lighting where practicable. It shall include an intent, scope, applicable legislation, roles and responsibilities, certification process and a complaints process.</p> <p>c. The Lighting Management Plan shall set out the requirements for all fixed, mobile, and construction artificial lighting to be used as a part of the mine works, including:</p> <ul style="list-style-type: none"> <li>i. Use lighting with a colour temperature of <math>\leq 3000K</math>, except where a higher colour temperature is demonstrated to be necessary for operational safety.</li> <li>ii. Reduce intensity/output of fittings to the minimum required for safety.</li> <li>iii. Direct and tilt all lighting downward, avoiding spill onto roads, waterbodies, and residential areas.</li> <li>iv. Apply a “start dark, add light only where needed” approach to all lighting decisions.</li> <li>v. Strategically locate lighting rigs to take advantage of natural landform shielding.</li> <li>vi. Installation of blinds to windows and glass doors where buildings are to be used after dark.</li> </ul> <p>d. The Lighting Management Plan shall include Lighting Audit requirements and Periodic Review.</p> <p>e. The Lighting Management Plan shall be prepared by a suitably qualified and experienced lighting professional.</p>	
NEW 2	Where lighting complaints are received and substantiated, the Consent Holder shall implement reasonable and practicable mitigation measures.	
NEW 2A	<b>The Consent Holder must raise the outer edges of the Shepherds Engineered Landform during daytime hours, and work within the inner sections during night-time hours as far as reasonably practicable, to minimise the effects of vehicle lighting at night.</b>	<b>Recommendation from the Vehicle Lighting Modelling Report prepared in response to Expert Panel RFI 8.</b>



## RECREATION

29.	The Consent Holder must provide a public viewing area of the mining operations within the Project Site from the proposed re-alignment of Thomson Gorge Road (referred to as Ardgour Rise) which is required to be constructed under Condition 48, with suitable interpretation about the BOGP, in the same style as that currently provided for at the historic Come-In-Time Battery within the Bendigo Historic Reserve.	
30.	The existing walking access to the historic Come-In-Time Battery within the Bendigo Historic Reserve must be closed to restrict access to the BOGP Project Site and, prior to closing access to Thomson Gorge Road, the Consent Holder must provide and continue to maintain alternative walking access to the Come-In-Time Battery.	
31.	The Consent Holder must ensure that existing recreation access to the Ardgour and Bendigo Conservation Areas is maintained throughout the operational life of the BOGP, subject to Condition 16 which places temporary public access restrictions to land within 500 m of blasting events.	
32.	The Consent Holder must provide a cycling, walking and equestrian track as near as possible to the alignment of the existing Thomson Gorge Road (at the time of granting consent) which links Ardgour Terrace with Thomsons Saddle upon the completion of mining operations within the Project Site. The track must be developed to Grade 3 standard in accordance with NZCT Guidelines and Standards New Zealand Handbook "SNZ HB 8630:2004 - Tracks and Outdoor Visitor Structures".	
NEW	<p>The outcomes required by Conditions 31 and 32 shall be secured, as necessary, by way of easements in gross over land within the BOGP Consent Area in favour of Central Otago District Council providing for public access to the extent that the practical access arrangements extend beyond public roads. Any such easements must include the right to convey dogs and firearms.</p> <p>Within <i>insert timeframe</i> the Consent Holder must provide Central Otago District Council evidence to confirm that an appropriate instrument has been registered on the land titles.</p>	



## HAZARDOUS SUBSTANCES MANAGEMENT

33.	<p>All hazardous substances must be stored and/or contained in accordance with the following requirements where applicable:</p> <ul style="list-style-type: none"> <li>a. Hazardous Substances and New Organisms Act 1996 and associated Regulations;</li> <li>b. Resource Management Act 1991;</li> <li>c. Health and Safety at Work Act 2015 and Health and Safety at Work (Hazardous Substance) Regulations 2017;</li> <li>d. Australian Standard AS1940 – 2009;</li> <li>e. Environmental Protection Authority’s Hazardous Substances (Hazardous Property Controls) Notice 2017; and</li> <li>f. Other legislation and standards listed in the certified Hazardous Substances Management Plan required under Condition 42.</li> </ul>							
34.	<p>The Consent Holder must ensure that diesel is stored on-site within a containment facility that adheres to the <i>Health and Safety at Work (Hazardous Substances) Regulations 2017</i>, and must demonstrate that:</p> <ul style="list-style-type: none"> <li>a. An industry standard hose and filler nozzle with automatic cut-off is fitted for refuelling equipment;</li> <li>b. A remote stop push button and cable is accessible at the filler nozzle location to stop the pump at the bulk tank;</li> <li>c. Bulk fuel tanks are double skinned or banded and located in a safely accessible location such that any spill is prevented from entering any adjacent watercourses;</li> <li>d. The Central Otago District Council is provided with written notice and a plan which shows the location of static fuel tanks prior to the tank being located;</li> <li>e. Spill kits are located at all static and mobile fuel tanks and made available to all working areas; and</li> <li>f. All staff receive training in the location and use of spill kits.</li> </ul>							
35.	<p>The volumes of hazardous substances stored within the BOGP Consent Area must not exceed the following volumes:</p> <p><b>General project Site:</b></p> <table border="1" data-bbox="395 1823 995 1951"> <thead> <tr> <th data-bbox="395 1823 552 1951">Substance</th> <th data-bbox="552 1823 692 1951">Maximum volume</th> <th data-bbox="692 1823 995 1951">Storage location</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Substance	Maximum volume	Storage location				
Substance	Maximum volume	Storage location						

	Diesel	300,000 L	<p>Various double skin storage containers located throughout the Project Site (including the Ardgour Terrace Site and Shepherds Valley Site) in accordance with CODC standards and WorkSafe NZ Regulations (Health and Safety at Work (Hazardous Substances) Regulations 2017).</p> <p>Mobile trailers in accordance with <i>Land Transport Rule: Dangerous Goods 2005</i> and <i>NZS 5433:2012</i>.</p>	
	LPG	900 kg	Cylinders connected to the service (predominantly at the processing plant area)	
	Oils and greases (including waste oils)	No limit	Bulk tanks and drums within bunded areas with oil traps and signage located at workshops across the Project Site.	
	Transformer oil	20,000 L	Substation within the Ardgour Terrace Site (stored within the transformer casing).	
	Flocculant poly aluminium chloride	5,000 L	Water treatment plant.	



Sewage	40,000 L	Underground tanks prior to treatment.
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**Pit mining / explosives and emulsion facilities:**

Substance	Maximum volume	Storage location
Emulsion Explosive	50,000 kg	Emulation Facility (approved storage in accordance with NZS 4701:2001). Specific storage plant.
Detonators	10,000 kg	WDA Class 1 Storage Area (in one magazine).
Detonator Boosters	10,000 kg	WDA Class 1 Storage Area (in one magazine).

**Processing plant area:**

Substance	Maximum volume	Storage location
Sodium Cyanide	44,000 kg	Tank (22 tonne isotainer)
Leach Aid	500 kg	Reagents Shed
Quicklime (90% CaO avail)	60,000 kg	Silo (30 tonne)
Hydrated lime	35,000 kg	Reagents Shed



	<table border="1"> <tbody> <tr> <td>Sodium Metabisulphite</td> <td>50,000 kg</td> <td>Reagents Shed</td> </tr> <tr> <td>Copper Sulphate</td> <td>25,000 kg</td> <td>Reagents Shed</td> </tr> <tr> <td>Ferric Chloride</td> <td>30,000 kg</td> <td>Reagents Shed</td> </tr> <tr> <td>Activated Carbon</td> <td>25,000 kg</td> <td>Reagents Shed</td> </tr> <tr> <td>Sodium Hydroxide</td> <td>44,000 kg</td> <td>Tank (22 tonne bulk tank)</td> </tr> <tr> <td>Hydrochloric Acid</td> <td>44,000 kg</td> <td>Tank (22 tonne bulk tank)</td> </tr> <tr> <td>Flocculant</td> <td>3,000 kg</td> <td>Reagents Shed</td> </tr> <tr> <td>Borax</td> <td>700 kg</td> <td>Gold room</td> </tr> <tr> <td>Silica</td> <td>700 kg</td> <td>Gold room</td> </tr> <tr> <td>Potassium Nitrate</td> <td>700 kg</td> <td>Gold room</td> </tr> <tr> <td>Soda ash</td> <td>700 kg</td> <td>Gold room</td> </tr> </tbody> </table>	Sodium Metabisulphite	50,000 kg	Reagents Shed	Copper Sulphate	25,000 kg	Reagents Shed	Ferric Chloride	30,000 kg	Reagents Shed	Activated Carbon	25,000 kg	Reagents Shed	Sodium Hydroxide	44,000 kg	Tank (22 tonne bulk tank)	Hydrochloric Acid	44,000 kg	Tank (22 tonne bulk tank)	Flocculant	3,000 kg	Reagents Shed	Borax	700 kg	Gold room	Silica	700 kg	Gold room	Potassium Nitrate	700 kg	Gold room	Soda ash	700 kg	Gold room	
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36.	In the event of a spill of fuel or any other contaminants, the Consent Holder must clean up the spill as soon as practicable and take measures to prevent a recurrence.																																		
37.	<p>The Consent Holder must inform the Central Otago District Council (Monitoring@codc.govt.nz) within 24 hours of any spill event greater than 50 litres that occurs outside of contained areas and must provide the following information:</p> <ol style="list-style-type: none"> <li>The date, time, location and estimated volume of the spill;</li> <li>The cause of the spill;</li> <li>The type of contaminant(s) spilled;</li> </ol>																																		



	<ul style="list-style-type: none"> <li>d. Clean up procedures undertaken;</li> <li>e. Details of the steps taken to control and remediate the effects of the spill on the receiving environment;</li> <li>f. An assessment of any potential effects of the spill and measures to be undertaken to prevent a recurrence; and</li> <li>g. A copy of any expert advice obtained by the Consent Holder in responding to the spill.</li> </ul>	
<b>Hazardous Substances Management Plan</b>		
38.	<p>All activities must be undertaken in accordance with the Hazardous Substances Management Plan (“HSMP”), certified <b>in accordance with Common Condition C13</b> (or as amended in accordance with relevant conditions of this consent).</p> <p>The objective of the HSMP is to identify details of hazardous substances to be stored and used, containment methods, management of spills, leaks and any emergency precautions, to facilitate the safe, responsible and compliant management of hazardous substances.</p> <p>To achieve the objective above, the HSMP must include:</p> <ul style="list-style-type: none"> <li>a. Roles and responsibilities, including certified handler requirements;</li> <li>b. Procedures for managing hazardous substances including: <ul style="list-style-type: none"> <li>i) Process for new or changed hazardous substance/s used or stored;</li> <li>ii) Management of hazardous substances register and inventory and safety data sheets;</li> <li>iii) Transportation of hazardous substances;</li> <li>iv) Labelling and signage requirements;</li> <li>v) Storage and containment requirements</li> <li>vi) Spill response plan(s);</li> <li>vii) Certified handlers;</li> <li>viii) Disposal of hazardous substances;</li> <li>ix) Storage compliance certificates required;</li> </ul> </li> <li>c. Summary of inventory of substances to be stored (type, volume and location);</li> </ul>	



	<p>d. Emergency response approach;</p> <p>e. Training; and</p> <p>f. Record keeping, monitoring, review and audit requirements and corrective action process.</p>	
<b>NEW</b>	To avoid exceeding the bund capacity for sodium cyanide storage at the Processing Plant Pad, the Consent Holder must ensure that the water storage tank is generally kept empty and may only be filled when a sodium cyanide delivery is imminent.	Condition from Recommendations Section of Environmental Risk Assessment Prepared by EnGeo as part of the response to RFI 6 of the Expert Panel submitted on 22 June 2026.
<b>NEW</b>	As part of the establishment of the Processing Plant Pad, the Consent Holder must construct a catch fence or grizzly screen upstream of the Processing Plant to catch coarser particulate from any debris flows that may occur down the catchment to the west of the Come-in-Time Open Pit.	Condition from Recommendations Section of Environmental Risk Assessment Prepared by EnGeo as part of the response to RFI 6 of the Expert Panel submitted on 22 June 2026.

## TRANSPORTATION

<b>State Highway 8 and Ardgour Road Intersection</b>		
39.	<p>Prior to completion of the State Highway 8 and Ardgour Road intersection upgrade detailed below, any use of the intersection by Project traffic shall be managed in accordance with the certified Access Road Construction Traffic Management Plan (ARCTMP).</p> <p>The Consent Holder must, within 12 months of the commencement of this consent, upgrade the intersection of State Highway 8 and Ardgour Road to:</p> <p>a. Include a right turn bay on State Highway 8 from the southwest into Ardgour Road. This must be designed in accordance with New Zealand Transport Agency Traffic Control Devices Manual Part 4 (Intersections) October 2024 and Section 15 (including Figure 15.5 “Markings for right turn bays in rural areas”), and Austroads ‘Guide to Road Design</p>	



	<p>Part 4: Intersections and Crossings – General’ dated May 2023;</p> <p>b. Extend sightlines and ensure that two-way movement of trucks turning in and out of Ardgour Road can be accommodated. The detailed design, addressing these matters, must be prepared in accordance with Austroads ‘Guide to Road Design Part 4: Intersections and Crossings – General’ dated May 2023 and the NZTA Planning Policy Manual 2007, and as determined through the detailed design process; and</p> <p>c. Incorporate consequential changes to roadside infrastructure including roadside barrier changes, flag lighting, and signage as determined through detailed design processes. Design of roadside barriers must be in accordance with Austroads design guidance. Design of flag lighting must be in accordance with New Zealand Transport Agency lighting policy for flag lighting (3 lights) and the design of signage must be in accordance with New Zealand Transport Agency Traffic Control Devices Manual and Rule for signage.</p>	
40.	<p>The Consent Holder must:</p> <p>a. Prior to commencing construction of the State Highway 8 / Ardgour Road intersection upgrade works, submit the final design drawings for the intersection upgrade to Central Otago District Council for certification that the design meets the requirements of Condition 39 (a) to (c). The final design drawings must also be accompanied by the independent design safety audit required by condition 45 below, as well as written confirmation from the New Zealand Transport Agency that it is satisfied that the final design drawings meet New Zealand Transport Agency and Austroads standards; and</p> <p>b. Upon completion of the upgrade to the State Highway 8 / Ardgour Road intersection and any agreed actions from the post construction safety audit, provide to the Central Otago District Council, for certification documentary evidence that the upgrades have been completed in accordance with the design certified under Condition 40(a) and any agreed actions from the post construction safety audit required by Condition 41. This documentary evidence must also include written confirmation from the New Zealand Transport Agency that it is satisfied the upgrade of the intersection, including any agreed actions from the post construction safety audit, have been satisfactorily completed.</p>	



41.	<p>a. The design of the proposed upgrade of the intersection of State Highway 8 and Ardgour Road must be subject to an independent design safety audit and post construction safety audit. The audits are to be carried out by safety auditors experienced in highway intersection design, appointed in consultation with NZ Transport Agency / Waka Kotahi. Any changes recommended as a result of the safety audits, including design changes and post construction changes, must be agreed ('agreed actions') with the Central Otago District Council in consultation with NZ Transport Agency / Waka Kotahi.</p> <p>b. Any changes to the intersection that are recommended in agreed actions from the post construction safety audit shall be undertaken within two months of the completed safety audit, unless different timing is agreed with Central Otago District Council in consultation with the NZ Transport Agency / Waka Kotahi taking into account the level of risk associated with the safety concern and the practicable ability to implement the change within the two-month period.</p>	
42.	The Consent Holder must not establish or place any structures, buildings or stockpiles of materials sited in that triangle of land formed by the straight line between two points measured 15 m in each direction from the intersection point of the legal road boundaries.	Permitted activity condition from District Plan.
<b>Thomson Gorge Road Widening</b>		
43.	<p>The Consent Holder must, within 12 months of the commencement of this consent and at its own cost, widen Thomson Gorge Road between Ardgour Road and the proposed new intersection of Thomson Gorge Road and the proposed new site access road (approximately 1.6 km) as shown in <b>Attachment B</b> to this Land Use Consent to provide a minimum two-way sealed carriageway width of 6.5 m.</p> <p>The Consent Holder must:</p> <p>a. Prior to commencing the widening works, submit final design drawings for the widening to the Central Otago District Council for certification that they meet the requirements of this condition and relevant design standards; and</p>	



	b. Upon completion, provide documentary evidence that the upgrades certified under (a) have been completed.	
<b>Ardgour Road between SH8 and Thomson Gorge Road</b>		
NEW 3	Prior to construction, the consent holder is to prepare a pavement management plan, including baseline condition, monitoring, and maintenance and rehabilitation requirements that are as a direct result of BOGP, including attention to measures to enable deployment of rapid edge break remediation where identified.	
NEW 4	<b>Within 12 months of the commencement of the consents,</b> Ardgour Road curve treatments at RP 0.4km and RP 1.4km to be carried out at the consent holder's cost as follows: <ul style="list-style-type: none"> <li>a. Widen the curves to a sealed width of 6.5m;</li> <li>b. Provision of edge line and curve signage delineation in accordance with NZ Traffic Control Devices Manual; and</li> <li>c. Management of adjacent vegetation in the road reserve to maximise forward sight lines in accordance with Austroads Guide to Road Design guidance;</li> </ul>	
NEW 5	The consent holder is to seek approval from Central Otago District Council to implement a 60km/h temporary speed limit on Ardgour Road as part of a temporary traffic management plan prepared in accordance with NZ Guide to Temporary Traffic Management.	
NEW 6	<b>Within 12 months of the commencement of the consents,</b> the consent holder <b>must</b> enter a Developer Agreement / Transportation Deed with Central Otago District Council relating to financial contribution to changes in pavement rehabilitation and widening post construction, informed by pavement monitoring during construction, currently planned funding timelines for pavement rehabilitation without the project, changes in pavement performance measures, and more detailed investigations of pavement composition where necessary.	
<b>Establishment of Ardgour Rise</b>		
44.	Prior to the closure of Thomson Gorge Road to the public for mining operations, the Consent Holder must construct an alternative vehicle route to Thomson Gorge Road to maintain public access to the Dunstan Mountains, referred to as Ardgour Rise, generally in accordance with the alignment shown on <b>Plan 1</b>	Per BOGP Integrated Traffic Report.  The Recreation Assessment Report (Rob Greenaway & Associates,



	<p>– <b>Project Overview Plan</b> annexed as part of <b>Attachment 1 – Plans in Schedule One</b>.</p> <p>The purpose of this alternative vehicle route is to ensure that there is a satisfactory alternative public access route between Ardgour Terrace and Thomsons Saddle that bypasses the Project Site when Thomson Gorge Road is closed for mining operations.</p> <p>Where the proposed road realignment passes through areas of native vegetation, the footprint of the road should be limited to minimise disturbance, with native tussock and seed recovered from within the road footprint where practicable and incorporated within batter slopes.</p> <p>Exposed fill batters must be seeded as soon as practicable following completion to encourage revegetation of an equivalent landcover with surrounding areas and assist with reducing broader visibility of exposed soil.</p>	<p>June 2024) also has as a key mitigation the alternative access road development being designed to suitable public access standards, as noted in this condition; and maintaining the access to the conservation areas.</p>
45.	<p>Prior to commencing the construction of Ardgour Rise required by Condition 44 above, the Consent Holder must submit final design drawings (including the route) to the Central Otago District Council for <b>engineering approval</b> that the proposed design meets the road design standards and <b>outcomes set out in the report “Road Alignment Assessment - Ardgour Rise Alignment – May 2026” prepared by Landpro which are intended to achieve a like-for like replacement of Thomson Gorge Road;</b></p>	<p><b>The report referred to in this condition was attached to RFI #9.</b></p>
<b>NEW</b>	<p><b>Within six months of the completion of the construction of Ardgour Rise, the Consent Holder must survey the road alignment and apply for a subdivision consent from Central Otago District Council to enable the creation of fee simple Record(s) of Title so that the road (within Ardgour Station and the Ardgour Conservation Area) can be vested in the Central Otago District Council. Provided that the subdivision consent is granted by Central Otago District Council, the Consent Holder must, within the following three months, vest Ardgour Rise in Central Otago District Council.</b></p>	
<b>Access Road Construction Traffic Management Plan</b>		
46.	<p>All activities must be undertaken in accordance with the Access Road Construction Traffic Management Plan (“ARCTMP”), certified <b>in accordance with Common Condition C13</b> (or as amended in accordance with relevant conditions of this consent).</p> <p>The purpose of the ARCTMP is to manage traffic safety risks, mitigate adverse effects on the road network, protect road</p>	



	condition, and minimise effects on other road users and the surrounding community.	
47.	<p>The objectives of the ARCTMP are to set out how the Consent Holder will manage construction and operational traffic to and from the Project Site to address the following:</p> <ul style="list-style-type: none"> <li>a. Safety: Protect the safety of workers, road users, and pedestrians by managing the risks associated with construction-related traffic;</li> <li>b. Minimise disruption: Reduce the impact of construction traffic on public roads, residents, and businesses by maintaining traffic flow and access;</li> <li>c. Manage vehicle movements: Control the entry, exit, and movement of construction vehicles to prevent congestion, delays, and conflicts with general traffic;</li> <li>d. Regulatory compliance: Meet Central Otago District Council and NZTA / Waka Kotahi requirements for construction activities on or near roadways;</li> <li>e. Promote effective communication: Provide clear information to all stakeholders, including road users, residents, and emergency services, about traffic changes and disruptions; and</li> <li>f. Support project efficiency: Coordinate traffic operations to support timely and cost-effective delivery of the construction project.</li> </ul>	Note – The list of items to achieve the objectives stated in this condition is taken from the table of contents in the BOGP Access Road Traffic Management Plan.
48.	<p>To achieve these objectives, the Access Road Traffic Management Plan must include, as a minimum:</p> <ul style="list-style-type: none"> <li>a. Traffic safety risk assessment for construction and operation;</li> <li>b. Matilda Rise and Thomson Gorge Road south of the new Ardgour Rise road are to be used by exception only under the following circumstances: <ul style="list-style-type: none"> <li>i. as directed by a road controlling authority or emergency personnel;</li> <li>ii. where the origin or destination of the trip associated with the mine site is located on Matilda Rise or Thomson Gorge Road south of the new Ardgour Rise Road; and</li> <li>iii. where authorised by an approved temporary traffic management plan;</li> </ul> </li> </ul>	



	<ul style="list-style-type: none"> <li>c. Forecast traffic volumes by project stage and vehicle type;</li> <li>d. Management of over-weight and over-dimension loads including routes, timing, piloting, and contingencies;</li> <li>e. Heavy vehicle driver code of conduct restricting speed to 20 kph when passing school buses, and when passing students waiting for buses or walking in the road reserve, unsealed roads, interactions with stock droving /crossing on access roads, and public road users;</li> <li>f. Road improvements and temporary traffic management, including RCA approvals (noting this is addressed by the Access Road Construction Traffic Management Plan (refer to condition D.01 50-52). This shall include an application to the CODC to implement a temporary 60km/h speed limit on the access route from SH8 (being Ardgour Road and Thomson Gorge Road) to the site access during BOGP construction;</li> <li>g. Pavement monitoring, repair, and post-construction rehabilitation;</li> <li>h. Traffic and pavement monitoring with quarterly reporting during peak construction (&gt;50 heavy vehicle movements per day) reducing to annual thereafter;</li> <li>i. Staff travel plan describing measures to be adopted to minimise private vehicle travel movements to work, including providing staff bus and ride share arrangements;</li> <li>j. Coordination with local landowners on the local road access route to determine stock moving or crossing needs and frequency on the roads, and advice for notification, and disseminating information to project staff;</li> <li>k. Road Controlling Authority Approval requirements for works in the road reserve and expected temporary traffic management plan guidance for implementation by contractors, as necessary; and</li> <li>l. Communication, complaints procedures, and community liaison.</li> <li>m. Where Project traffic uses the intersection of State Highway 8 and Ardgour Road prior to completion of its upgrade, the ARCTMP shall include site-specific temporary traffic management for the intersection. This shall be prepared in accordance with the NZTA / Waka Kotahi Guide to Temporary Traffic Management and demonstrate how safe and efficient operation of the intersection will be maintained, including any necessary traffic controls, staging, or restrictions on vehicle</li> </ul>	
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	<p>a. movements. The Consent Holder shall implement these measures at all times when Project traffic is using the intersection prior to completion of the upgrade.</p>	
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## OFFSETTING AND COMPENSATION

No.	Condition	Comment
107.	<p>The Consent Holder must, to the extent set out within the application documentation, offset or compensate for the residual adverse effects of the BOGP identified in the Assessment of Ecological Effects prepared by Alliance Ecology (2025) within the area shown in <b>Plan 3 - Ecological Rehabilitation and Enhancement Area</b> attached to the Common Conditions in <b>Schedule One</b> and in accordance with stated objectives and intended outcomes set out in the LERMP and Conditions 116 to 122 below.</p>	
108.	<p>Offsetting / compensation must be undertaken at the following locations:</p> <ul style="list-style-type: none"> <li>a. Mining Regeneration Zones surrounding the Project Site;</li> <li>b. The 'Ardgour Restoration Area'; and</li> <li>c. The predator-free fenced Matakanui Sanctuary Areas, consisting of the Ardgour Sanctuary and Bendigo Sanctuary,</li> </ul> <p>as shown <b>Plan 3 - Ecological Rehabilitation and Enhancement Area</b> attached to the Common Conditions in <b>Schedule One</b>.</p>	
109.	<p>The habitat types within the collective offset and compensation areas described in Condition 116 [above] above must be restored and enhanced to include:</p> <ul style="list-style-type: none"> <li>a. Exotic pasture or herbfield (387 ha) – to be progressively replaced by native regenerating shrubland and forest species through restorative management;</li> <li>b. Mixed depleted herbfield (cushionfield) and grassland (395 ha) – to be managed to sustain and maintain indigenous biodiversity values with a focus on enhancing habitat for Threatened and At-Risk flora, including spring annuals;</li> <li>c. Mixed tussock shrubland and exotic grassland (720 ha) and mixed scrubland (172 ha) – to be managed to increase the indigenous dominance and diversity of native shrubland species;</li> <li>d. Native dominant tussockland (350 ha) – to be managed to sustain and enhance tussock grassland indigenous dominance and diversity;</li> <li>e. Native taramea herbfield and shrubland (78 ha) – to be managed to sustain and enhance indigenous dominance and diversity;</li> <li>f. Native dominant scrubland (262 ha) – to be managed to increase indigenous dominance and diversity; and</li> </ul>	<p>Habitat descriptions per Assessment of Ecological Effects Report.</p>

	g. Willow management activities along a 6.7 km length of Bendigo Creek and Clearwater.	
110.	<p>Net positive or net gain 35-year outcomes must be achieved where identified in Table 1 of the BOMP, and be verified in accordance with Condition 100 (BOMP condition) and include the following values:</p> <p>a. Vegetation / habitat type:</p> <ul style="list-style-type: none"> <li>(i) Exotic pasture or herbfield (net gain for native elements);</li> <li>(ii) Mixed tussock shrubland and exotic grassland (net gain for native elements);</li> <li>(iii) Mixed scrubland (net gain for native elements);</li> <li>(iv) Native-dominant tussockland (net gain in condition);</li> <li>(v) Native taramea herbfield and shrubland (net gain in extent and condition);</li> <li>(vi) Native-dominant scrubland (net gain in extent and condition);</li> <li>(vii) Marsh/swamp wetlands (including open water) (net gain in extent and condition);</li> <li>(viii) Alluvial podocarp forest (net gain in extent and condition);</li> </ul> <p>b. Bird species (net positive):</p> <ul style="list-style-type: none"> <li>(i) New Zealand falcon – eastern form;</li> <li>(ii) New Zealand pipit;</li> <li>(iii) Silvereye;</li> <li>(iv) Tomtit;</li> <li>(v) Bellbird;</li> </ul> <p>c. Plant species (net positive):</p> <ul style="list-style-type: none"> <li>(i) <i>Kōwhai Sophora microphylla</i>;</li> <li>(ii) <i>Juncus distegus</i>;</li> <li>(iii) Mikimiki - <i>Coprosma virescens</i>;</li> <li>(iv) Blue Wheat Grass - <i>Anthosachne aprica</i>;</li> <li>(v) <i>Olearia lineata</i>;</li> <li>(vi) Scented tree daisy - <i>Olearia odorata</i>;</li> <li>(vii) <i>Styphelia nana</i>;</li> </ul>	Taken from BOMP (also in Assessment of Ecological Effects Report).



- (viii) *Pimelea aridula aridula*;
  - (ix) *Carex diandra*;
  - (x) Bladder Fern - *Cystopteris tasmanica*;
  - (xi) *Festuca mathewsii* subsp. *Mathewsii*;
  - (xii) Buchanan's Sedge - *Carex buchananii*;
  - (xiii) *Geranium potentilloides*;
  - (xiv) *Rumex flexuosus*;
  - (xv) Bidibid / piripiri - *Acaena buchananii*;
  - (xvi) Spineless Acaena - *Acaena inermis*;
  - (xvii) *Carex kaloides*;
  - (xviii) *Carmichaelia petrei*;
  - (xix) *Geranium aff. Microphyllum*;
  - (xx) *Olearia bullata*;
  - (xxi) *Pimelea notia*;
  - (xxii) *Pimelea prostrata* subsp. *Prostrata*;
- d. Plant species (net gain):
- (i) Stout dwarf broom *Carmichaelia monroi*;
  - (ii) *Coprosma brunnea*;
  - (iii) Coral broom *Carmichaelia crassicaulis crassicaulis*;
  - (iv) *Olearia cymbifolia*;
  - (v) *Veronica rakaiensis*;
  - (vi) *Carmichaelia nana*;
  - (vii) Tussock bindweed (*Convolvulus verecundus* subsp. *Verecundus*);
- e. Lizard species (net gain):
- (i) Otago skink;
  - (ii) Grand skink *Oligosoma grande*; and
  - (iii) Jewelled gecko *Naultinus gemmeus*.

*Advice Note:*

*Net gain: biodiversity offsetting can be demonstrated; and*



	<i>Net positive: biodiversity compensation is expected to deliver a positive outcome for the ecological value.</i>	
<b>Mine Regeneration Zones</b>		
111.	<p>As part of the offsetting and compensation programme, the Consent Holder will maintain and enhance 889 ha of Mine Regeneration Zones (MRZs) surrounding the Project Site, which will be ecologically enhanced as part of the offsets/compensation package for the project for a minimum of 35 years.</p> <p>The objective of restoration within the MRZs is to enhance native woody vegetation and protect and improve depleted herbfield (cushionfield) and grassland habitats and associated species. This is essential to rehabilitation success within the adjacent DDF and will be achieved through native enrichment planting, removal of all cattle and horses, livestock management, mammalian pest control, and ecological pest plant control, as detailed in the LERMP required under Condition <b>C34</b> in the Common Conditions in <b>Schedule One</b>.</p>	MRZ outcome described is per Assessment of Ecological Effects Report.
<b>Ecological Rehabilitation and Enhancement Areas</b>		
112.	<p>The Consent Holder must establish approximately 67 ha of predator-exclusion fenced areas, consisting of the following:</p> <ol style="list-style-type: none"> <li>a. The 38 ha Ardgour Sanctuary; and</li> <li>b. The 29 ha Bendigo Sanctuary.</li> </ol> <p>These sanctuaries are shown on <b>Plan 3 - Ecological Rehabilitation and Enhancement Area</b> attached to the Common Conditions in <b>Schedule One</b>.</p>	
113.	<p>The Consent Holder must establish and provide for the long-term protection, restoration and management of the 'Ardgour Restoration Area' as identified in <b>Plan 3 - Ecological Rehabilitation and Enhancement Area</b> attached to the Common Conditions in <b>Schedule One</b>, comprising approximately 1,263 hectares in area.</p>	Condition in line with the Assessment of Ecological Effects Report and Ardgour Restoration Area Management Plan.
114.	<p>Prior to the cessation of mining operations, the Consent Holder must at its own cost register covenants in a form to be approved by Central Otago District Council, which provide legal protection in perpetuity in relation to the environmental outcomes for the following offset and compensation areas:</p> <ol style="list-style-type: none"> <li>a. Mine Regeneration Zones;</li> <li>b. The Ardgour Restoration Area;</li> </ol>	



	<p>c. The Bendigo and Ardgour Sanctuaries; and</p> <p>d. The DDF to the extent it is located within the Mine Regeneration Zones.</p> <p>The environmental outcomes that are to be specified in the covenant referred to above are:</p> <p>e. The ongoing maintenance of the landscape and ecological values within the areas the subject of the covenant post mining including the enhanced state of some of those values as a result of the implementation of consent conditions (including the implementation of various management plans) relating to the Bendigo-Ophir Gold Project granted by an Expert Panel under the Fast-track Approvals Act 2024 in October 2026;</p> <p>f. The exclusion of domestic livestock except to the extent it is beneficial for the maintenance and potential enhancement of ecological values;</p> <p>g. The protection of archaeological and heritage sites; and</p> <p>h. Public access as shown on the Landscape Closure Plan presented as Appendix 7 in document B.19 – Boffa Miskell – Landscape, Natural Character and Visual Effects Assessment dated 8 August 2025 (being part of the documentation supporting the application for the Bendigo-Ophir Gold Project lodged with the Environmental Protection Authority on 31 October 2025).</p> <p>The covenant is to be in favour of the Central Otago District Council (being the relevant Territorial Authority) and place an obligation to achieve the environmental outcomes set out above on the owner of the land to which the covenant relates.</p>	
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## ARCHAEOLOGY AND HERITAGE

No.	Condition	Comment
<b>Heritage Features</b>		
115.	The Consent Holder must maintain a representative photographic record of any pre-1900 workings encountered as part of the mining activities authorised by this consent and must use its best endeavours to retrieve items from the historic workings that might be useful for displays and interpretation, subject to the safety of staff and the mining activities being undertaken.	Other heritage recommendations from the BOGP Heritage Assessment report are accounted for in the BOGP Archaeological Authority.



116.	MGL must ensure the final report on the heritage investigations is made publicly available.	
117.	All archaeological and twentieth century artefacts collected during the proposed works should be retained and offered to the Cromwell Museum.	

## CONTAMINATED LAND

No.	Condition	Comment
<b>Soil Management Plan</b>		
118.	The Consent Holder must implement the Soil Management Plan (“SMP”) certified <b>in accordance with Common Condition C13</b> (or as amended in accordance with relevant conditions), and which forms part of the consents.	
119.	<p>The objective of the SMP is to specify suitable management measures for the safe and effective management of soils at the BOGP Consent Area that have the potential to result in an adverse risk to human health and/or ecological receptors if inappropriately managed. This objective includes:</p> <ul style="list-style-type: none"> <li>a. Ensuring the effective management, preservation, and rehabilitation of soil resources taking into account preexisting soil quality, structure, and fertility;</li> <li>b. Managing soils in a manner that enables successful future revegetation and long-term ecosystem recovery on disturbed sites;</li> <li>c. Managing and monitoring soils in a way that prevents exposure to harmful contaminants, reduces dust generation, and ensures safe conditions for workers and surrounding communities; and</li> <li>d. Managing soils in a manner that prevents erosion, contamination, and degradation, thereby protecting surrounding ecosystems, water quality, and biodiversity and ensuring long term environmental sustainability.</li> </ul>	
120.	<p>To achieve the objective set out in Condition <b>125</b> above, the SMP must include, as a minimum:</p> <ul style="list-style-type: none"> <li>a. A summary of the known site history, identified Hazardous Activities and Industries List (HAIL) areas and expected contamination conditions as well as the investigation methodology for sampling to be undertaken prior to works commencing in the identified HAIL areas;</li> </ul>	



	<ul style="list-style-type: none"> <li>b. Identification of construction and operational risks associated with key mine sources that have the potential to adversely impact human health or ecological receptors;</li> <li>c. The contaminated land-related soil management requirements;</li> <li>d. Standard soil management requirements, including those for topsoil, dust management, erosion and sediment control;</li> <li>e. Roles and responsibilities; and</li> <li>f. Monitoring, compliance and reporting requirements.</li> </ul>	
121.	Any updates to the Soil Management Plan must be prepared by a suitably qualified and experienced professional in accordance with <i>Contaminated Land Management Guideline No. 1: Reporting on Contaminated Sites in New Zealand, Ministry for the Environment (revised 2021)</i> .	
<b>NEW</b>	<p>The Consent Holder must, prior to mine closure, complete a Detailed Site Investigation (DSI) in the relation to the parts of the DDF that have been used for the storage and use of hazardous substances and in areas of the site where chemical spills have been reported.</p> <p>Any recommendations in the DSI must be completed as part of the mine closure. Where contamination is identified at concentrations that pose a risk to post-closure land use, remediation and validation will be undertaken and documented in a Remediation Action Plan (RAP) and Site Remediation and Validation (SRV) report.</p> <p>The DSI, and RAP and SRV (if required), must be prepared by a SQEP and provided to the Central Otago District Council within 10 working days of their completion.</p>	



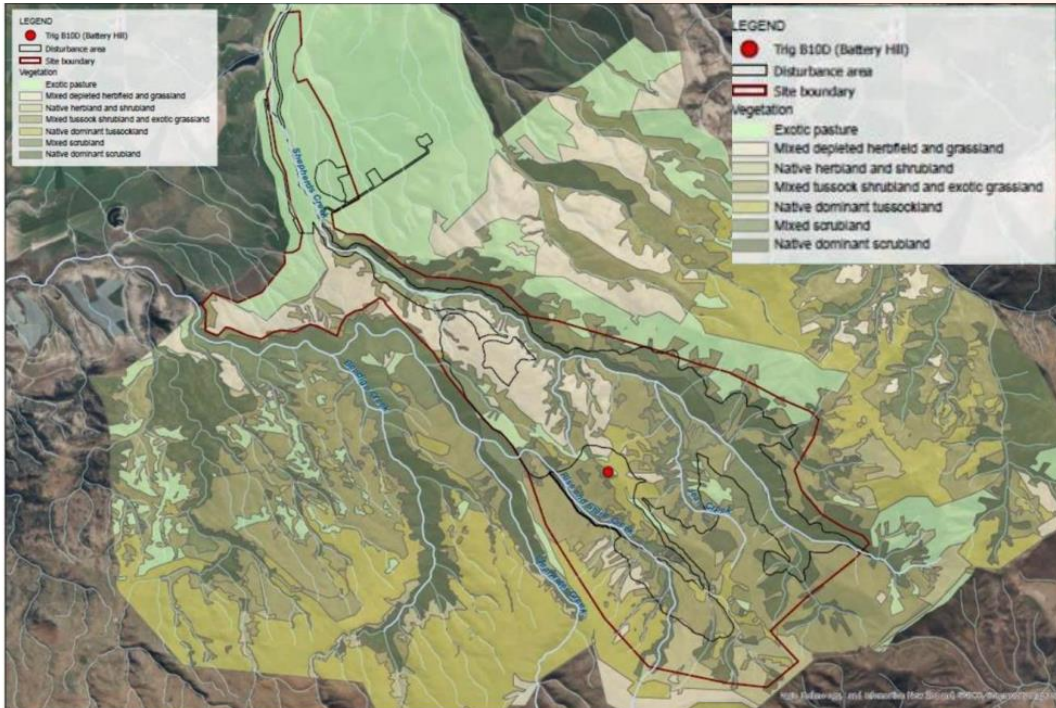
## **SCHEDULE ONE – COMMON CONDITIONS**



# ATTACHMENTS TO LAND USE CONSENT

## Attachment A: Cushionfield habitat [re lighting condition]

In the figure below, the 'Mixed depleted herbfield and grassland' category is the 'Cushionfields'



## Attachment B: Thomson Rd Widening



Figure 3-31: Proposed Access Route to the Project Site



## Attachment C: MPMP Monitoring Targets

Species	Monitoring target	Threshold for additional control	Monitoring type and timing
Feral cats	<2 detections per 2000 Camera Hours (CH)	>3 detections per 2000 CH	Quarterly camera trap monitoring for predators (February, May, August and November)
Hedgehogs	<3 detections per 2000 CH	>6 detections per 2000 CH	
Mustelids	<3 detections per 2000 CH	>5 detections per 2000 CH	
Lagomorphs	≤3 on the Modified McClean Scale	>3 on the Modified McClean Scale	Twice yearly monitoring (April and October)
Possums	≤6 CCI (chewcard index)	>6 CCI	Twice yearly chewcard monitoring (May and November)
Ungulates (feral deer, feral goats and feral pigs)	Zero detections on camera traps and no reported signs	>2 detections within a 3-week period (camera trap or observations) or direct impacts on plantings	Annual camera trap monitoring for ungulates (November and December) and observations of plantings
Rats	100% of monitoring activities completed on time with approved methods	≥10% TTI (tracking tunnel index)	Quarterly tracking tunnel monitoring (February, May, August and November) <i>NOTE: monitoring begins once ARAMP review</i>
			<i>determines rat control is worthwhile</i>



## Attachment D: Come-in-Time Open Pit Early Disturbance Area

