

National Policy Statement for Freshwater Management 2020

Objective/Policy	Assessment
Part 2: Objectives and Policies	
<p><i>Objective 2.1.1 - The objective of this National Policy Statement is to ensure that natural and physical resources are managed in a way that prioritises: (a) first, the health and well-being of water bodies and freshwater ecosystems (b) second, the health needs of people (such as drinking water) (c) third, the ability of people and communities to provide for their social, economic, and cultural well-being, now and in the future.</i></p>	<p>Consistent – The proposal will prioritise the health and wellbeing of the adjacent water bodies. 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 will</p>



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	enhance the health and well-being of water bodies within the vicinity of the project area over time.
<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>	Consistent – Te Rūnanga o Ngati Waewae have been, and continue to be, consulted on this application.
<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>	Consistent – The activity has been designed to maintain the hydrological function of surrounding water bodies and wetlands. 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 avoided where practicable.
<i>Policy 2.2.4 - Freshwater is managed as part of New Zealand’s integrated response to climate change.</i>	N/A
<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>	Consistent – The policy applies on a catchment wide basis, however the quality of the receiving environment has been assessed. The application involves extensive riparian planting and fencing of waterbodies, which will improve water quality and the aquatic habitat in Collins Creek and the coastal lagoon in the longer term. For the duration of the consent, the health and wellbeing of the



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	waterbodies surrounding the site will be maintained.
<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>Consistent – There are no natural inland wetlands within the application area, and the proposal has been carefully designed to maintain the hydrological function and water quality of adjacent wetland areas. This will ensure that the values of the surrounding wetlands are protected. Riparian planting and an additional wetland area will be created and finished at the end of the project, which will restore the quality of the vegetation adjacent to the coastal lagoon, and enhance vegetation surrounding the wetlands on adjacent properties, improving habitat for indigenous fauna.</p>
<p><i>Policy 2.2.7 - The loss of river extent and values is avoided to the extent practicable.</i></p>	<p>Consistent – The application does not involve the loss of river extent or values. On the contrary, additional riparian vegetation is proposed, which will enhance the values of Collins Creek, the Northern drain and the coastal lagoon in particular.</p>
<p><i>Policy 2.2.8 - The significant values of outstanding water bodies are protected.</i></p>	<p>N/A – there are no outstanding water bodies within the application area.</p>



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<p><i>Policy 2.2.9 - The habitats of indigenous freshwater species are protected.</i></p>	<p>Consistent – the water bodies surrounding the site such as Canoe Creek & Lagoon, Collins Creek, Northern Drain and Devery Creek are known to be a habitat of indigenous freshwater species. The mining activities will avoid effects on these habitats by maintaining setbacks and appropriate water quality parameters. Proposed riparian planting will enhance aquatic habitat in the longer term.</p>
<p><i>Policy 2.2.10 - The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.</i></p>	<p>Consistent – The ecological assessment indicates that juvenile trout occupy Collins Creek, and the proposed water management techniques will ensure that this habitat is protected.</p>
<p><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></p>	<p>Consistent – The proposal involves an intermittent water take from Canoe Creek. The timing and rate of take will be limited through conditions of consent to ensure that the surface water take does not significantly lower low flows within Canoe Creek.</p>
<p><i>Policy 2.2.12 - The national target (as set out in Appendix 3) for water quality improvement is achieved.</i></p>	<p>N/A – None of the adjacent rivers are identified as order four or greater so they are not considered specified rivers.</p>



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<p><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></p>	<p>Consistent – conditions of consent have been volunteered as part of the consent application to monitor mine discharges 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.</p>
<p><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></p>	<p>Consistent – The applicant has commissioned ecological assessments of the state of the surrounding water bodies, and intends to capture water quality information for the duration of the project and provide the results to the Consent Authority, ensuring monitoring data is regularly reported on.</p>
<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 bring with it a number of significant regional economic benefits, including local investment and employment opportunities which will in turn provide social benefits, while prioritising the health and wellbeing of surrounding waterbodies.</p>



New Zealand Coastal Policy Statement 2010

Objective/Policy	Assessment
Objectives	
<p><i>Objective 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> • <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>Consistent – The proposal involves a non-point source discharge to a drain which will enter coastal waters (the Coastal Lagoon). Water quality will be maintained so that the integrity form and function of the coastal lagoon will be safeguarded, and coastal water quality maintained for the duration of the project. Additional riparian planting of the lagoon area will also serve to enhance water quality during and post the mining project, by enhancing the filtering of runoff.</p>
<p><i>Objective 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> 	<p>Consistent – The application site is within an already developed area of the coastal environment. A landscape assessment has been commissioned as a part of this application attached as Attachment N. The assessment</p>



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<ul style="list-style-type: none"> • <i>encouraging restoration of the coastal environment.</i> 	<p>considers the effects of this application to be no more than minor.</p>
<p><i>Objective 3 - To take account of the principles of the Treaty of Waitangi, recognise the role of tangata whenua as kaitiaki and provide for tangata whenua involvement in management of the coastal environment by:</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, however Te Runanga o Ngati Waewae have been consulted regarding the application. Canoe Creek is identified as having cultural values and there are taonga species that may be affected. Effects on waterbodies and taonga species have been avoided through extensive management and mitigation methods proposed as part of this application.</p>
<p><i>Objective 4 - To maintain and enhance the public open space qualities and recreation opportunities of the coastal environment by:</i></p> <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>Consistent – The proposal involves planting along the open coastline which will screen views of the project from the publicly accessible coastline. The proposal has no impact on the accessibility of the coastal environment.</p>



Objective/Policy	Assessment
<p><i>Objective 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 – Significant setbacks apply from the coastal marine area to the mining area. Natural defences will be restored by the planting of a 10m wide strip of native species along the open coastline section of the application site, and along the inland edges of the Coastal Lagoon.</p>
<p><i>Objective 6 - To enable people and communities to provide for their social, economic, and cultural wellbeing and their health and safety, through subdivision, use, and development, recognising that:</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> • <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> 	<p>Consistent – The proposal will enable West Coast residents to provide for social and economic wellbeing through the provision of highly paid and skilled employment by the project. The Landscape Assessment confirms that the proposed use and development of this pastoral land within the coastal environment is appropriate.</p> <p>Functionally, this activity must occur in the coastal environment, but appropriate setbacks from important coastal values have been applied.</p>



Objective/Policy	Assessment
<ul style="list-style-type: none"> • historic heritage in the coastal environment is extensive but not fully known, and vulnerable to loss or damage from inappropriate subdivision, use, and development. 	
<p>Objective 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.</p>	N/A
<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> <p><i>(a) the coastal marine area;</i></p> <p><i>(b) islands within the coastal marine area;</i></p> <p><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></p> <p><i>(d) areas at risk from coastal hazards;</i></p> <p><i>(e) coastal vegetation and the habitat of indigenous coastal species including migratory birds;</i></p> <p><i>(f) elements and features that contribute to the natural character, landscape, visual qualities or amenity values;</i></p> <p><i>(g) items of cultural and historic heritage in the coastal marine area or on the coast;</i></p> <p><i>(h) inter-related coastal marine and terrestrial systems, including the intertidal zone; and</i></p>	<p>Consistent – The coastal environment as it applies to this site has been assessed by the Landscape Assessment and mapped by the proposed Te Tai o Poutini Plan.</p>

Objective/Policy	Assessment
<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><i>(a) recognise that tangata whenua have traditional and continuing cultural relationships with areas of the coastal environment, including places where they have lived and fished for generations;</i></p> <p><i>(b) 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><i>(c) 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><i>(d) 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><i>(e) 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 continuing relationships with the coastal environment and this has been taken into account when writing this application. Te Runanga o Ngati Waewae have been, and will continue to be, consulted regarding 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) 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 mātaītai 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>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</p>



Objective/Policy	Assessment
<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><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 effects of the proposal are well understood. The proposal is relatively short term in duration and will not adversely affect the natural character, public access, amenity or other values of the coastal environment for future generations. In fact with the additional riparian planting proposed, the project will enhance natural character and amenity in future.</p>
<p><i>Policy 4 - Integration 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> <p><i>(a) co-ordinated management or control of activities within the coastal environment, and which could cross administrative boundaries, particularly:</i></p> <p><i>(i) the local authority boundary between the coastal marine area and land;</i></p> <p><i>(ii) local authority boundaries within the coastal environment, both within the coastal marine area and on land; and</i></p> <p><i>(iii) where hapū or iwi boundaries or rohe cross local authority boundaries;</i></p> <p><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></p> <p><i>(c) particular consideration of situations where:</i></p> <p><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>	<p>Consistent – While the proposal involves a discharge on the landward side of the coastal marine area boundary, it is recognised that this will result in a non-point source discharge to the coastal lagoon which is within the coastal marine area. Accordingly, water quality parameters for the discharge permit have been set to ensure that the quality of water in the coastal marine area will not be adversely affected by this proposal.</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 important to 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>Consistent – The proposal involves the extraction of minerals within the coastal environment, but outside of the coastal marine area. The Economic Assessment (Attachment R) provided with the application demonstrates the significant regional economic benefits this project will create, which promotes the social and economic wellbeing of people and the West Coast community.</p> <p>The proposal has been appropriately setback from the coastal marine area, and over time with additional riparian planting, the natural character</p>



Objective/Policy	Assessment
<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><i>(g) take into account 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 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>of the coastal environment will be enhanced by this project.</p>



Objective/Policy	Assessment
<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><i>Policy 7 - Strategic planning</i></p>	<p>N/A</p>
<p><i>Policy 8 - Aquaculture</i></p>	<p>N/A</p>
<p><i>Policy 9 - Ports</i></p>	<p>N/A</p>
<p><i>Policy 10 - Reclamation and de-reclamation</i></p>	<p>N/A</p>
<p><i>Policy 11 - Indigenous biological diversity (biodiversity)</i></p> <p><i>To protect indigenous biological diversity in the coastal environment:</i></p> <p><i>(a) avoid adverse effects of activities on:</i></p> <p><i>(i) indigenous taxa that are listed as threatened or at risk in the New Zealand Threat Classification System lists;</i></p>	<p>Consistent – The proposal has been designed to avoid the adverse effects on indigenous biological diversity as outlined in this policy. The Ecological Assessment (Attachment M) confirms this position and further assessment of this policy is contained within the assessment.</p>



Objective/Policy	Assessment
<p><i>(ii) taxa that are listed by the International Union for Conservation of Nature and Natural Resources as threatened;</i></p> <p><i>(iii) indigenous ecosystems and vegetation types that are threatened in the coastal environment, or are naturally rare;</i></p> <p><i>(iv) habitats of indigenous species where the species are at the limit of their natural range, or are naturally rare;</i></p> <p><i>(v) areas containing nationally significant examples of indigenous community types; and</i></p> <p><i>(vi) areas set aside for full or partial protection of indigenous biological diversity under other legislation; and</i></p> <p><i>(b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects of activities on:</i></p> <p><i>(i) areas of predominantly indigenous vegetation in the coastal environment;</i></p> <p><i>(ii) habitats in the coastal environment that are important during the vulnerable life stages of indigenous species;</i></p> <p><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></p> <p><i>(iv) habitats of indigenous species in the coastal environment that are important for recreational, commercial, traditional or cultural purposes;</i></p> <p><i>(v) habitats, including areas and routes, important to migratory species; and</i></p> <p><i>(vi) ecological corridors, and areas important for linking or maintaining biological values identified under this policy.</i></p>	



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<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> <p><i>(a) avoid adverse effects of activities on natural character in areas of the coastal environment with outstanding natural character; and</i></p> <p><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></p> <p><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></p> <p><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> <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> <p><i>(a) natural elements, processes and patterns;</i></p> <p><i>(b) biophysical, ecological, geological and geomorphological aspects;</i></p> <p><i>(c) natural landforms such as headlands, peninsulas, cliffs, dunes, wetlands, reefs, freshwater springs and surf breaks;</i></p> <p><i>(d) the natural movement of water and sediment;</i></p> <p><i>(e) the natural darkness of the night sky;</i></p> <p><i>(f) places or areas that are wild or scenic;</i></p>	<p>Consistent - The natural character has been assessed in the Landscape Assessment attached to this application. This assessment notes that:</p> <p><i>“There will not be any adverse long-term effects to the natural features or landscape of the coastal plain, but there will be long-term benefits arising from additional new planting across the site.”</i></p> <p>The proposed activity is therefore not considered to have the potential to adversely affect the natural character of the coastal environment.</p>



Objective/Policy	Assessment
<p><i>(g) a range of natural character from pristine to modified; and</i></p> <p><i>(h) experiential attributes, including the sounds and smell of the sea; and their context or setting.</i></p>	
<p><i>Policy 14 - Restoration of natural character</i></p> <p><i>Promote restoration or rehabilitation of the natural character of the coastal environment, including by :</i></p> <p><i>(a) identifying areas and opportunities for restoration or rehabilitation;</i></p> <p><i>(b) providing policies, rules and other methods directed at restoration or rehabilitation in regional policy statements, and plans;</i></p> <p><i>(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:</i></p> <p><i>(i) restoring indigenous habitats and ecosystems, using local genetic stock where practicable; or</i></p> <p><i>(ii) encouraging natural regeneration of indigenous species, recognising the need for effective weed and animal pest management; or</i></p> <p><i>(iii) creating or enhancing habitat for indigenous species; or</i></p> <p><i>(iv) rehabilitating dunes and other natural coastal features or processes, including saline wetlands and intertidal saltmarsh; or</i></p> <p><i>(v) restoring and protecting riparian and intertidal margins; or</i></p> <p><i>(vi) reducing or eliminating discharges of contaminants; or</i></p> <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>Consistent – The proposal involves extensive riparian planting and planting of the open coastline will which improve the natural character of the current pastoral landscape, and ecological values of surrounding waterbodies. The additional wetland area will also enhance habitat for indigenous species. In the long term, the additional planting on the site will improve water quality in surrounding water bodies through the filtration of sediment (reducing contaminants from farming).</p>



Objective/Policy	Assessment
<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><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>Consistent – the landscape has been assessed within the attached Landscape Assessment which confirms that the effects on the surrounding identified natural features will be very limited.</p>



Objective/Policy	Assessment
<p><i>(vii) whether the values are shared and recognised;</i></p> <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>N/A – there are no known areas of historical heritage within the application site.</p>
<p><i>Policy 18 - Public open space</i></p>	<p>N/A – the application is not within an area of public space</p>
<p><i>Policy 19 - Walking access</i></p>	<p>N/A – The application has no effect on public access to the coastal marine area.</p>
<p><i>Policy 20 - Vehicle access</i></p>	<p>N/A</p>
<p><i>Policy 21 - Enhancement of water quality</i></p>	<p>N/A</p>
<p><i>Policy 22 - Sedimentation</i></p> <p><i>(1) Assess and monitor sedimentation levels and impacts on the coastal environment.</i></p>	<p>Consistent – The proposal involves extensive water management and erosion and sediment control measures to avoid sedimentation of</p>



Objective/Policy	Assessment
<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> <p><i>(4) Reduce sediment loadings in runoff and in stormwater systems through controls on land use activities.</i></p>	<p>surrounding water bodies and the coastal marine area.</p>
<p><i>Policy 23 - Discharge of contaminants</i></p> <p><i>(1) In managing discharges to water in the coastal environment, have particular regard to:</i></p> <p><i>(a) the sensitivity of the receiving environment;</i></p> <p><i>(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</i></p> <p><i>(c) the capacity of the receiving environment to assimilate the contaminants; and:</i></p> <p><i>(d) avoid significant adverse effects on ecosystems and habitats after reasonable mixing;</i></p> <p><i>(e) use the smallest mixing zone necessary to achieve the required water quality in the receiving environment; and</i></p> <p><i>(f) minimise adverse effects on the life-supporting capacity of water within a mixing zone.</i></p> <p><i>(2) In managing discharge of human sewage, do not allow:</i></p> <p><i>(a) discharge of human sewage directly to water in the coastal environment without treatment; and</i></p> <p><i>(b) the discharge of treated human sewage to water in the coastal environment, unless:</i></p>	<p>Consistent – The proposal involves the discharge of contaminants to land and water 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 in the respect receiving environments in line with expert recommendations.</p>



Objective/Policy	Assessment
<p><i>(i) there has been adequate consideration of alternative methods, sites and routes for undertaking the discharge; and</i></p> <p><i>(ii) informed by an understanding of tangata whenua values and the effects on them.</i></p> <p><i>(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.</i></p> <p><i>(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:</i></p> <p><i>(a) avoiding where practicable and otherwise remedying cross contamination of sewage and stormwater systems;</i></p> <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>	



Objective/Policy	Assessment
<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 tsunamis), 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><i>(i) matters (a) to (g) above;</i></p> <p><i>(ii) storm frequency, intensity and surges; and</i></p>	<p>Consistent – The Geotechnical Report (Attachment S) concludes that the proposed activity will not contribute to or exacerbate erosion due to the substantial setbacks proposed to the open coastline.</p>



Objective/Policy	Assessment
<p><i>(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.</i></p>	
<p><i>Policy 25 - Subdivision, use, and development in areas of coastal hazard risk</i></p> <p><i>In areas potentially affected by coastal hazards over at least the next 100 years:</i></p> <p><i>(a) avoid increasing the risk of social, environmental and economic harm from coastal hazards;</i></p> <p><i>(b) avoid redevelopment, or change in land use, that would increase the risk of adverse effects from coastal hazards;</i></p> <p><i>(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;</i></p> <p><i>(d) encourage the location of infrastructure away from areas of hazard risk where practicable;</i></p> <p><i>(e) discourage hard protection structures and promote the use of alternatives to them, including natural defences; and</i></p> <p><i>(f) consider the potential effects of tsunamis and how to avoid or mitigate them.</i></p>	<p>Consistent - The proposal is appropriately setback from the open coastline and will avoid increasing the risk of environmental and economic harm from coastal hazards.</p>
<p><i>Policy 26 - Natural defences against coastal hazards</i></p> <p><i>(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.</i></p> <p><i>(2) Recognise that such natural defences include beaches, estuaries, wetlands, intertidal areas, coastal vegetation, dunes and barrier islands.</i></p>	<p>Consistent – The proposal includes planting of a 10m wide strip adjacent to the coastline which will enhance natural defences to coastal erosion through the stabilisation of the foreshore.</p>



Objective/Policy	Assessment
<i>Policy 27 - Strategies for protecting significant existing development from coastal hazard risk</i>	N/A
<i>Policy 28 - Monitoring and reviewing the effectiveness of the NZCPS</i>	N/A
<i>Policy 29 - Restricted Coastal Activities</i>	N/A

West Coast Regional Policy Statement

Objective/Policy	Assessment
Section 3 Resource Management Issues of Significance to Poutini Ngāi Tahu	
<i>Objective 3.1 - To take into account the principles of the Treaty of Waitangi in the exercise of functions and powers under the RMA.</i>	Consistent – the principles of the Treaty of Waitangi have been taken into consideration



Objective/Policy	Assessment
	throughout this application and consultation has been undertaken with Te Runanga o Ngati Waewae and will continue to be undertaken throughout this process.
<p><i>Objective 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 Ngai Tahu have traditions surrounding water and the coastal 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 Ngai Tahu and their culture and traditions.</p>
<p><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></p>	<p>Consistent – Te Rūnanga o Ngati Waewae have been and will continue to be involved in this application process.</p>
<p><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></p>	<p>Consistent – the proposal has been designed to avoid, mitigate and remedy any effects on Poutini Ngai Tahu and their ancestral lands.</p>
<p><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></p>	<p>Consistent – as mentioned previously Te Runanga o Ngati Waewae have been consulted as part of this proposal.</p>



Objective/Policy	Assessment
<p><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></p>	<p>N/A</p>
<p>Section 4 Resilient and Sustainable Communities</p>	
<p><i>Objective 4.1 - To enable sustainable and resilient communities on the West Coast.</i></p>	<p>Consistent - The proposal is considered to be consistent with these objectives and policies, which are aimed at providing for sustainable economic prosperity within the district. The proposal will introduce significant additional employment opportunities to 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 (Attachment R) confirms the regionally significant economic benefits of the proposal.</p> <p>Public access to coastal marine areas and lakes and rivers is not impeded by the proposal.</p>
<p><i>Objective 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></p>	
<p><i>Objective 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></p>	
<p><i>Objective 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>	
<p><i>Objective 4.5 - To recognise and provide for the relationships of Poutini Ngāi Tahu with cultural landscapes.</i></p>	
<p><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></p>	
<p><i>Policy 4.2 - N/A</i></p>	
<p><i>Policy 4.4 - N/A</i></p>	
<p><i>Policy 4.5 - N/A</i></p>	
<p><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></p>	



Objective/Policy	Assessment
	Historic heritage is protected with all known sites being avoided, and mitigation in place in relation to the accidental discovery of unknown sites.
Section 5 Use and Development of Resources	
<i>Objective 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>	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. The proposed mining will ensure that the site is restored to allow the continued use of the site as pastoral farmland.
<i>Objective 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>	
<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> <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> <i>ii) Industrial and commercial activities;</i> <i>iii) Minerals extraction*;</i> <i>iv) Significant tourism infrastructure;</i> <i>v) Regionally significant infrastructure; and</i> <i>b) Managing new activities to retain the potential future use of:</i> 	

Objective/Policy	Assessment
<p>i) Land with significant mineral resources; or</p> <p>ii) Land which is likely to be needed for regionally significant infrastructure.</p> <p>*Minerals extraction includes aggregates and other mining activities.</p>	
Section 7 Ecosystems and Indigenous Biological Diversity	
<p>Objective 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 the 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 involve the material clearance of any indigenous vegetation aside from a small stand of planted flaxes, nor does it seek to disturb significant habitats of indigenous fauna.</p> <p>The Grey District Council has identified a potential Significant Natural Area in the Canoe Creek Lagoon. This application does not seek to disturb this</p>
<p>Objective 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>Objective 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.</p> <p>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:</p> <p>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</p> <p>b) A change of the Threatened Environment Classification to category two or below at the Ecological District Level; or</p> <p>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</p>	



Objective/Policy	Assessment
<p><i>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>feature and the associated assessments have determined that there will be no effects on this feature as a result of the proposed activity, the application will also have a buffer of at least 20m between mining activities and the SNA.</p> <p>Rehabilitation of the land post mining provides opportunities for enhancement of this feature through augmentation of the lagoon system and planting of its borders.</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 on indigenous biological diversity.</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><i>Policy 7.4 - Provided that Policy 2 is met, and the adverse effects on a SNA cannot be avoided, remedied or mitigated, in accordance with Policy 3, then consider biodiversity offsetting if the following criteria are met:</i></p> <p><i>a) Irreplaceable or significant indigenous biological diversity is maintained; and</i></p> <p><i>b) There must be a high degree of certainty that the offset can be successfully delivered; and</i></p> <p><i>c) The offset must be shown to be in accordance with the six key principles of:</i></p> <p><i>i. Additionality: the offset will achieve indigenous biological diversity outcomes beyond results that would have occurred if the offset was not proposed;</i></p>	



Objective/Policy	Assessment
<p><i>ii. Permanence: the positive ecological outcomes of the offset last at least as long as the impact of the activity, preferably in perpetuity;</i></p> <p><i>iii. No-net-loss: the offset achieves no net loss and preferably a net gain in indigenous biological diversity;</i></p> <p><i>iv. Equivalence: the offset is applied so that the ecological values being achieved are the same or similar to those being lost;</i></p> <p><i>v. Landscape context: the offset is close to the location of the development; and</i></p> <p><i>vi. The delay between the loss of indigenous biological diversity through the proposal and the gain or maturation of the offset's indigenous biological diversity outcomes is minimised.</i></p> <p><i>d) The offset maintains the values of the SNA.</i></p>	
<p><i>Policy 7.5 - Provided that Policy 2 is met, in the absence of being able to satisfy Policies 3 and 4, consider the use of biodiversity compensation provided that it meets the following:</i></p> <p><i>a) Irreplaceable or significant indigenous biological diversity is maintained; and</i></p> <p><i>b) The compensation is at least proportionate to the adverse effect; and</i></p> <p><i>c) The compensation is undertaken where it will result in the best practicable ecological outcome, and is preferably:</i></p> <p><i>i. Close to the location of development; or</i></p> <p><i>ii. Within the same Ecological District; and</i></p> <p><i>d) The compensation will achieve positive indigenous biological diversity outcomes that would not have occurred without that compensation; and</i></p> <p><i>e) The positive ecological outcomes of the compensation last for at least as long as the adverse effects of the activity; and</i></p>	



Objective/Policy	Assessment
<p><i>f) The delay between the loss of indigenous biological diversity through the proposal and the gain or maturation of the compensation's indigenous biological diversity outcomes is minimised.</i></p>	
<p><i>Policy 7.6 - Allow for subdivision, use or development within SNAs, including by:</i></p> <p><i>a) Allowing existing lawfully established activities to continue provided the adverse effects are the same or similar in scale, character or intensity;</i></p> <p><i>b) Allowing activities with no more than minor adverse effects provided that the values of the SNA are maintained.</i></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><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><i>Policy 7.9 - Give effect to Objective 2 of Chapter 3 by:</i></p>	



Objective/Policy	Assessment
<p>a) Providing for the kaitiakitanga role of Poutini Ngāi Tahu in the management of indigenous biological diversity;</p> <p>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;</p> <p>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.</p>	
Section 7A Natural Character	
<p>Objective 7A.1 - Protect the natural character of the region's wetlands, and lakes and rivers and their margins, from inappropriate subdivision, use and development.</p>	<p>Consistent – the wetlands or creeks surrounding the application will not be disturbed by the proposed activity, and enhancements are proposed which will improve natural character over time.</p> <p>The proposal will allow for the applicant to provide for their economic wellbeing, along with those employed by the proposal which will in turn have significant flow on benefits for the West Coast region. The proposal would also bring much needed capital to the area and surrounding townships.</p>
<p>Objective 7A.2 - Provide for appropriate subdivision, use and development to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.</p>	
<p>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.</p>	
<p>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.</p>	
<p>Policy 7A.3 - When determining if an activity is appropriate, the following matters must be considered:</p> <p>a) The degree and significance of actual or potential adverse effects on the elements, patterns, processes and qualities that contribute to natural character;</p> <p>b) The value, importance or significance of the natural character at the local, or regional level;</p>	



Objective/Policy	Assessment
<p>c) <i>The degree of naturalness;</i></p> <p>d) <i>The potential for cumulative effects to diminish natural character, and the efficacy of measures proposed to avoid, remedy or mitigate such effects; and</i></p> <p>e) <i>The vulnerability of the natural character to change, and its capacity to accommodate change, without compromising its values.</i></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 application area and will not take place within any area of wetland. The application area has been assessed as having no more than minor effects in terms of natural character associated with the wetlands, or surrounding creeks and their tributaries.</p>
Section 8 Land and Water	
<p><i>Objective 8.1 - The life-supporting capacity of freshwater is maintained or improved.</i></p>	<p>Consistent - the proposed mineral sands activity is considered to be consistent with these objectives and policies. The proposed activity will be undertaken such that the potential for adverse effects on the surrounding environment, particularly Canoe Creek, Collins Creek and Canoe Creek Lagoon are avoided, remedied or mitigated as appropriate through measures including setbacks, erosion and sediment control and water management.</p> <p>The proposed water take will adhere to conditions ensuring that it does not have an adverse effect on</p>
<p><i>Objective 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>Objective 8.3 - Determine allocation of water within environmental controls.</i></p>	
<p><i>Objective 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> <p>a) <i>Subdivision, use or development of land;</i></p> <p>b) <i>Discharges of contaminants to water and to land in circumstances which may result in contaminants entering water; c) Water use and take; and</i></p> <p>d) <i>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>	



Objective/Policy	Assessment
<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 low flow rates in Canoe Creek, establishing an appropriate environmental control.</p> <p>Over time, the proposed riparian planting will improve water quality and aquatic habitat.</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: a) Estuaries, hāpua lagoons, and other coastal wetlands; and b) Shellfish beds and fishing areas.</i></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>	



Objective/Policy	Assessment
<i>f) The reasonable needs of other water users.</i>	
<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>	
Section 9 Coastal Environment	
<p><i>Objective 9.1 - Within the coastal environment:</i></p> <p><i>a) Protect indigenous biological diversity;</i></p> <p><i>b) Preserve natural character, and protect it from inappropriate subdivision, use and development; and</i></p> <p><i>c) Protect natural features and natural landscapes from inappropriate subdivision, use and development.</i></p>	<p>Consistent – The proposal has been designed to avoid areas of significant indigenous biological diversity, and avoid adverse effects on fauna. The proposal will enhance the natural character of the surrounding coastal environment over time with the establishment of significant riparian planting.</p>
<p><i>Objective 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 pastoral land in the short to medium term, with a return to pastoral farming following the mining activity, which will ensure that economic wellbeing is maintained.</p>
<p><i>Objective 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 – The Geotechnical Report considers the level of coastal hazard risks associated with the project.</p>
<p><i>Objective 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>	<p>Consistent – The Landscape Assessment and Ecological Impact Assessment consider the</p>



Objective/Policy	Assessment
<p><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></p> <p><i>b) Avoiding adverse effects on significant indigenous biological diversity, areas of outstanding natural character and outstanding natural landscapes and features; and</i></p> <p><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>	<p>proposal against the New Zealand Coastal Policy Statement (policies 11, 13 and 15), and conclude that the proposal is consistent with these policies, and that adverse effects on indigenous biological diversity, outstanding natural landscapes and outstanding natural character have been avoided.</p>
<p><i>Policy 9.2 - (1) In the case of the National Grid, operation, maintenance or minor upgrading of existing National Grid infrastructure shall be enabled.</i></p> <p><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 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>N/A</p>
<p><i>Policy 9.3 - Provide for subdivision, use or development in the coastal environment:</i></p> <p><i>a) Which maintains or enhances the social, economic and cultural well-being of people and communities;</i></p> <p><i>b) Which:</i></p> <p><i>i) Requires the use of the natural and physical resources in the coastal environment; or</i></p> <p><i>ii) Has a technical, functional or operational requirement to be located within the coastal environment;</i></p> <p><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></p>	<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. This policy also</p>



Objective/Policy	Assessment
<p>d) By allowing subdivision, use and development where the adverse effects are no more than minor within those areas described in Policy 1.c).</p> <p>e) By allowing lawfully established activities to continue provided the adverse effects are the same or similar in scale, character or intensity.</p>	<p>recognises that minor or transitory effects may not be adverse. The proposal is transitory in nature.</p>
<p>Policy 9.4 – N/A</p>	<p>N/A</p>
<p>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:</p> <p>a) Estuaries, hāpua lagoons, and other coastal wetlands; and</p> <p>b) Shellfish beds and fishing areas.</p>	<p>Consistent – The proposal has been designed to avoid adverse effects on the coastal lagoon in terms of water quality and ecological function.</p>
<p>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:</p> <p>a) Official, nationally recognised guidelines for sea level rise;</p> <p>b) The type and life-cycle of the proposed development, including whether it is short-term, long term, or permanent;</p> <p>c) Whether the predicted impacts are likely to have material or significant consequences;</p> <p>d) The acceptability of those potential consequences, given their likelihood; and,</p> <p>e) Whether there are suitable options to avoid increasing the risk of harm from coastal hazards, and whether future adaptation options are feasible.</p>	<p>N/A – The Geotechnical Report confirms that the application site is subject to natural hazards, but that the proposal will not be adversely affected by these hazards.</p>



Objective/Policy	Assessment
<i>Policy 9.7 - Coastal hazard risks should be assessed over at least a 100 year timeframe.</i>	
<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>	
<i>Policy 9.9 - Consider opportunities for the restoration or rehabilitation of natural character.</i>	Consistent – Opportunities for the restoration of natural character include the coastal planting strip and riparian planting of Collins Creek and the Coastal Lagoon.
Section 10 Air Quality	
<i>Objective 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>	Consistent – The application includes proposals to monitor air quality both prior to and during mining, and a Dust Management Plan to ensure that the proposal does not result in offensive and objectionable effects beyond the boundary of the application site.
<i>Policy 10.2 - Management of adverse effects of the discharge of contaminants to air must include consideration of the following:</i> <i>a) Reverse sensitivity, including the siting of new, incompatible development in proximity to activities that discharge contaminants to air;</i> <i>b) Use of technology, codes of practice, and industry standards; and,</i> <i>c) The best practicable option to minimise the adverse effects of the discharge.</i>	
Section 11 Natural Hazards	
<i>Objective 11.1 - The risks and impacts of natural hazard events on people, communities, property, infrastructure and our regional economy are avoided or minimised.</i>	Consistent – although the proposal is in the coastal hazard alert area, it is considered that the risk of hazard to the proposed activity is low and



Objective/Policy	Assessment
	<p>will be minimised via setbacks from the coastal marine area.</p> <p>The shed proposed as a part of the activity along with the processing plant and ancillary buildings will also all be set back from the coastline; it is considered that natural hazard risk to these buildings is very low.</p>
<i>Policy 11.1 – N/A</i>	
<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>	Consistent – The proposal does not require any hard protection works.
<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>	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. The only building that will remain on site is well above any predicted sea level rise scenarios currently being planned for.
<i>Policy 11.4 – N/A</i>	N/A

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Objective/Policy	Assessment
Section 3 Natural and Human Use Values	
<p><i>Objective 3.2.1 – To provide for the sustainable use and development of land and water resources.</i></p>	<p>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.</p>
<p><i>Objective 3.2.2 - To protect water bodies from inappropriate use and development by maintaining and where appropriate enhancing their natural and amenity values including natural character and the life supporting capacity of aquatic ecosystems.</i></p>	<p>Consistent – The natural character and amenity values of the wetlands, Canoe Creek, and Collins Creek will not be affected by the proposal, and adequate sediment controls will be in place to avoid any adverse effects on aquatic ecosystems.</p>
<p><i>Objective 3.2.3 - To maintain or where appropriate enhance the spiritual and cultural values and uses of significance to Poutini Ngāi Tahu.</i></p>	<p>Consistent - the proposed activity is considered to be consistent with this objective as known archaeological sites of cultural value are avoided and will not be affected by the application. There are no other listed sites of significance to Poutini Ngāi Tahu at the site.</p>
<p><i>Objective 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, as confirmed by the Geotechnical Report.</p>



Objective/Policy	Assessment
<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> <p><i>(a) The habitats of threatened species identified in Schedule 7A;</i></p> <p><i>(b) Water supply values identified in Schedule 7B;</i></p> <p><i>(c) Spiritual and cultural values and uses of significance to Poutini Ngäi Tahu identified in Schedule 7C;</i></p> <p><i>(d) The significant natural character of wetlands, and lakes and rivers and their margins;</i></p> <p><i>(e) Outstanding natural features and landscapes;</i></p> <p><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></p> <p><i>(g) Existing public access to and along lakes and rivers;</i></p> <p><i>(h) Significant historic heritage;</i></p> <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 adjacent wetlands, Canoe or Collins Creek in accordance with 1(d) and areas of significant historic heritage are avoided in accordance with 1(h). 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> <p><i>(a) Water quality;</i></p> <p><i>(b) Amenity values;</i></p> <p><i>(c) Indigenous biological diversity;</i></p>	<p>Consistent – Adverse effects on water quality, amenity, indigenous biodiversity and ecosystems, natural character and historic heritage are avoided, remedied or mitigated through mechanisms such as setbacks, water management</p>



Objective/Policy	Assessment
<p>(d) <i>Intrinsic values of ecosystems;</i></p> <p>(e) <i>The natural character of wetlands, and lakes and rivers and their margins, not described in 3.3.1(1)(d); and</i></p> <p>(f) <i>Historic heritage not described in 3.3.1(1)(h).</i></p>	<p>and erosion and sediment control and rehabilitation.</p>
<p><i>Policy 3.3.10 - To recognise and provide for the following features of water bodies when considering adverse effects on their natural character:</i></p> <p>(a) <i>The topography, including the setting and bed form;</i></p> <p>(b) <i>The natural flow characteristics;</i></p> <p>(c) <i>The natural water level and its fluctuation;</i></p> <p>(d) <i>The natural water colour and clarity;</i></p> <p>(e) <i>The ecology; and</i></p> <p>(f) <i>The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (e).</i></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. There will be no impact on water body topography, setting and bed form from the proposed activity.</p>
<p><i>Policy 3.3.11 - To have particular regard to the following qualities or characteristics of water bodies when considering adverse effects on amenity values:</i></p> <p>(a) <i>Aesthetic values associated with the water body;</i></p> <p>(b) <i>Recreational opportunities provided by the water body;</i></p> <p>(c) <i>Sports fish habitats, as outlined in Schedule 8; and</i></p> <p>(d) <i>The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (c).</i></p>	<p>Consistent – The ecological assessment considers the habitat of trout within Collins Creek. The proposal is not considered to have adverse effects on amenity values associated with recreational opportunities or aesthetic values.</p>



Objective/Policy	Assessment
Section 4 Land Management	
<p><i>Objective 4.2.1 - To avoid remedy or mitigate adverse effects from land disturbance so that the region's water and soil resources are sustainably managed.</i></p>	<p>Consistent - The proposed mining activity will be managed in accordance with this policy, by providing for the appropriate management of sediment and the rehabilitation of the land to pasture, to enable the ongoing use of the land for this purpose.</p>
<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> <p><i>(a) The stability of land (e.g. slumping, subsidence, or erosion), river banks, and riverbeds and coastal margins;</i></p> <p><i>(b) Water quality, including clarity, turbidity, and temperature changes, and in stream values;</i></p> <p><i>(c) Changes in water level including water table;</i></p> <p><i>(d) Public access to rivers, lakes, and their margins and the coast;</i></p> <p><i>(e) Natural character, and aquatic ecosystems;</i></p> <p><i>(f) Soil depth and soil fertility;</i></p> <p><i>(g) The integrity of property, structures, or effects upon the operation or maintenance of regionally significant infrastructure;</i></p> <p><i>(h) Cultural and recreational values; and</i></p> <p><i>(i) Significant indigenous vegetation and significant habitats of indigenous fauna.</i></p>	<p>Consistent - Setbacks are provided from all waterways, water discharges are managed to reduce sediment and other contaminant loading. No permanent change to the water table is anticipated as a result of this activity, and the water table will be managed throughout the activity to ensure that groundwater levels are maintained beyond the property boundary and in surface water bodies. Topsoil will be removed and stored and then spread across the land when it is remediated, to ensure that there is not a significant effect on soil depth and fertility.</p>



Objective/Policy	Assessment
<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> <p>(a) <i>Release of acid rock drainage;</i></p> <p>(b) <i>Precipitation of iron oxides;</i></p> <p>(c) <i>Release of heavy metals.</i></p>	<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. Acid rock drainage is not expected as a result of this particular type of mining. The Hydrological Assessment and the Ecological Impact Assessment consider the potential for effects on the environment arising from increased heavy metals and iron oxides in the proposed discharge, and have determined management methods to avoid such discharges and acceptable limits which will ensure that there are no adverse effects on the receiving environment, 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.</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 around all wetlands and</p>



Objective/Policy	Assessment
	waterways which will protect and retain existing riparian vegetation.
Section 6 Wetland Management	
<p><i>Objective 6.2.1 - To recognise and provide for the protection of the natural character, indigenous biodiversity and other values of wetlands in the region.</i></p>	<p>Consistent - the proposal is considered to be consistent with this objective as wetlands are avoided and buffer zones from wetlands for any activity are provided, and water management and erosion and sediment control are proposed to ensure that indigenous biodiversity and other values of wetlands are protected. Additional riparian planting and a proposed new wetland area will enhance natural character and promote connections between existing wetland areas adjacent to the application site.</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 adverse effects on wetland values are avoided or mitigated through setbacks, appropriate sediment control and management of water, particularly the groundwater levels. Natural values are enhanced through additional riparian planting and the</p>

Objective/Policy	Assessment
	inclusion of a wetland area which will be completed at the end of mining.
Section 7 Surface Water Quantity	
<i>Objective 7.2.1 - To retain flows and water levels in water bodies sufficient to maintain their in stream values, natural character, and life supporting capacity.</i>	Consistent - The proposal is considered to be consistent with this objective as the water quantity of the water within Canoe Creek will have sufficient water left after the proposed water take to sustain the instream values, natural character and life supporting capacity.
<i>Objective 7.2.3 - To promote the efficient use of water.</i>	Consistent - water will be recirculated as a part of this proposal, reducing the need to take water from Canoe Creek.
<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>	Consistent - The proposed abstraction associated with this application, will not see a decrease in MALF by more than 20% so therefore no minimal flows are required to be maintained.
Section 8 Surface Water Quality	
<i>Objective 8.2.1 - To maintain or enhance the quality of the West Coast's water.</i>	Consistent - The proposal is considered to be consistent with this objective as the water quality in the receiving environment will be maintained



Objective/Policy	Assessment
	through erosion and sediment control techniques and other management practices.
<p><i>Policy 8.3.5 - When considering applications for resource consents to discharge contaminants to water to have regard to:</i></p> <p><i>(a) The nature of the discharge and the sensitivity of the receiving environment to adverse effects;</i></p> <p><i>(b) The financial implications, and the effects on the environment of the proposed method of discharge when compared with other options;</i></p> <p><i>(c) The current environmental mitigation technology and the likelihood that the proposed method can be successfully applied;</i></p> <p><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></p> <p><i>(e) Any relevant industry codes of practice or guidelines relating to the management of potential discharges.</i></p>	<p>Consistent - The proposal is considered to be consistent with this objective as the best practicable option has been adopted for site water management, specifically including the removal of sediment via treatment ponds prior to discharge to the receiving environment, automated continuous turbidity monitoring of the discharge at source to enable rapid response to any increase in sediment loading prior to discharge to the environment.</p>
<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 - The discharges proposed as part of this application relate to treated (settled) mine process and stormwater.</p> <p>The contaminant is sediment and can be effectively treated by sediment retention practices and good land management and mining methodology.</p>
<p>Section 10 Groundwater</p>	



Objective/Policy	Assessment
<p><i>Objective 10.2.1 - To sustain existing uses of the West Coast's groundwater, by protecting water quantity and quality and avoiding depleting surface water flows.</i></p>	<p>Consistent - The Hydrological Assessment attached to this application has assessed the actual and potential effects associated with the proposed water abstraction activities – on surface water and ground water.</p> <p>The hydrological impact of the mining operation will be both minor and short term in duration.</p>
<p><i>Objective 10.2.2 - To minimise conflict between competing uses of groundwater.</i></p>	
<p><i>Objective 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 to ensure that surface water is not depleted by the mining activity. There are no other bores in the vicinity of the proposal.</p>
<p><i>Policy 10.3.3 - In managing the taking of groundwater:</i></p> <p><i>(a) To have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained; and</i></p> <p><i>(b) To give priority to avoiding adverse effects on community water takes listed in 7B.</i></p>	<p>Consistent – The only known groundwater take is located on the property to the south, which is taken from a spring at the ground surface. The hydrological assessment sets out management methods to ensure that these springs are not</p>



Objective/Policy	Assessment
	depleted and therefore adverse effects on this water take are avoided.
<i>Policy 10.3.5 - To manage the taking of water from any bore such that groundwater contamination by sea water intrusion is avoided.</i>	Consistent - The Hydrological Assessment confirms that there is a very low risk of saline intrusion.
Section 13 Liquid Contaminants	
<i>Objective 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.</i>	
<i>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.</i>	
Section 14 Solid Contaminants - N/A	
Section 15 Hazardous Substances	
<i>Objective 15.2.1 - To ensure that the adverse effects from the discharge of hazardous substances into or onto land, on water and soil quality, social, cultural, and amenity values, indigenous flora and fauna, and human health are avoided, remedied, or mitigated.</i>	
<i>Policy 15.3.1 - To avoid inappropriate disposal or discharge of hazardous substances to land.</i>	
<i>Policy 15.3.2 - To recognise, where appropriate, relevant industry codes of practice or guidelines relating to the management of hazardous substances and potential associated discharges.</i>	
Section 16 Sites Associated with Hazardous Substances and contaminated Land – N/A	



Objective/Policy	Assessment
<i>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.</i>	N/A – for completeness it is noted that there is a HAIL site adjacent to the site which is the site of a former helicopter hangar and associated fuel storage. The subject site is not within a HAIL site.
<i>Policy 16.3.1 - To locate and maintain information on sites fitting the HAIL criteria in the West Coast region.</i>	
<i>Policy 16.3.2 - To contain and remediate, or appropriately manage, contaminated land that is causing significant adverse effects on the environment.</i>	

West Coast Regional Air Quality Plan

Objective/Policy	Assessment
Chapter 7 – Dust	
<i>Objective 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.



Objective/Policy	Assessment
<p><i>Objective 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></p>	<p>Consistent - The potential for the dust has been addressed in the land management section of this application.</p> <p>The general measures for dust management have been included, along with the provision of a Dust Management Plan prior to the commencement of mining operations.</p> <p>These measures will avoid, remedy or mitigate the effects of dust to a point where it is consistent with this policy.</p>
<p><i>Objective 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></p>	<p>Consistent - The potential for the dust has been addressed in the land management section of this application.</p> <p>The general measures for dust management have been included, along with the provision of a Dust Management Plan prior to the commencement of mining operations.</p> <p>These measures will avoid, remedy or mitigate the effects of dust to a point where it is consistent with this policy.</p>



Grey District Plan 2005

Objective/Policy	Assessment
Section 4 Landscape	
<p><i>Objective 4.3.1 - The protection of outstanding natural features and landscapes in the Grey District from inappropriate subdivision, use and development.</i></p>	<p>Consistent – The site is not considered to be an outstanding natural feature as it is previously developed farmland. The mining proposal will avoid creeks and wetlands onsite.</p>
<p><i>Policy 4.4.1 - To recognise areas of outstanding natural features and landscapes in accordance with the criteria listed below:</i></p> <p><i>a) Naturalness (Intactness)- The landscape is natural, open and spacious and is largely unmodified by human activity or development (relative to other landscapes).</i></p> <p><i>b) Coherence - The area is complete and in intact as an integrated unit thereby producing a high visual coherence or pleasantness.</i></p> <p><i>c) Distinctiveness - The area has one or more of the following</i></p> <p><i>i) outstanding size, shape, diversity or pattern of natural features or landforms</i></p> <p><i>ii) outstanding area of predominantly indigenous vegetation</i></p> <p><i>iii) outstanding or popular accessible viewpoints/key views</i></p> <p><i>d) Sensitivity - the area is high in visual sensitivity to change</i></p> <p><i>e) Visiblness - The area is visible from public places such as roads, tourist routes etc.</i></p> <p><i>f) Scientific, Historic or Cultural value - The area is of significant scientific (e.g. geopreservation site), historic or cultural value.</i></p>	<p>Consistent – As above the site is not considered an outstand natural feature or landscape</p>



Objective/Policy	Assessment
Section 5 Significant Indigenous Vegetation and Significant Habitats of Indigenous Fauna	
<p><i>Objective 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 the application area lies adjacent to a proposed Significant Natural Area (Canoe Creek Lagoon), however this area is not sought for mining and lies outside of the application area.</p> <p>The mitigation measures proposed in the Landscape Assessment involves the recommendation to augment the Canoe Creek Lagoon and plant the area with appropriate species as part of the rehabilitation works.</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.</p> <p>Given that there is no removal of indigenous vegetation, and the SNA lies outside of the application area, the activity it not expected to have any adverse effects on these matters.</p>
<p><i>Policy 5.4.2 - To recognise such areas in accordance with the following criteria:</i></p> <p><i>Representativeness – a measure of the current extent of a vegetation type/ ecosystem compared to its extent at some fixed point in history.</i></p> <p><i>Rarity/ Distinctiveness – 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.</i></p> <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>	



Objective/Policy	Assessment
<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><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>	
Section 6 Waterways and Margins	
<p><i>Objective 6.3.1 - To avoid, remedy or mitigate adverse effects arising from conflicting activities on the surface of waters.</i></p>	<p>Consistent – waterways such as wetland, Canoe Creek, and Collins Creek will be avoided with sufficient buffers proposed to avoid adverse effects from the activities to the waterways.</p>
<p><i>Objective 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 – The proposal will have sufficient buffers between the activity and the surrounding waterways; therefore, it is considered that the waters and their margins will be preserved.</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> <p><i>a) recreation values</i></p>	<p>Consistent – it is considered that there will be no adverse effects from the proposed activity on the</p>



Objective/Policy	Assessment
<p><i>b) conservation values</i></p> <p><i>c) continued public access</i></p> <p><i>d) retention of indigenous vegetation and habitats</i></p> <p><i>e) water quality</i></p> <p><i>f) heritage sites</i></p> <p><i>g) cultural and spiritual values</i></p>	<p>natural character of the surrounding waterways margins set out in this policy.</p>
<p>Section 7 The Coastal Environment</p>	
<p><i>Objective 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 modified area of the coastal environment as farming has been carried out on site for some time. A landscape assessment was undertaken as a part of this proposal, and it considers that there will be no significant adverse effects on the natural character or natural features or landscape of the Barrytown coastal plain.</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> <p><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></p> <p><i>b) The presence of significant indigenous vegetation or natural habitats.</i></p>	<p>Consistent – The proposal will be undertaken on land that has been previously developed for farming, no vegetation clearance will not be required, and it is not expected to affect the life supporting capacity of the land.</p>



Objective/Policy	Assessment
<p>c) <i>The life supporting capacity of ecosystems.</i></p> <p>d) <i>The presence of distinctive landscapes, seascapes and landforms.</i></p> <p>e) <i>The presence of special spiritual, heritage, cultural values including those of significance to Maori.</i></p> <p>f) <i>The maintenance and enhancement of high water quality.</i></p> <p>g) <i>Coastal natural hazard areas.</i></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> <p>The proposal will not degrade any waters.</p> <p>Although the proposal is within an area coastal hazard, the proposal is not expected to increase coastal hazards as the proposal is set back from the CMA.</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 modified and developed due to pastoral farming.</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>Objective 9.3.1 - The adverse effects of natural hazards on people, property and the environment are avoided, or mitigated.</i></p>	



Objective/Policy	Assessment
<i>Policy 9.4.1 - To adopt an integrated approach to minimising the potential adverse effects of natural hazards on the community.</i>	Consistent – The geotechnical assessment has considered the effects of natural hazards, and has confirmed that the proposal will not be affected by natural hazards.
<i>Policy 9.4.2 - To gather and make available information regarding natural hazards to assist resource management decisions.</i>	
<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>	
<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>Objective 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 - These matters have been canvassed within this application previously. 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.
<i>Objective 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>Objective 10.3.3 - To protect culturally significant sites, such as burial grounds, tapu sites and other taonga throughout the District.</i>	
<i>Objective 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>	



Objective/Policy	Assessment
<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>	
<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 Substance	
<i>Objective 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 - The proposal involves the storage of up to 40,000 litres of diesel on site in an approved container which will have full secondary containment to avoid spills.
<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 12 Transport	
<i>Objective 12.3.1 - The operation of transport infrastructure in a manner that avoids, remedies or mitigates adverse effects.</i>	Consistent – the proposal and the accompanied Transport Assessment assesses the effects on the District’s transport infrastructure, and subject to the provision of adequate car parking space on site, and an upgraded entranceway design, concludes
<i>Objective 12.3.2 - The safe and efficient use of the District’s transport infrastructure.</i>	
<i>Policy 12.4.1 - Access, off-street parking and loading, and the intensity of activities should not adversely affect vehicle and pedestrian safety and efficiency.</i>	



Objective/Policy	Assessment
<p><i>Policy 12.4.2 - To implement a hierarchy of roads in the District with associated design and access standards based on intended function, and to use this as a framework to enhance transport efficiency and the amenity of sensitive areas.</i></p>	<p>that the effects on the transport network are less than minor.</p>
<p><i>Policy 12.4.3 - Transport infrastructure should be located and designed in a manner that avoids, remedies or mitigates adverse effects on neighbouring activities as far as practically possible having regard to the sensitivity of those activities.</i></p>	
<p><i>Policy 12.4.4 - To consider the development of alternative port facilities if constraints on the existing Greymouth port cannot be overcome.</i></p>	
<p><i>Policy 12.4.5 - Development in the vicinity of the Greymouth aerodrome should not compromise flight paths and take steps to mitigate the adverse effects of aircraft noise.</i></p>	
<p>Section 19 Rural Environment</p>	
<p><i>Objective 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></p>	<p>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 ecosystems. It is considered that the proposed activity is a sustainable use of the application site.</p>
<p><i>Objective 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></p>	<p>Consistent – the proposal site is an already modified area of land which is used for farming. It is</p>



Objective/Policy	Assessment
	considered that the openness and spaciousness at the site will continue. There are no natural features at the site which will be affected by this application and 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 short term in duration, with a number of measures included in the mining methodology, land and water management and mitigation measures that 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 mitigated through mining methodology, operational management or mitigation measures.



Objective/Policy	Assessment
<p><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></p>	<p>Consistent - The bulk and location of structures should not affect the character of the rural area, or affect the amenity of adjoining properties.</p> <p>The natural character effects of the proposed activity have been covered within this document and the supporting Landscape Assessment. These effects are considered to be not more than minor.</p> <p>The permitted baseline for activities within the Rural Environmental Area is an important consideration when assessing amenity. A range of land development activities can be undertaken without resource consent. These activities include effects not dissimilar to those considered in this application.</p> <p>Amenity effects are covered in the attached Landscape Assessment.</p>
<p><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></p>	<p>Consistent - The three relevant matters for this application are noise, traffic generation and visual impact.</p> <p>All of these matters have been addressed in the supporting technical reports, with the effects being considered not more than minor.</p>



Objective/Policy	Assessment
	The short term nature of the activity and the associated mitigation measures further support these conclusions.

Proposed Te Tai o Poutini Plan

Objective/Policy	Assessment
Strategic Direction	
Minerals Extraction	
<i>MIN - O1 To ensure provision for the use and development of the West Coast/Te Tai o Poutini's mineral resources while also avoiding duplication of regulation across agencies.</i>	N/A
<i>MIN - O2 To enable mineral extraction and ancillary activities which support it, including specifically within the Buller Coalfield Zone, Mineral Extraction Zone, Rural Zones and Open Space Zone.</i>	Consistent – the proposal is within a proposed minerals extraction zone which enables minerals extraction and ancillary activities such as that of the proposal. The proposal is therefore entirely appropriate within the context of the Proposed Plan.
<i>MIN - O3 To recognise that mineral resources are widespread and fixed in location throughout the West Coast/Te Tai o Poutini and that provided adverse effects are managed, mineral extraction activities can be appropriate in a range of locations outside specified zones and precincts.</i>	

Objective/Policy	Assessment
<p><i>MIN - 04 To ensure that new subdivision, use and development does not compromise existing mineral extraction activities, including through reverse sensitivity to effects such as dust, noise and traffic generation.</i></p>	<p>N/A – not existing</p>
<p><i>MIN - 05 To 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</p>
<p><i>MIN - 06 To:</i></p> <ul style="list-style-type: none"> <i>a. Avoid, remedy or mitigate the adverse effects of mineral extraction activities on the West Coast/Te Tai o Poutini's significant natural and cultural features, sites and heritage, and amenity values, including: <ul style="list-style-type: none"> <i>i. Poutini Ngāi Tahu cultural resources and taonga including sites and areas of significant to Māori identified in Schedule Three;</i> <i>ii. Areas of significant indigenous vegetation, significant indigenous fauna habitat and protected native fauna;</i> <i>iii. Outstanding natural landscapes and features;</i> <i>iv. Waterways and waterbodies;</i> <i>v. The coastal environment;</i> <i>vi. The wellbeing of people and communities; and</i> </i> <i>b. Allow adverse effects to be addressed by alternative mitigation measures such as biodiversity offsetting and environmental compensation.</i> 	<p>Consistent – the proposal will have sufficient measures in place to ensure that adverse effects are avoided, remedied, or mitigated on any significant natural and cultural features, sites and heritage, and amenity values within and around the application area.</p>
<p>Natural Environment</p>	



Objective/Policy	Assessment
<p><i>NENV- 01 To recognise and protect the natural character, landscapes and features, ecosystems and indigenous biodiversity that contribute to the West Coast's character and identity and Poutini Ngāi Tahu's cultural and spiritual values.</i></p>	<p>Consistent – the landscape assessment and ecological assessment both identify natural character, landscapes, ecosystems and indigenous biodiversity and propose various mitigation measures to protect these features on and around the site.</p>
<p><i>NENV- 02 To ensure that the rights, interests and values of Poutini Ngai Tahu to natural environment areas and features are protected and provided for and that the ability to exercise kaitiakitanga and tino rangatiratanga is maintained and enhanced.</i></p>	<p>Consistent – although the proposal site is an area of already highly modified land Poutini Ngai Tahu will be 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 - 03 To 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 in protecting significant areas, habitats and features;</i> <i>b. The need for infrastructure to sometimes be located in significant areas; and</i> <i>c. The need to support the ethic of stewardship and to consider the positive effects of the conservation estate in achieving the requirements of the RMA.</i> 	<p>N/A – No infrastructure is proposed in significant areas. This policy relates to recognising the significant amount of land on the West Coast that has a degree of protection due to being conservation land, when considering ecological effects elsewhere.</p>
<p><i>NENV - 04 To clearly identify:</i></p> <ul style="list-style-type: none"> <i>a. Unique and important natural environment areas and features on the West Coast/Te Tai o Poutini which must be protected; and</i> 	<p>N/A</p>



Objective/Policy	Assessment
<p><i>b. Areas where subdivision, use and development to enable community economic, cultural and social wellbeing can be sustainably managed.</i></p>	
Poutini Ngāi Tahu	
Poutini Ngāi Tahu Strategic Objectives	
<p><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></p>	N/A – not on any Poutini Ngai Tahu land
<p><i>POU – O2 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> 	Consistent – The site is located within the Pounamu Management Overlay in the Proposed Plan. The proposal will not involve the extraction of pounamu which will be returned immediately to the mine pit with other oversized material.
<p><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></p>	N/A
<p><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></p>	Consistent – it is recognised that Poutini Ngāi Tahu have a special relationship with the land including the coastal environment and waterways. Local iwi have and will continue to be consulted throughout the application process.
Poutini Ngāi Tahu Strategic Policies	



Objective/Policy	Assessment
<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
<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 cultural activities to be established throughout the West Coast/Te Tai o Poutini settlements and on Poutini Ngāi Tahu land.</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>	Consistent – As noted above, pounamu will be returned immediately 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 West Coast/Te Tai o Poutini 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 – as mentioned previously Poutini Ngāi Tahu will be included in 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



Objective/Policy	Assessment
	effects, particularly associated with the proposed water management strategy.
<p><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></p>	<p>Consistent – There are no identified cultural sites in the Proposed Plan on this application site, and an accidental discovery protocol has been proposed in consent conditions to ensure any unknown archaeological sites will be protected if discovered during operations.</p>
<p>Transport - Te Tūnuku</p>	
<p>Transport Objectives</p>	
<p><i>TRN - O1 To recognise and provide for the critical role land transport infrastructure plays in supporting communities including emergency services, and economic activity on the West Coast/Te Tai o Poutini.</i></p>	<p>Consistent – The Integrated Transport Assessment confirms that the effects on the region's transport network are less than minor, and therefore adverse effects have been avoided through the creation of an upgraded access, provision for on-site parking and consent conditions managing the peak vehicle movement rates for heavy vehicles.</p>
<p><i>TRN - O2 To manage the effects of land transport infrastructure on the character, landscape and amenity of the towns, settlements and rural areas and minimise adverse effects on the environment.</i></p>	
<p><i>TRN - O3 To enable accessibility, safety and connectivity of land transport infrastructure and consider the amenity of all transport users, including pedestrians and cyclists.</i></p>	
<p><i>TRN - O4 To encourage resilience within the transport network to natural hazards and climate change reflecting its vital role in community wellbeing and economic activity.</i></p>	
<p><i>TRN - O5 To ensure that the provision of safe and efficient parking, loading and access is consistent with the character, scale and intensity of the zone, the roading hierarchy and the activity being undertaken.</i></p>	
<p>Transport Policies</p>	



Objective/Policy	Assessment
<p><i>TRN - P1 The road and rail networks shall;</i></p> <ul style="list-style-type: none"> <i>a. Be maintained or enhanced to provide safe and efficient transportation;</i> <i>b. Consider the needs of all transport users and modes of transport; and</i> <i>c. Minimise effects on adjoining properties including the impacts of vibration, noise and glare.</i> 	<p>Consistent – The proposal involves restricting truck movements to 0500-2200 to minimise residential amenity effects during sleeping hours.</p>
<p><i>TRN - P2 Vehicle crossings and associated access will;</i></p> <ul style="list-style-type: none"> <i>a. Be designed and located to provide for safe, effective and efficient movement to and from sites;</i> <i>b. Minimise potential conflicts between vehicles, pedestrians and cyclists on the adjacent road network; and</i> <i>c. Manage vehicle access to and from sites adjacent to intersections, and where State Highways meet.</i> 	<p>Consistent – The vehicle access has been designed and previously approved by Waka Kotahi, to ensure safe, effective and efficient vehicle movements to and from the mine site.</p>
<p><i>TRN - P7 Support increased cycling and walking by:</i></p> <ul style="list-style-type: none"> <i>a. Requiring larger developments to provide bicycle parking and</i> <i>b. Providing for off-road pedestrian and bicycle facilities to complement facilities located within the road network.</i> 	<p>N/A – The location of this mine site largely precludes staff and visitors arriving by bicycle.</p>
<p><i>TRN - P8 Manage the number, location and type of parking and loading spaces, including bicycle parking and electric car charging spaces to support the following:</i></p> <ul style="list-style-type: none"> <i>a. The safe, efficient and effective operation of the transport network;</i> <i>b. The functional and operational requirements of activities;</i> <i>c. The recognition of different activities having different trip characteristics;</i> <i>d. The use of sustainable transport options including cycling and walking;</i> <i>e. Provision of safe access and egress for vehicles, pedestrians and cyclists;</i> <i>f. Avoid or mitigate potential conflicts between vehicles, pedestrians and cyclists;</i> 	<p>Consistent – While not proposed to be demarcated specifically on site, sufficient hardstand area will be provided to cater for the expected number of cars and heavy vehicles on the site to ensure that there is no off-site car parking or effects on the wider transport network.</p>



Objective/Policy	Assessment
<p><i>g. Mitigation of stormwater contamination from vehicles through treatment of stormwater from large areas of car parking;</i></p> <p><i>h. Provision for flexible approaches to parking, including more efficient use of parking spaces, and reduce incremental and individual parking provision</i></p>	
<p><i>TRN - P9 Require parking and loading areas to be designed so that reverse manoeuvring of vehicles onto or off the road does not occur in situations which will compromise:</i></p> <p><i>a. The safe, effective and efficient operation of roads including State Highways; or</i></p> <p><i>b. Pedestrian access and amenity; or</i></p> <p><i>c. Safe and functional access.</i></p>	<p>Consistent – Vehicle parking areas are at least 500m from the State Highway and no vehicles will reverse manoeuvre onto the State Highway.</p>
<p>Natural Hazards - Ngā Mōreareatanga Aotūroa</p>	
<p>Natural Hazards Objectives</p>	
<p><i>NH - O2 To reduce the risk to life, property and the environment from natural hazards, thereby promoting the well-being of the community and environment.</i></p>	<p>Consistent – The geotechnical report confirms that natural hazards will be sufficiently addressed through appropriate pit geometry and other measures.</p>
<p><i>NH - O4 To ensure the role of hazard mitigation played by natural features that minimise impacts of hazards including wetlands and dunes is recognised and protected.</i></p>	<p>Consistent – No disturbance of dune or wetland areas are proposed and in fact the proposal includes coastal planting to enhance protection against coastal hazards.</p>
<p><i>NH - O6 Measures taken to mitigate natural hazards do not create or exacerbate adverse effects on other people, property, infrastructure and the environment.</i></p>	<p>Consistent – aside from the coastal planting which is primarily for visual mitigation, no other measures are proposed to mitigate natural</p>



Objective/Policy	Assessment
	hazards that would have any effect on adjacent land.
Natural Hazards Policies	
<p><i>NH - P2 Where a natural hazard has been identified and the natural hazard risk to people and communities is unquantified but evidence suggests that the risk is potentially significant, apply a precautionary approach to allowing development or use 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>
<p><i>NH - P3 When managing natural hazards:</i></p> <ul style="list-style-type: none"> <i>a. Promote the use of natural features 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 critical infrastructure.</i> 	<p>Consistent – The coastal planting will enhance natural hazard mitigation in terms of coastal erosion. No hard engineering solutions are required or proposed.</p>
<p><i>NH - P4 Natural hazard assessment, managed retreat locations and resource consent applications 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;</i> <i>b. Altering of coastal processes;</i> <i>c. Increased inundation of low lying areas;</i> <i>d. Changes in local temperatures;</i> <i>e. Changes in rainfall patterns; and</i> <i>f. Increase in cyclonic storms.</i> 	<p>Consistent – The application proposes to rehabilitate the low lying land to maintain current ground levels, to avoid any increased inundation of these low lying areas in future as a result of climate change or coastal processes.</p>



Objective/Policy	Assessment
<p><i>NH - P12 When assessing the effects of activities in natural hazard overlays consider:</i></p> <ul style="list-style-type: none"> <i>a. The effects of natural hazards on people, property and the environment;</i> <i>b. 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 infrastructure in relation to natural hazard risk;</i> <i>d. The clearance or retention of vegetation or other natural features to mitigate natural hazard risk;</i> <i>e. The timing, location, scale and nature of any earthworks in relation to natural hazard risk;</i> <i>f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.;</i> <i>g. The functional or operational need to locate in these areas; and</i> <i>h. Any significant adverse effects on the environment of any proposed mitigation measures.</i> 	<p>Consistent – The proposal involves setbacks from waterbodies and the coastline, pit geometry to avoid land instability, and avoids vegetation clearance. Buildings are not located near the coastline and are mostly temporary in nature.</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 identify and protect areas of significant indigenous vegetation and significant habitats of indigenous fauna on the West Coast/Te Tai o Poutini.</i></p>	<p>Consistent – the proposal will not involve the removal of any significant indigenous vegetation or the destruction of significant habitats of indigenous fauna.</p>
<p><i>ECO - O2 To provide for appropriate subdivision, use and development within areas of significant indigenous vegetation and significant habitats of indigenous fauna where the values of the area can be maintained or enhanced.</i></p>	<p>N/A – not within an area of significance, however the proposal is adjacent to a significant natural area and the activity has been the proposal is not considered to have adverse effects on this.</p>



Objective/Policy	Assessment
<p><i>ECO - O4 To maintain the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini.</i></p>	<p>Consistent – the proposal has a number of mitigation measures in place to ensure that ecosystems and indigenous species found outside and within the application area are maintained.</p>
<p>Ecosystems and Indigenous Biodiversity Objectives</p>	
<p><i>ECO - P3 Encourage the protection, enhancement and restoration of significant indigenous biodiversity by:</i></p> <ul style="list-style-type: none"> <i>a. Allowing additional subdivision rights if an area of significant indigenous vegetation or significant habitat of indigenous fauna within the same property is 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; and</i> <i>e. Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity.</i> 	<p>Consistent – The proposal involves the establishment of a wetland area which will provide valuable linkages between the existing lagoon areas surrounding the site. The intention is to use species from the adjacent native plant nursery and only plant species which are found within the ecological district.</p>
<p><i>ECO - P6 When assessing consents for subdivision, use and development, avoid activities which 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> 	<p>Consistent – The proposal seeks to avoid adverse effects on indigenous flora and fauna. Effects of this nature will be avoided.</p>



Objective/Policy	Assessment
<p>c. <i>Result in a reasonably measurable reduction in the local population of threatened taxa in the Department of Conservation Threat Categories 1 – 3a -nationally critical, nationally endangered and nationally vulnerable.</i></p>	
<p><i>ECO - P7 When assessing resource consents in areas of significant indigenous vegetation and significant habitats of indigenous fauna, consider the following matters:</i></p> <ul style="list-style-type: none"> <i>a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation;</i> <i>b. Whether formal protection and active management of all or part of any area of significant indigenous vegetation or habitat will occur as part of the subdivision, use or development;</i> <i>c. The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests;</i> <i>d. The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat;</i> <i>e. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic;</i> <i>f. The impacts on mahinga kai;</i> <i>g. 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; and</i> <i>h. The appropriateness of any biodiversity offsetting or compensation in accordance with Policy 9 to offset any residual adverse effects that remain after avoiding, remedying and mitigating measures have been applied.</i> 	<p>N/A – Application is not within the adjacent SNA</p>
<p><i>ECO - P8 Maintain indigenous habitats and ecosystems across the West Coast/Te Tai o Poutini by:</i></p> <ul style="list-style-type: none"> <i>a. Maintaining, and where appropriate enhancing or restoring the functioning of ecological corridors, linkages, dunes and indigenous coastal vegetation and wetlands;</i> 	<p>Consistent – areas of indigenous habitats and ecosystems surrounding the application area including the coastal marine area, creeks and</p>



Objective/Policy	Assessment
<ul style="list-style-type: none"> b. Minimising adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu; c. Restricting the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands; d. Preserving protected wildlife; and e. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection. 	<p>wetlands will have a sufficient buffers and conditions put in place to ensure that adverse effects are minimised and wildlife is protected.</p> <p>The proposal involves extensive coastal and riparian planting and wetland augmentation which will enhance and restore ecological corridors around the site. Fencing of waterways will also be complete as a result of this application.</p>
<p>ECO - P9 Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where:</p> <ul style="list-style-type: none"> a. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity; b. The conservation outcomes are measurable and positive; and c. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to NZ Government guidance on biodiversity offsetting. 	<p>N/A – The ecological assessment confirms that offsetting is not required for this project.</p>
<p>ECO - P10 Protect indigenous biodiversity in the coastal environment from inappropriate subdivision, use and development by:</p> <ul style="list-style-type: none"> a. Avoiding adverse effects on significant indigenous biodiversity; and b. Avoiding, remedying or mitigating other adverse effects on indigenous vegetation, habitats and species within the coastal environment. 	<p>Consistent – a series of measures have been proposed including consent conditions to ensure that adverse effects on significant indigenous biodiversity is primarily avoided, and minimised where not avoided.</p>
<p>Natural Features and Landscapes - Ngā Āhua me ngā Horanuku Aotūroa</p>	
<p>Natural Features and Landscapes Objective</p>	



Objective/Policy	Assessment
<p><i>NFL - O1 To protect the values of outstanding natural landscape and outstanding natural features on the West Coast/Te Tai o Poutini, while providing for subdivision, use and development where the values that make the landscape or feature outstanding can be maintained or enhanced.</i></p>	<p>Consistent – The site is not an area of outstanding natural landscape, and the potential effects on nearby outstanding landscapes have been assessed and will not be adversely affected by this proposal.</p>
<p>Natural Features and Landscapes Policies</p>	
<p><i>NFL - P2 Where possible, 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></p>	<p>Consistent – No significant adverse effects have been identified by the landscape assessment.</p>
<p><i>NFL - P5 Minimise adverse effects on outstanding natural landscapes and outstanding natural features by considering the following matters when assessing proposals for land use or subdivision:</i></p> <ul style="list-style-type: none"> <i>a. The scale of modification to the landscape;</i> <i>b. Whether the proposal is located within a part of the outstanding natural feature or outstanding natural landscape that has capacity to absorb change;</i> <i>c. Whether the proposal can be visually integrated into the landscape and whether it would break the skyline or ridgelines;</i> <i>d. The temporary or permanent nature of any adverse effects;</i> <i>e. The functional, technical, operational or locational need of any activity to be sited in the particular location;</i> <i>f. Any historical, spiritual or cultural association held by Poutini Ngāi Tahu;</i> <i>g. Any positive effects the development has on the identified characteristics and qualities;</i> <i>h. Any positive effects at a national, regional and local level;</i> 	<p>Consistent – The landscape assessment has identified mitigation measures to minimise adverse effects of the proposal.</p>



Objective/Policy	Assessment
<ul style="list-style-type: none"> <i>i. Any relevant public safety considerations; and</i> <i>j. The measures proposed to mitigate the effects on the values and characteristics, including:</i> <i>k. The location, design and scale of any buildings or structures, or earthworks;</i> <i>l. The intensity of any activity; and</i> <i>m. The finish of any buildings or structures, including materials, reflectivity and colour; and landscaping and fencing.</i> 	
Natural Character and Margins of Waterbodies Ngā Āhua me ngā Mahi ka Noho Hāngai ki ngā Hopua Wai	
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 while providing for appropriate subdivision, use and development where adverse effects can be avoided or mitigated.</i></p>	<p>Consistent – the surrounding water ways including Collins Creek, Canoe Creek and Canoe Lagoon will all be avoided as part of the proposed activity and will have sufficient buffers and other mitigation measures in place to ensure that the natural character of these areas is preserved. The natural character of waterbodies will be enhanced through extensive riparian and wetland planting.</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 adverse effects on these areas Poutini Ngāi Tahu have been consulted throughout the process.</p>



Objective/Policy	Assessment
Natural Character and the Margins of Waterbodies Policies	
<p><i>NC - P1 Minimise the adverse effects of activities on the natural character of the riparian margins of lakes, rivers and wetlands by ensuring that subdivision and land use maintains the elements, patterns and processes that contribute to their natural character.</i></p>	<p>Consistent – adverse effects from the surrounding mining activities are considered to be very low, due to the mitigation measures in place such as buffers and treatment of discharges. Riparian margins will largely be avoided except for the re-levelling of the Canoe Creek Infiltration Basin which is an existing structure which may traverse the riparian margin of Canoe Creek.</p>
<p><i>NC - P2 Provide for indigenous vegetation removal and earthworks within riparian margins of lakes, rivers and wetlands where significant adverse effects on natural character are minimised as far as practicable 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 infrastructure including the national grid; or</i> <i>c. It is for the establishment, operation, maintenance or upgrading of renewable electricity generation structures or 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 cultural purposes; or</i> <i>e. It is for the repair and maintenance of legally established structures; or</i> <i>f. The activity has a functional or operational need to be located adjoining a waterbody.</i> 	<p>Consistent – in order to maximise infiltration to ground, infiltration must occur within loose river gravels. The Canoe Creek Infiltration Basin was chosen as an existing structure which could provide the required level of infiltration required to successfully treat Pond 4 water. It is considered that there is an operational need for the infiltration basin to be located adjacent to the Canoe Creek river bed, and this is the most appropriate location to do so given the existing topography and disturbance already undertaken in this area previously for the cattle stand off pad.</p>



Objective/Policy	Assessment
<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 landscape assessment has considered the natural character of Canoe Creek and that there will not be adverse effects. As noted above, infiltration can <u>only</u> successfully occur in river gravels, so there is a functional need for infiltration infrastructure to occur near the Canoe Creek river bed. The infiltration basin has been selected to make use of an existing structure which traverses the riparian margin.</p>
<p><i>NC - P4 Encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands.</i></p>	<p>Consistent – the proposal involves extensive riparian planting of creeks on the application site and around the coastal lagoon.</p>
<p>Coastal Environment - Te Taiao o te Takutai</p>	
<p>Coastal Environment Objectives</p>	
<p><i>CE - O1 To preserve the natural character, landscapes and biodiversity of the coastal environment while enabling people and communities to provide for their social, economic and cultural wellbeing in a manner appropriate for the coastal environment.</i></p>	<p>Consistent – The landscape assessment has considered the effects on coastal natural character, and with the addition of extensive coastal planting and planting around the coastal lagoon, the landscape assessment confirms no adverse effects on natural character. The proposal will provide significant regional economic benefit,</p>



Objective/Policy	Assessment
	while also enhancing the natural character of the area in the longer term.
<i>CE - O2 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.
<i>CE - O3 To provide for activities which have a functional need to locate in the coastal environment in such a way that the impacts on natural character, landscape, natural features, access and biodiversity values are minimised.</i>	Consistent – The proposal involves the processing of marine placer deposits which are inextricably linked to the coastal environment, and this form of mineral extraction activity can only occur within the coastal environment, and has a clear functional need to operate in this environment. The project has been designed to avoid and minimise effects on natural character, landscape, access and biodiversity values.
Coastal Environment Policies	
<i>CE - P2 Preserve the natural character, natural features and landscape qualities and values of areas within the coastal environment that have:</i> <ul style="list-style-type: none"> <i>a. Significant indigenous biodiversity including Significant Natural Areas as described in Schedule Four</i> <i>b. Outstanding natural landscapes as described in Schedule Five;</i> <i>c. Outstanding natural features as described in Schedule Six;</i> <i>d. High coastal natural character as described in Schedule Seven; and</i> 	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, with additional wetland and coastal lagoon planting to enhance these areas.



Objective/Policy	Assessment
<p>e. Outstanding coastal natural character as described in Schedule Eight</p>	
<p>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:</p> <ul style="list-style-type: none"> a. Are existing lawfully established structures; or b. Are of a size, scale and nature that is appropriate to the area; or c. Are in the parts of the coastal environment that have been historically modified by built development and primary production activities; or d. Have a functional or operational need to locate within the coastal environment. 	<p>Consistent – This proposal is located within an area that has historically been modified by built development and primary production activities, and also has a functional and operational need to be located within the coastal environment. This includes the processing plant and associated buildings which must be within close proximity to the mineral extraction area.</p>
<p>Earthworks - Te Huke Whenua</p>	
<p>Earthworks Objectives</p>	
<p>EW - O1 To provide for earthworks to facilitate subdivision, use and development of the West Coast/Te Tai o Poutini's land resource, while ensuring that their adverse effects on the surrounding environment are avoided or mitigated.</p>	<p>Consistent – The proposal involves earthworks, and the adverse effects of these earthworks have been avoided or mitigated through various management methods and operational design.</p>
<p>Earthworks Policies</p>	
<p>EW - P1 Enable temporary and small scale earthworks for the subdivision, use and development of land, the provision of utilities, and hazard mitigation, while managing those with the potential to create significant adverse effects.</p>	<p>Consistent – This policy could be applied to the boundary bunds and planting activities, which are temporary and small scale which will assist with managing the effects of the mining activity.</p>



Objective/Policy	Assessment
<i>EW - P2 Manage the effects of earthworks to minimise impacts on landscape character, amenity, natural features, water quality, biodiversity, cultural and heritage sites and the quality of the environment.</i>	Consistent – Earthworks will be managed to avoid adverse effects on landscape character, amenity, natural features, water quality, biodiversity and the overall quality of the environment.
<i>EW - P3 Require the use of accidental discovery protocols to mitigate the potential risk to earthworks to archaeological sites and sites and areas of significance to Māori and archaeological sites that are not scheduled in the Plan.</i>	Consistent – An accidental discovery protocol is offered as a condition of consent.
Light - Ngā Rama	
Light Objectives	
<i>LIGHT - O1 Artificial outdoor lighting enables night-time work, rural productive activities, recreation activities, sport, entertainment activities, transportation and public health and safety.</i>	Consistent – Lighting will be established on site to enable the processing plant to run 24/7 and limited mining operations during hours of darkness.
<i>LIGHT - O2 Artificial outdoor lighting is located, designed and operated to maintain the character and amenity values within zones, so that it does not adversely affect the health and safety of people, the safe operation of the transport network, protects views of the night sky, the habitats and ecosystems of nocturnal native fauna and the species themselves.</i>	Consistent – the applicant proposes to adhere to wildlife light pollution guidelines to avoid adverse effects on Westland Petrels in particular. Lighting will be minimised and comply with the Proposed Plan maximum lux spill requirements.
Light Policies	
<i>LIGHT - P1 Provide for the use of artificial outdoor lighting that:</i>	Consistent – The proposal involves lighting, which is required for the activity, but will be minimised



Objective/Policy	Assessment
<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 and surrounding area;</i> c. <i>Supports the social, cultural, and economic wellbeing or health and safety of people and communities, including road safety;</i> d. <i>Minimises sky glow and light spill; and</i> e. <i>Protects the health and well-being of people and ecosystems.</i> 	<p>as far as possible to maintain the character and amenity values of the surrounding area, and minimises light spill and sky glow. Compliance with permitted activity levels at the boundary will ensure the health and wellbeing of people on adjacent properties will be protected, and adherence to the wildlife light pollution guidelines will protect Westland Petrels.</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"> a. <i>Ensure that any artificial outdoor lighting avoids conflict with existing light sensitive areas and uses;</i> b. <i>Internalise light spill within the site where the outdoor lighting is located;</i> c. <i>Minimises adverse effects on views of the night sky and intrinsically dark landscapes including in areas of outstanding coastal natural character;</i> d. <i>Minimises adverse effects on the significant habitats of light sensitive native fauna and the species themselves; and</i> e. <i>Minimises adverse effects on the health and safety of people and communities in the surrounding area</i> 	<p>Consistent – As noted above, the intensity, location and direction of outdoor lighting when designed will be carefully considered to ensure adherence to permitted activity light levels and also the wildlife light pollution guidelines to avoid adverse effects on fauna.</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 compromise community health, safety and wellbeing.</i></p>	<p>Consistent – The proposal is located within the Mineral Extraction Zone and a certain level of noise should be anticipated as a result. The</p>



Objective/Policy	Assessment
	Acoustic Assessment confirms that the proposal will have acceptable noise effects, ensuring that the health, safety and wellbeing of the community is not compromised by the proposal.
<i>NOISE - O2 The function and operation of existing and permitted future noise generating activities and community infrastructure are not compromised by adverse effects, including reverse sensitivity effects, from noise-sensitive activities.</i>	N/A
<i>NOISE - O3 The health and wellbeing of people and communities 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.
Noise Policies	
<i>NOISE - P1 Enable the generation of noise when it is of a type, character, scale and level that is appropriate to the zone, having regard to:</i> <ol style="list-style-type: none"> <i>a. The purpose, character and qualities of the zone that the activity is located in;</i> <i>b. The nature, frequency and duration of the noise generating activity;</i> <i>c. Whether the noise generating activity is critical infrastructure;</i> <i>d. Methods of mitigation; and</i> <i>e. The sensitivity of the surrounding environment.</i> 	Consistent – As noted above the site is zoned Mineral Extraction Zone and noise should be anticipated, however the sensitivity of the receiving environment to this noise has been assessed and the noise levels have been considered acceptable.

Objective/Policy	Assessment
<p><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></p> <ul style="list-style-type: none"> <i>a. Maximum noise limits to reflect the character and amenity of each zone;</i> <i>b. Type, scale and location of the activity in relation to any noise sensitive activities;</i> <i>c. Hours of operation and duration of activity;</i> <i>d. The temporary or permanent nature of any adverse effects; and</i> <i>e. The ability to internalise and/or minimise any conflict with adjacent activities.</i> 	<p>Consistent – The proposal will comply with permitted activity noise limits in the Mineral Extraction Zone and on surrounding properties and therefore can be considered appropriate in terms of this policy.</p>
<p>Mineral Extraction Zone - Te Takiwā Kohuke</p>	
<p>Mineral Extraction Zone Objectives</p>	
<p><i>MINZ - O1 Mineral extraction activities in the MINZ - Mineral Extraction Zone are enabled recognising the scale and operational characteristics and the contribution that these activities make to the economic and social wellbeing of the region and districts.</i></p>	<p>Consistent – The proposal is for mineral extraction activities and allowing the activity is entirely consistent with this objective. The economic assessment confirms the significant regional economic benefit this proposal will have.</p>
<p><i>MINZ - O2 To ensure exploration, extraction and processing of minerals within the MINZ - Mineral Extraction Zone minimises adverse effects on the environment, the community and the relationship of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga</i></p>	<p>Consistent – Poutini Ngāi Tahu have been consulted during the development of this project.</p>
<p>Mineral Extraction Zone Policies</p>	
<p><i>MINZ - P3 To ensure that after mineral extraction, all mine sites in the MINZ - Mineral Extraction Zone are rehabilitated to best practice environmental standards and to provide for future use and activities appropriate to the area.</i></p>	<p>Consistent – The Rehabilitation Plan confirms that the site will be rehabilitated so that the current farming activity can continue beyond the life of</p>



Objective/Policy	Assessment
	<p>the mine, and will in fact enhance the environment through riparian fencing and planting and reduced nutrient runoff. This is considered to meet best practice environmental standards.</p>
<p><i>MINZ - P4 Maintain the quality of the environment, landscape, ecological values, character and amenity of the areas surrounding the MINZ - Mineral Extraction Zone as far as practicable by:</i></p> <ul style="list-style-type: none"> <i>a. Utilising management, monitoring, rehabilitation and mine closure plans as a key tool;</i> <i>b. Managing dust, noise, vibration, access and lighting to maintain amenity values;</i> <i>c. Managing traffic generation, load type and vehicle characteristics on the operation and maintenance of the transport network;</i> <i>d. Managing impacts on significant indigenous vegetation and significant habitats of indigenous fauna;</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 remediation alongside extraction operations; and</i> <i>h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.</i> 	<p>Consistent – The quality of the environment will be maintained through the implementation of a Noise Management Plan, Dust Management plan, restricting vehicle movements during night time hours, avoiding adverse effects on significant indigenous vegetation and habitats of indigenous fauna, appropriate vehicle access design, complying with building and structure setback requirements, progressive rehabilitation.</p>
<p><i>MINZ - P6 Protect the relationship and mana of Poutini Ngāi Tahu with their ancestral lands, sites and areas of significance, water, wāhi tapu and other taonga within the MINZ - Mineral Extraction Zone by:</i></p> <ul style="list-style-type: none"> <i>a. Ensuring Poutini Ngāi Tahu input to any resource consenting processes;</i> <i>b. Requiring ongoing liaison and communication where Poutini Ngāi Tahu cultural resources may be affected by mineral extraction, processing or rehabilitation activities;</i> 	<p>Consistent – Poutini Ngāi Tahu have been consulted throughout the project development, and will have the ability to input through the public notification process.</p>



Objective/Policy	Assessment
<p>c. <i>Recognising the ownership of the pounamu resource lies with Poutini Ngāi Tahu; and</i></p> <p>d. <i>Enabling the kaitiakitanga responsibilities of Poutini Ngāi Tahu.</i></p>	
<p><i>MINZ - P7 Manage conflicts between mineral extraction activities and other land uses by ensuring that:</i></p> <p>a. <i>Performance standards to minimise impacts on the amenity, rural character and natural values of adjacent areas are met; and</i></p> <p>b. <i>Activities that are incompatible with the effects of mineral extraction and ancillary activities are not established in the MINZ - Mineral Extraction Zone.</i></p>	<p>Consistent – The proposal has a number of consent conditions which are aimed at minimising the impacts on amenity, rural character and natural values.</p>
<p><i>MINZ - P8 Co-ordinate the approach to mineral extraction activity consents with the West Coast/Te Tai o Poutini Regional Council, particularly where water resources and soil conservation are affected.</i></p>	<p>Consistent – A joint AEE has been prepared which covers both regional and district consenting aspects of the proposal and considers them holistically.</p>