

National Policy Statement for Indigenous Biodiversity 2023

Objective/Policy	Assessment
Objectives	
<p><i>Objective</i></p> <p><i>(1) The objective of this National Policy Statement is:</i></p> <p><i>(a) to maintain indigenous biodiversity across Aotearoa New Zealand so that there is at least no overall loss in indigenous biodiversity after the commencement date; and</i></p> <p><i>(b) to achieve this:</i></p> <p><i>(i) through recognising the mana of tangata whenua as kaitiaki of indigenous biodiversity; and</i></p> <p><i>(ii) by recognising people and communities, including landowners, as stewards of indigenous biodiversity; and</i></p> <p><i>(iii) by protecting and restoring indigenous biodiversity as necessary to achieve the overall maintenance of indigenous biodiversity; and</i></p> <p><i>(iv) while providing for the social, economic, and cultural wellbeing of people and communities now and in the future.</i></p> <p>Definition of maintain indigenous biodiversity:</p> <p><i>(1) Maintaining indigenous biodiversity requires:</i></p> <p><i>(a) the maintenance and at least no overall reduction of all the following:</i></p> <p><i>(i) the size of populations of indigenous species:</i></p> <p><i>(ii) indigenous species occupancy across their natural range:</i></p>	<p>Consistent – The proposal overall seeks to maintain, and in the longer term enhance, indigenous biodiversity across the site. In the short term, the forest fragments will be removed, however the effects of this vegetation removal will be remedied with the creation of an ecological reserve/covenant area, which aims to reinstate the types of habitats which currently exist within these fragments, with additional wetlands which will filter nutrient runoff from the rehabilitated pasture areas in future. The stock fencing of the wetland edge on the eastern side of the property and pest control for the duration of the resource consent will provide significant biodiversity benefits.</p>



Objective/Policy	Assessment
<p><i>(iii) the properties and function of ecosystems and habitats used or occupied by indigenous biodiversity;</i></p> <p><i>(iv) the full range and extent of ecosystems and habitats used or occupied by indigenous biodiversity;</i></p> <p><i>(v) connectivity between, and buffering around, ecosystems used or occupied by indigenous biodiversity;</i></p> <p><i>(vi) the resilience and adaptability of ecosystems; and</i></p> <p><i>(b) where necessary, the restoration and enhancement of ecosystems and habitats</i></p>	
<p>Policies</p>	
<p><i>Policy 1: Indigenous biodiversity is managed in a way that gives effect to the decision-making principles and takes into account the principles of the Treaty of Waitangi.</i></p>	<p>Consistent – The applicant has consulted with tangata whenua, including offering ownership of the ecological reserve area in recognition of the special significance of the area to both Te Runanga o Ngāti Waewae and Te Runanga o Makaawhio. If this vesting does not occur, the ecological reserve will be covenanted to ensure its enduring protection.</p>
<p><i>Policy 2: Tangata whenua exercise kaitiakitanga for indigenous biodiversity in their rohe, including through:</i></p> <p><i>(a) managing indigenous biodiversity on their land; and</i></p> <p><i>(b) identifying and protecting indigenous species, populations and ecosystems that are taonga; and</i></p> <p><i>(c) actively participating in other decision-making about indigenous biodiversity.</i></p>	<p>Consistent – The AEE sets out the taonga species identified as being present or likely to be present, particularly in the adjacent wetlands and seeks to avoid effects on these species.</p>

Objective/Policy	Assessment
<p><i>Policy 3: A precautionary approach is adopted when considering adverse effects on indigenous biodiversity.</i></p>	<p>Consistent – Despite threatened and at risk fauna not being detected within the forest fragments, a Fauna Management Plan has been developed which sets out how to manage the effects on these species if found to be present.</p>
<p><i>Policy 8: The importance of maintaining indigenous biodiversity outside SNAs is recognised and provided for.</i></p>	<p>Consistent – The site has not been identified as significant, however the proposal seeks to maintain overall indigenous biodiversity and proposes to provide some substantial enduring benefits. The escarpment forest and adjacent wetlands are significant, and these areas have been avoided.</p>
<p><i>Policy 10: Activities that contribute to New Zealand’s social, economic, cultural, and environmental wellbeing are recognised and provided for as set out in this National Policy Statement.</i></p>	<p>Consistent – This proposal will contribute significantly to the regional economy and therefore the economic and social wellbeing of the community. The NPSIB recognises the fixed in location nature of resources, by providing consenting pathways for mineral extraction even within SNAs.</p>
<p><i>Policy 11: Geothermal SNAs are protected at a level that reflects their vulnerability, or in accordance with any pre-existing underlying geothermal system classification.</i></p>	<p>N/A</p>



Objective/Policy	Assessment
<i>Policy 12: Indigenous biodiversity is managed within plantation forestry while providing for plantation forestry activities.</i>	N/A
<i>Policy 13: Restoration of indigenous biodiversity is promoted and provided for.</i>	Consistent – The proposal provides for the restoration of indigenous biodiversity, through the rehabilitation of the site, including stock fencing, pest control and legal protection of the ecological reserve area to protect indigenous biodiversity within this area.
<i>Policy 14: Increased indigenous vegetation cover is promoted in both urban and nonurban environments.</i>	Consistent – in the short term there will be a loss of vegetation (4ha), however this will quickly be replaced with 4.75ha of vegetation as part of early rehabilitation, in addition to boundary planting which will also increase indigenous vegetation cover.
<i>Policy 15: Areas outside SNAs that support specified highly mobile fauna are identified and managed to maintain their populations across their natural range, and information and awareness of highly mobile fauna is improved.</i>	Consistent – The ecological assessment confirms that there is highly mobile fauna habitat within the eastern excarpment forest and wetland, and not within the mining area.
<i>Policy 16: Regional biodiversity strategies are developed and implemented to maintain and restore indigenous biodiversity at a landscape scale.</i>	N/A

Objective/Policy	Assessment
<i>Policy 17: There is improved information and regular monitoring of indigenous biodiversity.</i>	Consistent – the Ecological assessment provides information about indigenous biodiversity on the site.

National Policy Statement for Freshwater Management 2020

Objective/Policy	Assessment
Part 2: Objectives and Policies	
<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>	Consistent – The project has been designed around delivering on this objective . Both the health needs of people in terms of the well water supplies surrounding the site and the health and wellbeing of surrounding waterbodies have been prioritised over the economic and social well-being provided by this application. Effects on well water and surface water bodies will be avoided through site water management practices.
<i>Policy 2.2.1 - Freshwater is managed in a way that gives effect to Te Mana o te Wai.</i>	Consistent – Mana whakahaere and kaitiakitanga are provided for through the offer to gift the ecological reserve area to tangata whenua. As
<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>	



Objective/Policy	Assessment
	noted above, the health and wellbeing of Tūwharewhare has been prioritised.
<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>	N/A
<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 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 proposal will avoid effects on Tūwharewhare, and in the longer term improve farm runoff water quality into the catchment from the site.
<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>	Consistent – Effects on natural wetlands have been avoided.
<i>Policy 2.2.7 - The loss of river extent and values is avoided to the extent practicable.</i>	Consistent – Effects on waterbodies have been avoided.
<i>Policy 2.2.8 - The significant values of outstanding water bodies are protected.</i>	Consistent – Effects on Tūwharewhare and the surrounding wetland have been avoided, thus protecting their values.
<i>Policy 2.2.9 - The habitats of indigenous freshwater species are protected.</i>	Consistent – The river habitats of freshwater species have been avoided, and a fish salvage will occur prior to mining through the drain which has been identified as having ecological values.

Objective/Policy	Assessment
<i>Policy 2.2.10 - The habitat of trout and salmon is protected, insofar as this is consistent with Policy 9.</i>	N/A
<i>Policy 2.2.11 - Freshwater is allocated and used efficiently, all existing over-allocation is phased out, and future over-allocation is avoided.</i>	Consistent – The hydrological assessment considers the effects of the proposed groundwater takes and confirms that the take will not unacceptably lower water levels, including within Tūharewhare or neighbouring domestic supply wells.
<i>Policy 2.2.12 - The national target (as set out in Appendix 3) for water quality improvement is achieved.</i>	N/A
<i>Policy 2.2.13 - The condition of water bodies and freshwater ecosystems is systematically monitored over time, and action is taken where freshwater is degraded, and to reverse deteriorating trends.</i>	Consistent – Monitoring had been undertaken to establish existing water quality within Tūharewhare and the groundwater system. Monitoring for the life of the mine is proposed to ensure that the water management system is performing as expected, and that groundwater quality is maintained, thus maintaining water quality in Tūharewhare.
<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>	
<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>	Consistent – The proposal provides significant regional economic and social benefit through the provision of high paying employment, in a manner which is consistent with this NPS.



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>	<p>Consistent – the applicant has regularly engaged with tangata whenua regarding the proposal. The applicant has offered to gift the ecological reserve area to tangata whenua, in recognition of the cultural significance of the surrounding area. The proposal has been designed to avoid effects on Tūwharewhare, which is noted as a site of significance to Maori in the proposed Te Tai o Poutini Plan.</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>	
<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>	
<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>	
<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>	
<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>	
Section 4 Resilient and Sustainable Communities	
<i>Objective 4.1 - To enable sustainable and resilient communities on the West Coast.</i>	<p>Consistent – The proposal will provide significant economic and social benefits for the Westland</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>	



Attachment U: Objectives and Policies Assessment

Objective/Policy	Assessment
	District and wider West Coast region, in a manner that largely avoids effects on the environment.
<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>	Consistent – The landscape assessment provides a mitigation package aimed at minimising visual effects to ensure the proposal is integrated with the natural environment.
<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>	Consistent – An archaeological has been undertaken on the site. The proposal will avoid one well preserved heritage feature on the site associated with previous mining, and an archaeological authority will be applied for to disturb another archaeological site, with management protocols applied to document and supervise works within the site when it is disturbed.
<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>	Consistent – The proposal will be appropriately managed to avoid effects on the environment, and will provide substantial employment benefits for the region.
<i>Policy 4.5 - Promote the sustainable management of historic heritage, through:</i> <i>a) Identification of significant values associated with historic heritage;</i>	Consistent - The proposal will avoid one well preserved heritage feature on the site associated with previous mining, and an archaeological

Objective/Policy	Assessment
<p>b) Ensuring that subdivision, use and development does not detract from the significant values of historic heritage; and</p> <p>c) Encouraging the adaptive reuse of historic heritage where appropriate and practicable.</p>	<p>authority will be applied for to disturb another archaeological site, with management protocols applied to document and supervise works within the site when it is disturbed.</p>
<p>Section 5 Use and Development of Resources</p>	
<p>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.</p>	<p>Consistent – The proposal involves significant economic and social benefit for the region, with effects managed to avoid conflict with surrounding land uses and values.</p>
<p>Objective 5.2 - Incompatible use and development of natural and physical resources are managed to avoid or minimise conflict.</p>	
<p>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.</p>	
<p>Section 6 Regionally Significant Infrastructure (RSI)</p>	
<p>Policy 6.8 - . Land use and infrastructure should be integrated to avoid as much as practicably possible:</p> <p>a) Constraints through the lack of supporting infrastructure;</p> <p>b) Unsustainable demands being placed on infrastructure to meet new growth;</p> <p>c) Significant adverse effects on existing land uses.</p>	<p>Consistent – The Transport Assessments confirms that the effects on the road network (State Highway) are less than minor. The road network has the capacity to handle the additional traffic.</p>
<p>Section 7 Ecosystems and Indigenous Biological Diversity</p>	
<p>Objective 7.2 - Protect significant indigenous vegetation and significant habitats of indigenous fauna.</p>	<p>Consistent – The significant vegetation and habitats provided in the eastern escarpment forest and Tūwharewhare wetland are protected.</p>



Objective/Policy	Assessment
<p><i>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.</i></p>	<p>N/A – proposal is not within an SNA.</p>
<p><i>Objective 7.4 - Maintain the region’s terrestrial and freshwater indigenous biological diversity.</i></p>	<p>Consistent – The proposal will overall maintain, and in the longer term enhance the terrestrial and freshwater indigenous biological diversity through additional planting, wetland areas, stock fencing and pest control.</p>
<p><i>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.</i></p> <p><i>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.</i></p>	<p>Consistent – The ecological assessment confirms in accordance with this criteria, that the mining area forest fragments do not meet SNA criteria, however the adjacent wetlands are scheduled, and the escarpment forest is significant.</p>
<p><i>Policy 7.2 - Activities shall be designed and undertaken in a way that does not cause:</i></p> <p><i>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</i></p> <p><i>b) A change of the Threatened Environment Classification to category two or below at the Ecological District Level; or</i></p> <p><i>c) Further measurable reduction in the proportion of indigenous cover on those land environments in category one or two of the Threatened Environment Classification at the Ecological District Level; or d) A reasonably measurable reduction in the local population of threatened taxa in the Department of</i></p>	<p>Consistent – The ecological assessment confirms that the proposal will not give rise to effects of this nature.</p>



Attachment U: Objectives and Policies Assessment

Objective/Policy	Assessment
<p><i>Conservation Threat Classification Categories 1 – nationally critical, 2 – nationally endangered, and 3a – nationally vulnerable.</i></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>Consistent – Adverse effects on the adjacent significant vegetation and habitats have been avoided.</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> <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>N/A</p>



Objective/Policy	Assessment
<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>	<p>N/A</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>N/A</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>Consistent – The ecological effects of the proposal have largely been avoided, and no more than minor effects have been identified.</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>Consistent – The proposal aims to maintain (and enhance) indigenous biological diversity.</p>

Objective/Policy	Assessment
<p><i>Policy 7.9 - Give effect to Objective 2 of Chapter 3 by:</i></p> <p><i>a) Providing for the kaitiakitanga role of Poutini Ngāi Tahu in the management of indigenous biological diversity;</i></p> <p><i>b) Provided that Policy 2 is met, recognising and providing for subdivision, use and development in a SNA where it is for the purpose of papakainga, cultural harvest or mahinga kai gathering by papatipu rūnanga in a manner that accords with tikanga and kaitiakitanga;</i></p> <p><i>c) Where practicable, provide for Poutini Ngāi Tahu customary use of indigenous species in a manner that accords with tikanga and kaitiakitanga, within the framework of the regional and district council's RMA functions.</i></p>	<p>Consistent – tangata whenua have been consulted throughout the development of this resource consent application.</p>
Section 7A Natural Character	
<p><i>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.</i></p>	<p>Consistent – The natural character of the adjacent wetland will be protected. The landscape assessment contains a mitigation package to ensure that effects on natural character are no more than minor in nature. All riparian vegetation will be retained.</p>
<p><i>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.</i></p>	
<p><i>Policy 7A.1 - Use regionally consistent criteria to identify the elements, patterns, processes and qualities of the natural character of wetlands, and lakes and rivers and their margins.</i></p>	
<p><i>Policy 7A.2 - Protect the elements, patterns, processes and qualities that together contribute to the natural character of wetlands, and lakes and rivers and their margins from inappropriate subdivision, use and development.</i></p>	
<p><i>Policy 7A.3 - When determining if an activity is appropriate, the following matters must be considered:</i></p>	

Objective/Policy	Assessment
<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> <p>c) The degree of naturalness;</p> <p>d) The potential for cumulative effects to diminish natural character, and the efficacy of measures proposed to avoid, remedy or mitigate such effects; and</p> <p>e) The vulnerability of the natural character to change, and its capacity to accommodate change, without compromising its values.</p>	
<p>Policy 7A.4 - Allow activities which have no more than minor adverse effects on natural character.</p>	
<p>7B Natural Features and Landscapes</p>	
<p>Objective 7B.1 - Protect the region’s outstanding natural features and outstanding natural landscapes from inappropriate subdivision, use and development.</p>	<p>Consistent – The landscape assessment considers the potential effects on landscape values, and provides a mitigation package to ensure that these effects are no more than minor.</p>
<p>Objective 7B.2 - Provide for appropriate subdivision, use and development on, in or adjacent to outstanding natural features and outstanding natural landscapes to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.</p>	
<p>Policy 7B.1 - Provide for appropriate subdivision, use and development on, in or adjacent to outstanding natural features and outstanding natural landscapes to enable people and communities to maintain or enhance their economic, social and cultural wellbeing.</p>	
<p>Policy 7B.2 - Protect the values which together contribute to a natural feature or landscape being outstanding, from inappropriate subdivision, use and development.</p>	
<p>Policy 7B.3 - When determining if an activity is appropriate, the following matters must be considered:</p>	



Objective/Policy	Assessment
<p>a) Whether the activity will cause the loss of those values that contribute to making the natural feature or landscape outstanding;</p> <p>b) The extent to which the outstanding natural feature or landscape will be modified or damaged including the duration, frequency, magnitude or scale of any effect;</p> <p>c) The irreversibility of any adverse effects on the values that contribute to making the natural feature or landscape outstanding;</p> <p>d) The resilience of the outstanding natural feature or landscape to change;</p> <p>e) Whether the activity will lead to cumulative adverse effects on the outstanding natural feature or landscape;</p>	
<p>Policy 7B.4 - Allow activities in outstanding natural features and outstanding natural landscapes which have no more than minor adverse effects.</p>	
<p>Section 8 Land and Water</p>	
<p>Objective 8.1 - The life-supporting capacity of freshwater is maintained or improved.</p>	<p>Consistent – Effects on waterbodies are largely avoided. In the longer term water quality will be improved by providing wetland filtration of farm runoff prior to discharge to Tūwharewhare.</p>
<p>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.</p>	
<p>Objective 8.3 - Determine allocation of water within environmental controls.</p>	<p>Consistent – The hydrological assessment confirms that the groundwater take will be within appropriate environmental limits.</p>

Objective/Policy	Assessment
<p><i>Objective 8.4 - Identify and protect the significant values of wetlands and outstanding freshwater bodies.</i></p>	<p>Consistent – the significant values of the adjacent wetlands and Tūwharewhare have been identified and will be protected.</p>
<p><i>Objective 8.5 - Achieve the integrated management of water and the subdivision, use and development of land within catchments, recognising the interconnections between land, fresh water, and coastal water, including by managing adverse effects of land and water use on coastal water quality.</i></p>	<p>Consistent – Effects on waterbodies are largely avoided, which achieves appropriate management of water for the activity.</p>
<p><i>Policy 8.1 - Adverse effects on fresh and coastal water quality and aquatic ecosystems arising from:</i></p> <ul style="list-style-type: none"> <i>a) Subdivision, use or development of land;</i> <i>b) Discharges of contaminants to water and to land in circumstances which may result in contaminants entering water; c) Water use and take; and</i> <i>d) Activities in, or on, water including damming and diversion, will be avoided, remedied or mitigated, to ensure that water quality and aquatic ecosystems are maintained or improved.</i> 	<p>Consistent – The proposal involves discharge to land, not water. Riparian vegetation is protected, and the cultural significance of Tūwharewhare is recognised.</p>
<p><i>Policy 8.2 - To give effect to Objective 2 of Chapter 3, the adverse effects of subdivision, use and development on Poutini Ngāi Tahu cultural values will be avoided, remedied or mitigated taking into account the following matters:</i></p> <ul style="list-style-type: none"> <i>a) A preference by Poutini Ngāi Tahu for discharges to land over water where practicable;</i> <i>b) The value of riparian margin vegetation for water quality and aquatic ecosystems; and</i> <i>c) Effects on the sustainability of mahinga kai, and protection of taonga areas.</i> 	
<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</i></p>	



Objective/Policy	Assessment
<p>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.</p>	
<p>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:</p> <p>a) The reasonably foreseeable future requirements for domestic and community water supply needs, stock drinking, and firefighting;</p> <p>b) The degree of community, regional or national benefit from the take, use, damming or diversion of water;</p> <p>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;</p> <p>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;</p> <p>e) The extent to which the proposal maximises the efficient allocation and efficient use of water; and</p> <p>f) The reasonable needs of other water users.</p>	<p>Consistent – The hydrological assessment confirms that the proposal to take groundwater will not affect known domestic supply wells, and a rate of take has been set to ensure effects do not arise.</p>
<p>Policy 8.5 - Maintain or improve water quality within freshwater management units.</p>	<p>Consistent – Water quality will be maintained throughout the project, and with the establishment of wetlands at farm drainage discharge points, water quality will be improved before it discharges to Tūwharewhare following rehabilitation and a return to farming.</p>

Objective/Policy	Assessment
<i>Policy 8.6 - Identify the significant values of wetlands and outstanding freshwater bodies in regional plans and protect those values.</i>	N/A
<i>Policy 8.7 - Encourage the coordination of urban growth, land use and development including the provision of infrastructure to achieve integrated management of effects on fresh and coastal water.</i>	N/A
<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>	Consistent – The proposal provides for significant economic and social wellbeing associated with the creation of high paying jobs, while maintaining water quality.
<i>Policy 8.9 - Implement the National Policy Statement for Freshwater Management including the National Objectives Framework.</i>	Consistent – as outlined above, the proposal is consistent with the NPSFM.
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 proposal will meet permitted activity requirements for air discharges.
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 – The proposal considers the risk of slope instability including in reasonable seismic events, and appropriate setbacks and slope batters have been proposed to avoid land instability outside of the application area.



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Objective/Policy	Assessment
Section 3 Natural and Human Use Values	
<i>Objective 3.2.1 – To provide for the sustainable use and development of land and water resources.</i>	Consistent – The proposal is considered a sustainable use of the land, as the land will be used for a short period for mining and then returned to pasture following completion of the mining activity.
<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>	Consistent – The proposal protects the natural character and life supporting capacity of Tuwharewhare, and proposes enhancement through rehabilitation planting adjacent to the high quality escarpment forest, stock fencing, pest control, and wetland creation to filter post-mining land use runoff.
<i>Objective 3.2.3 - To maintain or where appropriate enhance the spiritual and cultural values and uses of significance to Poutini Ngäi Tahu.</i>	Consistent – The proposal recognises the cultural significance of Tūwharewhare to tangata whenua.
<i>Objective 3.2.4 - To avoid or mitigate the exacerbation of any natural hazard or the creation of a hazard.</i>	Consistent – The geotechnical assessment confirms appropriate slope batters and setbacks to avoid exacerbation of natural hazards on surrounding property.



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 proposal gives priority to avoiding adverse effects on Lake Mahinapua (schedule 7A and 7C), Tuwharewhare (Schedule 7c), the schedule 1 and 2 wetlands adjacent to the site, landscapes surrounding the application area, , and significant indigenous biodiversity, does not affect public access to Tūwharewhare. The proposal avoids effects on historic heritage to the extent possible, and proposes mitigations for the archaeological site that cannot be avoided through the archaeological authority process. The proposal will have less than minor effects on the State Highway.</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>Consistent – The application sets out a suite of consent conditions designed to avoid, remedy or mitigate (as appropriate) effects on water quality, amenity, indigenous biological diversity, intrinsic</p>

Objective/Policy	Assessment
<p>(c) Indigenous biological diversity;</p> <p>(d) Intrinsic values of ecosystems;</p> <p>(e) The natural character of wetlands, and lakes and rivers and their margins, not described in 3.3.1(1)(d); and</p> <p>(f) Historic heritage not described in 3.3.1(1)(h).</p>	<p>values of ecosystems, natural character and historic heritage.</p>
<p>Policy 3.3.10 - To recognise and provide for the following features of water bodies when considering adverse effects on their natural character:</p> <p>(a) The topography, including the setting and bed form;</p> <p>(b) The natural flow characteristics;</p> <p>(c) The natural water level and its fluctuation;</p> <p>(d) The natural water colour and clarity;</p> <p>(e) The ecology; and</p> <p>(f) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (e).</p>	<p>Consistent – The landscape assessment considers the effects on natural character, and sets out a mitigation package which addresses the adverse effects of the proposal.</p>
<p>Policy 3.3.11 - To have particular regard to the following qualities or characteristics of water bodies when considering adverse effects on amenity values:</p> <p>(a) Aesthetic values associated with the water body;</p> <p>(b) Recreational opportunities provided by the water body;</p> <p>(c) Sports fish habitats, as outlined in Schedule 8; and</p>	<p>Consistent – The proposal has considered the paddle boat cruise as the predominant recreational user of Tūwharewhare, and recognises the Fish and Game Council reserve along the edge of Tūwharewhare. Aesthetic values are provided for through some select planting to</p>



Objective/Policy	Assessment
<i>(d) The extent of use or development within the catchment, including the extent to which that use and development has influenced (a) to (c).</i>	plug gaps where viewshafts of the application area exist.
<i>Policy 3.3.12 - To provide for activities that have no more than minor adverse effects on water bodies without the need for a resource consent.</i>	Consistent – The proposal has minor or less than minor effects on water bodies.
Section 4 Land Management	
<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>	Consistent – The proposal involves stockpiling topsoil for rehabilitation, ensuring that the land can be returned to its productive potential post mining.
<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>	Consistent – The geotechnical assessment considers land stability and confirms that the setbacks and slope batters are appropriate. Water quality effects are avoided, and water level changes have been confirmed as being minimal. Natural character effects have been addressed through a landscape mitigation package. Topsoil will be preserved for rehabilitation, and significant indigenous vegetation and significant habitats of indigenous fauna have also been avoided.



Objective/Policy	Assessment
<p>(h) Cultural and recreational values; and</p> <p>(i) Significant indigenous vegetation and significant habitats of indigenous fauna.</p>	
<p>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:</p> <p>(a) Release of acid rock drainage;</p> <p>(b) Precipitation of iron oxides;</p> <p>(c) Release of heavy metals.</p>	<p>Consistent – The proposal considers the potential for increased metal loads in groundwater during mining to enter adjacent waterbodies and domestic wells. These effects are avoided through proposed water management practices.</p>
<p>Policy 4.3.3 - To manage the disturbance of riparian margins to:</p> <p>(a) Maintain or enhance water quality (including clarity, turbidity, and temperature), and in-stream values, (including aquatic ecosystems);</p> <p>(b) Promote soil conservation;</p> <p>(c) Ensure that existing public access to water bodies is maintained or enhanced;</p> <p>(d) Protect the natural character of the coastal environment, wetlands, and lakes and rivers and their margins, from inappropriate use and development;</p> <p>(e) Enable the maintenance and safe operation of regionally significant infrastructure.</p>	<p>Consistent – The proposal does not involve disturbance of riparian margins.</p>
<p>Policy 4.3.4 - To manage the maintenance of existing land drainage activity to avoid, remedy, or mitigate adverse effects on receiving water bodies or property.</p>	<p>Consistent – The proposal involves removing and restoring farm drainage channels within the site. Where values are present, these are provided for</p>

Objective/Policy	Assessment
	through a fish salvage and relocation prior to mining.
<p><i>Policy 4.3.7 - To promote the exclusion of farm stock from estuaries, wetlands, lakes and rivers and their margins by actively encouraging:</i></p> <p><i>(a) The establishment, maintenance and enhancement of vegetated riparian buffers;</i></p> <p><i>(b) Land and riparian management to be undertaken in accordance with industry best practice;</i></p> <p><i>(c) Fencing of waterways to prevent stock access; and</i></p> <p><i>(d) Construction of bridges or culverts over regular stock crossing points.</i></p>	<p>Consistent – The proposal includes stock fencing of the escarpment forest and vegetation rehabilitation.</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 includes new wetlands to be constructed at the farm drainage outlets which will provide filtration of nutrients from the farm system post mining. This is considered to be a best practice outcome.</p>
<p><i>Policy 4.3.10 - To encourage the retention, maintenance, or planting of appropriate riparian vegetation.</i></p>	<p>Consistent – The riparian vegetation will be retained.</p>
<p>Section 6 Wetland Management</p>	
<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 Tūwharewhare wetland has been identified as both Schedule 1 and 2 in the Land and Water Regional Plan. The proposal aims to</p>
<p><i>Policy 6.3.1 - To recognise the significant wetlands in Schedule 1 and to identify and protect their values by controlling activities in those wetlands and their margins to ensure their natural character and ecosystems (including ecosystem functions and habitats) are sustained.</i></p>	



Objective/Policy	Assessment
<p><i>Policy 6.3.2 - To recognise the significant wetlands in Schedule 2 that are shown to meet any one of the ecological criteria in Schedule 3, and to identify and protect their values by controlling activities in those wetlands and their margins to ensure their natural character and ecosystems (including ecosystem functions and habitats) are sustained.</i></p>	<p>protect the values of this wetland and the forest margins.</p>
<p><i>Policy 6.3.4 - To provide protection for any wetlands not in Schedule 1 or 2 that are shown to meet any one of the ecological criteria in Schedule 3, and to identify and protect the values of those wetlands and their margins to ensure their natural character and ecosystems (including ecosystem functions and habitats) are sustained.</i></p>	<p>Consistent – The wetland on the southern boundary has not previously been identified but will not be affected by the proposal.</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 values of the surrounding wetlands will be maintained throughout mining, and enhanced by additional planting buffers proposed through the rehabilitation process, stock fencing, pest control and additional wetland areas to filter farm runoff.</p>
<p><i>Policy 6.3.6 - The loss of extent of natural inland wetlands is avoided, their values are protected, and their restoration is promoted, except where:</i></p> <p><i>(a) the loss of extent or values arises from any of the following:</i></p> <ul style="list-style-type: none"> <i>(i) the customary harvest of food or resources undertaken in accordance with tikanga Māori</i> <i>(ii) restoration activities</i> <i>(iii) scientific research</i> <i>(iv) the sustainable harvest of sphagnum moss</i> <i>(v) the construction or maintenance of wetland utility structures (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020)</i> 	



Objective/Policy	Assessment
<p><i>(vi) the maintenance or operation of specified infrastructure, or other infrastructure (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020</i></p> <p><i>(vii) natural hazard works (as defined in the Resource Management (National Environmental Standards for Freshwater) Regulations 2020); or</i></p> <p><i>(b) The West Coast Regional Council is satisfied that:</i></p> <p><i>(i) the activity is necessary for the construction or upgrade of specified infrastructure; and</i></p> <p><i>(ii) the specified infrastructure will provide significant national or regional benefits; and</i></p> <p><i>(iii) there is a functional need for the specified infrastructure in that location; and</i></p> <p><i>(iv) the effects of the activity are managed through applying the effects management hierarchy.</i></p>	
<p>Section 7 Surface Water Quantity</p>	
<p><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></p>	<p>Consistent – The hydrological assessment confirms the groundwater takes will result in negligible changes to water levels.</p>
<p><i>Objective 7.2.2 - To provide for the water needs of the West Coast’s industries, network utility operators, and community water supplies.</i></p>	<p>Consistent – The groundwater take will provide necessary water for the proposal.</p>
<p><i>Objective 7.2.3 - To promote the efficient use of water.</i></p>	<p>Consistent – The proposal involves the recirculation of water within the mine circuit, with minimal water taken as required to top up the circuit.</p>



Objective/Policy	Assessment
<p><i>Objective 7.2.4 - To avoid, remedy or mitigate adverse effects on the quality of source and receiving water, including its ecology and mauri, where such water is subject to any inter-stream or inter-catchment transfer.</i></p>	<p>Consistent – The proposal involves water management techniques to avoid effects on surrounding waterbodies.</p>
<p><i>Policy 7.3.1 - Takes from rivers where the total volume of water allocated is less than 20% of the river’s mean annual low flow will require no minimum flow.</i></p>	<p>Consistent – while not strictly a take from a river, the hydrological assessment confirms that the proposed water take would result in a minimal change to Mean Annual Low Flow, well below the 20% required by this policy.</p>
<p><i>Policy 7.3.6 - To promote the efficient use of water and to consider the need to cap the overall allocation from any water body.</i></p>	<p>Consistent – The proposal is an efficient use of water as outlined above, and the water take sets proposed limits to ensure other water takes and waterbodies are not affected.</p>
<p><i>Policy 7.3.7 - To monitor the taking and use of water, requiring the volume and rate of take to be measured as or where appropriate.</i></p>	<p>Consistent – The water takes will be required to be monitored in accordance with the water metering regulations.</p>
<p><i>Policy 7.3.8A - The loss of river extent and values is avoided, unless the Council is satisfied:</i></p> <p><i>(a) That there is a functional need for the activity in that location; and</i></p> <p><i>(b) The effects of the activity are managed by applying the effects management hierarchy.</i></p>	<p>Consistent – River extent and values are maintained.</p>
<p>7.3A - Transitional Policies – National Policy Statement of Fresh Water</p>	



Objective/Policy	Assessment
<p><i>Policy 7.3A.1 - When considering any application the consent authority must have regard to the following matters:</i></p> <p><i>(a) the extent to which the change would adversely affect safeguarding the life supporting capacity of freshwater and of any associated ecosystem; and</i></p> <p><i>(b) the extent to which it is feasible and dependable that any adverse effect on the life-supporting capacity of fresh water and of any associated ecosystem resulting from the change would be avoided.</i></p>	<p>Consistent – The proposal will not adversely affect the life supporting capacity of Tūwharewhare.</p>
<p>Section 8 Surface Water Quality</p>	
<p><i>Objective 8.2.1 - To maintain or enhance the quality of the West Coast’s water.</i></p>	<p>Consistent – The proposal will maintain water quality within Tūwharewhare and neighbouring domestic supply wells.</p>
<p><i>Policy 8.3.4 - When considering applications for new resource consents for existing discharges of contaminants to water, to have regard to opportunities to enhance the existing water quality of the receiving water body at any location for which the existing water quality can be considered degraded in terms of its capacity to support its natural and human use values.</i></p>	<p>Consistent – The proposal involves creating wetlands for farm runoff filtration for the post-mining land use. While the water quality is generally good, this opportunity for improvement is being implemented as part of the proposal.</p>
<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>N/A – not a discharge to water.</p>



Objective/Policy	Assessment
<p>(c) The current environmental mitigation technology and the likelihood that the proposed method can be successfully applied;</p> <p>(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</p> <p>(e) Any relevant industry codes of practice or guidelines relating to the management of potential discharges.</p>	
<p>Policy 8.3.7 - The duration of any new resource consent for an existing discharge of contaminants will take account of the water quality class as listed in Policy 8.3.1 after reasonable mixing, and any anticipated adverse effects of the discharge on an affected water body, and:</p> <p>(a) Will be up to 35 years where the discharge will meet the water quality class for the duration of the resource consent; or where the discharge achieves Polices 8.3.2 or 8.3.3 or 8.3.4. Or except where the purpose of the Act requires otherwise and/or where mitigation, remediation or offsetting achieves enhancement of water quality within the receiving water body or another water body in the Region;</p> <p>(b) Will be no more than 15 years where the discharge does not meet the water quality class but will progressively meet that standard within the duration of the resource consent; and</p> <p>(c) Will be no more than 5 years where the discharge does not meet the water quality class; No resource consent, subsequent to one issued under</p> <p>(c), will be issued if the discharge still does not meet the water quality class.</p>	<p>Consistent - this policy does not limit the duration sought, because water quality effects will be avoided.</p>
<p>8.3A - Transitional Policies – National Policy Statement of Fresh Water</p>	
<p>Policy 8.3A.1 - When considering any application for a discharge the consent authority must have regard to the following matters:</p>	<p>Consistent - the proposal avoids water quality effects and therefore effects on the life supporting capacity of freshwater.</p>



Objective/Policy	Assessment
<p>(a) The extent to which the discharge would avoid contamination that will have an adverse effect on the life-supporting capacity of fresh water including on any ecosystem associated with fresh water; and</p> <p>(b) The extent to which it is feasible and dependable that any more than minor adverse effect on fresh water, and on any ecosystem associated with fresh water, resulting from the discharge would be avoided.</p>	
Section 10 Groundwater	
<p>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.</p>	<p>Consistent - the proposal protects water quantity and quality through management practices, to avoid effects on existing uses.</p>
<p>Objective 10.2.2 - To minimise conflict between competing uses of groundwater.</p>	
<p>Objective 10.2.3 - To avoid, remedy or mitigate adverse effects on surface water bodies associated with groundwater takes.</p>	<p>Consistent - the hydrological assessment confirms that effects on surface water bodies from the groundwater take are minimal. Effects on domestic supply wells are also avoided.</p>
<p>Policy 10.3.1 - In managing any activity involving the taking of groundwater to ensure that adverse effects are avoided, remedied, or mitigated.</p>	
<p>Policy 10.3.2 - In managing the taking of water from any groundwater aquifer, priority will be given to the avoidance of:</p> <p>(a) The total take from all bores exceeding the annual renewable yield of the aquifer; and</p> <p>(b) Depletion of any surface water resource.</p>	
<p>Policy 10.3.3 - In managing the taking of groundwater:</p> <p>(a) To have regard to avoiding adverse effects on existing groundwater takes, unless the approval of affected persons has been obtained; and</p> <p>(b) To give priority to avoiding adverse effects on community water takes listed in 7B.</p>	



Objective/Policy	Assessment
<i>Policy 10.3.4 - To ensure that the quantity of water granted, under a resource consent for the taking of water, is no more than that required for the intended use of that water having regard to the local conditions.</i>	Consistent - an appropriate limit has been set for the water take.
<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 there will not be saline intrusion.
<i>Policy 10.3.6 - In granting resource consents to take water from any aquifer, to require the volume and rate of take to be accurately measured and groundwater quality to be monitored as or where appropriate.</i>	Consistent - the water take will be monitored in accordance with water metering regulations.

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Objective/Policy	Assessment
Section 3 – Key Resource Management Objectives	
<p><i>Objective 3.2 - Sustainable Communities</i></p> <p><i>3.2.1 To establish levels of environmental quality for Westland which enable people and communities to provide for their social, economic and cultural well being, while meeting the principles of sustainable management of natural and physical resources.</i></p>	<p>Consistent – the proposal is considered to meet the principles of sustainable management of natural and physical resources, by largely avoiding adverse effects on surrounding areas of significance. The proposal is an efficient short term use of farmland which will then return to its pastoral productive potential. The proposal</p>

Objective/Policy	Assessment
	provides significant regional social and economic benefits.
<p><i>Objective 3.3 – Image of the District</i></p> <p><i>3.3.1 To recognise and promote Westland's image as a clean, green District.</i></p>	<p>Consistent – the proposal involves substantial landscape planting, and in the longer term farm runoff water quality will be improved. The proposal does not compromise the District’s image.</p>
<p><i>Objective 3.4 – Infrastructure and Services</i></p> <p><i>3.4.1 To ensure that all servicing activities are carried out in a manner, and in locations, which avoid, remedy or mitigate adverse environmental effects.</i></p> <p><i>3.4.2 To ensure that activities located adjacent to infrastructure resources do not adversely affect the safe and efficient use of those resources.</i></p> <p><i>3.4.3 To ensure that new development provides for a share of the requirements for recreation facilities generated in the District.</i></p>	<p>Consistent - the transport assessment confirms that the proposal will have less than minor effects on the road network.</p>
<p><i>Objective 3.5 – Māori Perspective</i></p> <p><i>3.5.1 To pursue a partnership of consultation and participation between the Council and Poutini Ngai Tahu relating to resource management.</i></p> <p><i>3.5.2 To recognise and provide for the relationship, culture and traditions of tangata whenua with their ancestral lands, water, sites, waahi tapu and other taonga</i></p>	<p>Consistent - the applicant has engaged with tangata whenua throughout the development of this proposal and has offered an ecological reserve for future ownership if the local iwi so desires.</p>
<p><i>Objective 3.6 – Mineral Resource</i></p>	<p>Consistent - the proposal enables the extraction of valuable mineral resources that are essential to</p>



Objective/Policy	Assessment
<p>3.6.1 <i>To enable people and communities to provide for their economic and social wellbeing through the efficient utilisation and development of mineral resources.</i></p> <p>3.6.2 <i>To safeguard the life supporting capacity of air, water, solid and ecosystems and avoid, remedy or mitigate adverse effects from the use and development of mineral resources.</i></p> <p>3.6.3 <i>To avoid, remedy or mitigate mining’s adverse effects on natural environments, landscapes and waterways.</i></p>	<p>a transition to a low carbon future. The proposal safeguards the life supporting capacity of air, water, soils and ecosystems by largely avoiding effects, and proposes a landscape mitigation package to mitigate effects on landscapes.</p>
<p><i>Objective 3.7 – Natural Environments</i></p> <p>3.7.1 <i>To recognise and provide for the unique values and importance of natural environments and ecosystems in Westland.</i></p> <p>3.7.2 <i>To recognise that the people of the district can provide for their needs within the context of sustainable management.</i></p> <p>3.7.3 <i>To protect the integrity, functioning, and health of indigenous ecosystems and maintain the current diversity of indigenous flora and fauna.</i></p>	<p>Consistent - the proposal recognises the natural environment surrounding the mining site, and allows the people of the district to provide for their needs through the creation of high wage employment while avoiding, remedying or mitigating adverse effects on the environment. The proposal protects the integrity, functioning and health of indigenous ecosystems.</p>
<p><i>Objective 3.8 – The Land Resource</i></p> <p>3.8.1 <i>To avoid, remedy or mitigate adverse effects of land use activities on land and water resources.</i></p> <p>3.8.2 <i>To protect and maintain the productive potential of the higher quality soils in Westland District.</i></p>	<p>Consistent - the proposal will return the land to productive farmland with an improved drainage contour, ensuring the productive potential is maintained or enhanced.</p>
<p><i>Objective 3.10 – Landscape</i></p> <p>3.10.1 <i>To ensure development does not impinge on the integrity of landscapes in Westland.</i></p>	<p>Consistent - the proposal assesses the effects on landscapes in the vicinity and proposes a mitigation package to ameliorate the landscape effects of the proposal.</p>



Objective/Policy	Assessment
<p>3.10.2 To maintain and protect the existing scenic and open and diverse character of Westland District, dominated by natural dynamic processes.</p> <p>3.10.3 To ensure that land uses, buildings and development have regard to the natural landscapes in which they are located or seek to be located.</p>	
<p>Objective 3.11 – Water Resources</p> <p>3.11.1 To control landuse and subdivision activities that may have adverse effects on the quality, instream values and availability of water resources and recognise the importance of water to the environment.</p> <p>3.11.2 To avoid, remedy and/or mitigate the adverse effects of activities which utilise surface waters.</p>	<p>Consistent - the proposal will avoid effects on water quality and instream values through water management practices.</p>
<p>Section 4 Policies, Methods, Outcomes and Monitoring</p>	
<p>4.4 – Amenity</p> <p>A. The effects of activities which can have significant adverse effects on amenities and the well being of residents shall generally be avoided, remedied or mitigated.</p> <p>B. Noxious, offensive, and/or dangerous activities shall be segregated where there is potential to generate adverse effects on the environment.</p> <p>C. The development and use of energy efficient design and technology should be encouraged within working, living and leisure environments.</p> <p>D. The safe handling, management and disposal of hazardous substances in a manner which protects community well-being, road safety, and soil and water resources shall be encouraged.</p> <p>E. The effects of activities which can be seen as adversely affecting the overall environmental amenity of the District shall be avoided.</p>	<p>Consistent - the landscape assessment contains a landscape mitigation package to mitigate visual amenity effects of the proposal. The proposal will meet permitted activity requirements for air discharges and a dust management plan has been offered. The noise assessment considers the noise effects of the proposal to be less than minor and acceptable. The proposal will not adversely affect the overall environmental amenity of the District.</p>



Objective/Policy	Assessment
<p><i>F. To ensure that signs are appropriate to the character of the area and do not detract from the amenity values of that environment.</i></p> <p><i>G. To avoid a proliferation of signs which have the potential to result in cumulative adverse effects on amenity values.</i></p>	
<p>4.5 – Heritage</p> <p><i>A. Buildings, places and items of significant historic, cultural or scientific interest and their relationship with places in Westland District should be preserved and maintained.</i></p> <p><i>B. The re-use of historic buildings and incorporation of heritage buildings features and/or sites into future developments which are planned on the same site or location shall be encouraged.</i></p> <p><i>C. Activities within historic buildings should generally be in accordance with the zoning requirements, but in recognition of the building's value, where a different activity will help preserve the building, special consideration should be given. Such applications are likely to be more favourably considered than would otherwise be the case.</i></p> <p><i>D. The protection of waahi tapu, taonga and urupa within Westland District shall be encouraged.</i></p>	<p>Consistent - the policy focuses on the protection of heritage buildings and places – the site is not a listed heritage site, however there have been archaeological sites discovered through the development of the proposal. The intact mining water race archaeological site will be avoided, however it is proposed to modify the archaeological remnants of the turn of the century housing area along the Mananui Tramline. The disturbance of this archaeological site will be managed through an archaeological authority process.</p>
<p>4.6 Infrastructure and Servicing</p> <p><i>A. The efficient provision and development of all future services and infrastructure within the District shall be encouraged.</i></p> <p><i>B. The roading hierarchy shall be used as a factor in determining the acceptability of activities (including subdivision) which affect traffic flows or the road resource; and the standards of access required.</i></p>	<p>Consistent - the proposal appropriately has access directly to a State Highway with a entranceway design standard agreed to by NZTA. Electricity requirements are being investigated and upgrades required will be paid for by the applicant.</p>

Objective/Policy	Assessment
<p>C. The formation, construction and maintenance of any transport, communications or other service facilities should be carried out in a manner which maintains environmental quality.</p> <p>D. Requirements for infrastructure and services will be on a user pays basis, where such users can be identified.</p> <p>E. Reduction in the quantities of waste produced in Westland and energy efficiency shall be encouraged in conjunction with the Regional Council, individual communities and landowners.</p> <p>F. The efficient provision of refuse disposal facilities will be encouraged.</p> <p>G. To ensure that signs do not adversely affect traffic safety by confusing, distracting, or obstructing the views of motorists or pedestrians, or by obstructing roads or footpaths, particularly in proximity to intersections.</p> <p>H. To avoid a proliferation of signs which have the potential to result in cumulative adverse effects on traffic safety.</p>	
<p><i>Policy 4.7 – Land and Soil Quality</i></p> <p>A. Land management practices which maintain or enhance the quality of land and its productive potential and the quality of water resources shall be encouraged and promoted where they do not give rise to other significant adverse effects.</p> <p>B. Land use activities in the rural area should avoid, mitigate and remedy their adverse effects on adjoining land uses, the community and ecosystems.</p> <p>C. The establishment of activities which degrade, erode or contaminate high quality soils should be avoided to safeguard their productive capabilities and to protect human and animal health and safety.</p>	<p>Consistent - the proposal will stockpile topsoil for use in rehabilitation, ensuring the productive potential of the land for farming post mining is not compromised. The proposal has been carefully designed to avoid, remedy or mitigate (as appropriate) effects on adjoining land uses, the community and ecosystems.</p>



Objective/Policy	Assessment
<p><i>D. Subdivision for dwellings in the Rural zone should not be permitted where it will unreasonably restrict the operation of existing activities permitted as of right on adjacent sites.</i></p>	
<p><i>Policy 4.8 – Landscape</i></p> <p>A. <i>The continuity of the mountains to sea landscape in Westland particularly in the south of the District and significant landscape elements shall be protected by ensuring development takes into account the landscape setting.</i></p> <p>B. <i>The contribution of indigenous vegetation to the landscape character of the district shall be recognised and its clearance controlled.</i></p> <p>C. <i>Council will protect significant landscape areas, including natural features, in the District. All significant landscape areas shall meet the following criteria:</i></p> <p><i>1. Intactness (naturalness)</i></p> <p><i>The landscape is natural, open and spacious and is largely unmodified by human activity or development (relative to other landscapes).</i></p> <p><i>AND</i></p> <p><i>2. Scientific or other Cultural value</i></p> <p><i>The area is a type, locality or other scientific reference area, is listed as a geopreservation site or has distinctive amenity value (e.g. it contributes to a distinctive and outstanding landscape of the district or has other significant historic or cultural value or is of an international importance).</i></p> <p><i>AND</i></p> <p><i>3. Distinctiveness</i></p> <p><i>The area has one or more of the following:</i></p>	<p>Consistent - the landscape assessment considers the effects on the surrounding landscape and natural character. A mitigation package has been put forward to ensure the effects of the proposal are no more than minor in nature. Significant areas of indigenous vegetation and landscape character are avoided by the proposal.</p>



Objective/Policy	Assessment
<p>- outstanding size, shape, diversity or pattern of natural features or landforms.</p> <p>- outstanding area of predominantly indigenous vegetation.</p> <p>- outstanding or popular accessible viewpoints/key views.</p> <p>OR</p> <p><i>Representativeness</i></p> <p>Area has one of the best examples of distinctiveness outlined above.</p> <p>In addition, the following criteria will also be used to assess the overall significance of all areas:-</p> <p><i>Protected Status</i></p> <p>The area has been set aside by NZ statute or covenant for protection and preservation or is a recognised wilderness area.</p> <p><i>Buffering</i></p> <p>The area is well protected from other human based modifying influences.</p> <p><i>Visual Sensitivity</i></p> <p>The area is high in visual sensitivity to change.</p> <p><i>Visual Coherence</i></p> <p>The area is high in visual coherence (pleasantness).</p> <p>D. To maintain and enhance significant indigenous vegetation on water margins.</p> <p>E. To control the destruction and removal of significant indigenous vegetation on water margins.</p>	

Objective/Policy	Assessment
<p><i>Policy 4.9 – Natural Habitats and Ecosystems</i></p> <p>A. <i>Adverse effects on the integrity, functioning and health of natural habitats and ecosystems and indigenous species shall be avoided, or where avoidance is not practical, remedied or mitigated.</i></p> <p>B. <i>The protection and enhancement of areas of significant indigenous vegetation and habitats of indigenous fauna, and outstanding natural features in the district will be encouraged.</i></p> <p>C. <i>To control the modification of natural wetlands to protect their natural character, landscape values and their significance as areas of indigenous vegetation and habitat for indigenous fauna, and to sustain their life supporting capacity as indigenous ecosystems.</i></p> <p>D. <i>Council will protect areas of significant indigenous vegetation and significant habitats of indigenous fauna and outstanding natural features in the District. Council will, in particular, target those indigenous vegetation types occurring in alluvial and coastal areas.</i></p> <p><i>All areas of significant indigenous vegetation and habitats shall meet one or more of the following criteria:</i></p> <p><i>(i) Intactness</i></p> <p><i>The area is unmodified by human activity, comprises a predominantly intact indigenous system and is not affected in a major way by weed or pest species; AND</i></p> <p><i>Size</i></p> <p><i>The area of indigenous vegetation has a predominant cover of 5 hectares of more.</i></p> <p><i>(ii) Representativeness</i></p> <p><i>The area is one of the best examples of an association of species which is typical of its ecological district;</i></p> <p><i>(iii) Distinctiveness</i></p>	<p>Consistent - the ecological assessment considers the effects of the proposal on natural habitats and ecosystems, and considers the effects to generally be less than minor in nature, because the significant vegetation on the site is avoided, and only low quality forest fragments which are heavily browsed by stock are proposed to be disturbed. A significant replanting exercise will be undertaken which will augment the eastern escarpment forest and wetland boundary, and stock fencing and predator control will enhance the biodiversity in this area.</p>



Objective/Policy	Assessment
<p><i>The area has indigenous species or an association of indigenous species which is unusual or rare in the ecological district, or endemic or reaches a distribution limit in the ecological district. The area may be distinctive because of the influences of factors such as altitude, water table, soil type or geothermal activity.</i></p> <p><i>(iv) Protected Status</i></p> <p><i>The area has been set aside by New Zealand Statue or Covenant for protection and preservation or is a recognised wilderness area.</i></p> <p><i>(v) Connectivity</i></p> <p><i>The area is connected to one or more other significant areas in a way, (including through ecological processes) which makes a major contribution to the overall value or natural functioning of those areas.</i></p> <p><i>(vi) Threat</i></p> <p><i>The area supports an indigenous species or community of species which is threatened within the ecological district or threatened nationally.</i></p> <p><i>(vii) Migratory Species:</i></p> <p><i>An inter-tidal area or area of forest, wetland, lake, estuary or other natural habitat that is important for migratory species or for breeding, feeding or other vulnerable stages of indigenous species.</i></p> <p><i>(viii) Scientific or other Cultural Value:</i></p> <p><i>The area is a type, locality or other scientific reference area, is listed as a geopreservation site, or has a distinctive amenity value (e.g. it contributes to a distinctive and outstanding landscape of the district, has other significant cultural value or is of international importance).</i></p>	
<p><i>Policy 4.11- Water Quality</i></p>	<p>Consistent - the hydrological assessment sets out water management practices which will ensure</p>



Objective/Policy	Assessment
<p>A. Land based activities shall avoid, remedy or mitigate adverse effect on the water quality of rivers, lakes and streams.</p> <p>B. Developers and landowners shall be encouraged to establish buffer zones or riparian strips along the margins of water bodies adjacent to land use activities with potential to adversely affect water quality.</p> <p>C. Esplanade strips shall be required for the purposes of enabling public access and contributing to the protection of conservation values by, in particular:</p> <p>(i) Maintaining or enhancing the natural functioning of the adjacent river, and</p> <p>(ii) Maintaining or enhancing water quality, and</p> <p>(iii) Maintaining or enhancing riparian or aquatic habitats.</p> <p>D. To maintain and enhance significant indigenous vegetation on water margins.</p> <p>E. To control the destruction and removal of significant indigenous vegetation on water margins.</p>	<p>that effects on water quality are avoided.</p> <p>Significant indigenous vegetation along the edge of Tūwharewhare will be enhanced through stock fencing and additional planting.</p>
<p><i>Policy 4.13 – Mineral Resources</i></p> <p>A. The establishment of mineral related activities should incorporate, as an integral component, measures to protect water quality and ecosystems, and appropriate rehabilitation of disturbed areas.</p> <p>B. To require active rehabilitation of areas disturbed by mining activity to generally their original condition or another suitable condition as approved by the Council.</p> <p>C. Ensure that the life supporting capacity of ecosystems is safeguarded and adverse effects of mineral related activities and associated earthworks on natural features and landscapes, indigenous vegetation and habitat, the natural character of the coast, waterways and their margins, historic and cultural sites, public access and amenity values are avoided, remedied or mitigated.</p>	<p>Consistent - the proposal incorporates water management and ecological mitigation to protect water quality and ecosystems. Rehabilitation will be progressive, with the most sensitive areas being rehabilitated first, ensuring that the applicant is on site for many years following initial planting to ensure the success of the planting.</p>



Proposed Te Tai o Poutini Plan

Objective/Policy	Assessment
Strategic Direction	
Minerals Extraction	
<i>MIN - 01 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>	<p>Consistent - the strategic direction of the Proposed Plan is to enable mineral extraction in a variety of zones, ensuring that adverse effects of mineral extraction are avoided, remedied or mitigated (as appropriate). The proposal is cognisant of the surrounding landscape and indigenous biodiversity values, and takes steps to primarily avoid these effects, and offers a mitigation package to mitigate any effects that cannot be avoided.</p>
<i>MIN - 02 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>	
<i>MIN - 03 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>	
<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>	
<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>	
<i>MIN - 06 To:</i>	



Objective/Policy	Assessment
<p><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:</i></p> <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> <p><i>b. Allow adverse effects to be addressed by alternative mitigation measures such as biodiversity offsetting and environmental compensation.</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>	<p>Consistent - the applicant has engaged with tangata whenua throughout the development of this project, has offered an ecological reserve recognising the cultural significance of the surrounding area to iwi. The proposal also</p>
<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> 	



Objective/Policy	Assessment
<ul style="list-style-type: none"> b. Access to mahinga kai and cultural materials; c. Management of Pounamu and Aotea stone; and d. Management of taonga and wāhi tapu. 	<p>recognises the cultural significance of Tūwharewhare and seeks to avoid averse effects on this waterbody.</p>
<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>	
<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>	
<p>Poutini Ngāi Tahu Strategic Policies</p>	
<p><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></p>	<p>Consistent - the applicant has engaged with tangata whenua throughout the development of this project, has offered an ecological reserve recognising the cultural significance of the surrounding area to iwi and providing for future rangatiratanga and kaitiakitanga within the powers of the applicant. The proposal also recognises the cultural significance of Tūwharewhare and seeks to avoid averse effects on this waterbody. The applicant has had regard to the Lake Māhinapua Management Plan which is recognised as an iwi management plan.</p>
<p><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></p>	
<p><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></p>	
<p><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></p>	
<p><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></p>	
<p><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></p>	



Objective/Policy	Assessment
<i>POU - P7 Provide for active participation by Poutini Ngāi Tahu in the sustainable management of West Coast/Te Tai o Poutini resources.</i>	
<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>	
<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>	
<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>	
Transport - Te Tūnuku	
Transport Objectives	
<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>	Consistent - the transport assessment confirms that the proposal has acceptable on site parking requirements and access design has been discussed with Waka Kotahi. The proposal results in a small number of additional heavy vehicles on the State Highway, which is considered to have acceptable effects on amenity given the roading hierarchy and the purpose of the road.
<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>	
Transport Policies	

Objective/Policy	Assessment
<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 applicant has proposed a vehicle access design in consultation with Waka Kotahi which is suitable for the anticipated levels of traffic.</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> <i>g. Mitigation of stormwater contamination from vehicles through treatment of stormwater from large areas of car parking;</i> <i>h. Provision for flexible approaches to parking, including more efficient use of parking spaces, and reduce incremental and individual parking provision</i> 	<p>Consistent - the transport assessment confirms that the site has suitable onsite car parking spaces to cater for the anticipated parking demands of the site.</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> <ul style="list-style-type: none"> <i>a. The safe, effective and efficient operation of roads including State Highways; or</i> <i>b. Pedestrian access and amenity; or</i> <i>c. Safe and functional access.</i> 	<p>Consistent - the proposal avoids reverse manoeuvring.</p>



Objective/Policy	Assessment
Sites and Areas of Significance to Māori Policies	
<i>Cultural Landscapes</i>	
<i>SASM - P1 Protect Poutini Ngāi Tahu cultural landscapes from adverse effects of subdivision, use and development while enabling their values to be enhanced through ongoing Poutini Ngāi Tahu access and cultural use.</i>	Consistent - the proposal recognises the significance of Tūwharewhare and seeks to avoid effects on this waterbody.
<i>Identification and access to significant sites and areas</i>	
<i>SASM - P3 Upon accidental discovery of kōiwi (skeletal remains) or urupā ensure that the Accidental Discovery Protocol in Appendix Four is followed.</i>	Consistent - an accidental discovery protocol is proposed.
<p><i>SASM - P4 Promote the provision or development of access for Poutini Ngāi Tahu to the identified sites and areas of significance to Poutini Ngāi Tahu listed in Schedule Three, including through:</i></p> <ul style="list-style-type: none"> <i>a. Formal arrangements, such as co-management, joint management or relationship agreements, easements and land covenants, or access agreements; and/or</i> <i>b. Informal arrangements or understandings between landowners and local Poutini Ngāi Tahu hapū and/or marae.</i> 	Consistent - the applicant has offered an ecological reserve to tangata whenua in recognition of the significant of the area to local iwi for the land that is within their power to gift.
<i>Poutini Ngāi Tahu Roles</i>	
<i>SASM - P6 Within the Pounamu and Aotea Management overlay, enable tino rangatiratanga and kaitiakitanga of the pounamu and aotea resource by Poutini Ngāi Tahu and avoid the disturbance or removal of this resource by non-hapū members.</i>	Consistent - the proposal will not involve the extraction of pounamu, which will be returned to the pit as oversized material.
<i>Management of Activities on Identified Significant Sites and Areas</i>	



Objective/Policy	Assessment
<p>SASM - P7</p> <p>Protect and maintain sites and areas of significance to Māori from adverse effects by:</p> <ul style="list-style-type: none"> a. Ensuring identified sites and areas of significance to Māori are not disturbed, destroyed, removed and/or visually encroached upon by inappropriate activities; and b. Requiring activities on sites and areas of significance to Māori to minimise adverse effects on cultural, spiritual and/or heritage values, interests or associations of importance to Poutini Ngāi Tahu. 	<p>Consistent - the proposal seeks to avoid adverse effects on Tūwharewhare.</p>
<p>Where an activity is proposed within any site or area of significance to Māori identified in Schedule Three ensure that:</p> <ul style="list-style-type: none"> a. Engagement with Poutini Ngāi Tahu occurs to ensure that effects of the activity on the values of the site or area are understood; b. The accidental discovery protocol in Appendix Four is adopted for any earthworks; c. Any adverse effects on identified values are avoided, unless it can be demonstrated that due to the functional needs of the activity it is not possible to avoid all adverse effects; and d. Any residual effects that cannot be practicably avoided are mitigated in a way that protects, maintains or enhances the values of the site or area. 	<p>Consistent - the applicant has engaged with Poutini Ngāi Tahu, and adverse effects on Tūwharewhare are avoided.</p>
<p>SASM - P9 Require that activities within identified sites and areas of significance to Poutini Ngāi Tahu that support taonga species and mahinga kai resources as identified in Schedule Three:</p> <ul style="list-style-type: none"> a. Minimise adverse effects on indigenous habitats and waterbodies; b. Enable the maintenance and enhancement of these areas; and 	

Objective/Policy	Assessment
<p>c. <i>Maintain and where appropriate improve access for Poutini Ngāi Tahu to these areas.</i></p>	
<p><i>Inappropriate Activities</i></p>	
<p><i>SASM - P11 Recognise the significance to Poutini Ngāi Tahu of the sites and areas of significance to Māori listed in Schedule Three and protect the identified values of these sites and areas by avoiding the following activities in, or in close proximity to, these areas;</i></p> <ul style="list-style-type: none"> <i>a. Mining and quarrying other than Poutini Ngāi Tahu collection of Pounamu and Aotea;</i> <i>b. Landfills and waste disposal facilities, hazardous facilities and offensive industries;</i> <i>c. Intensive indoor primary production;</i> <i>d. Cemeteries and crematoria; and</i> <i>e. Wastewater treatment plants and disposal facilities.</i> 	<p>Consistent - the proposal avoids mining within close proximity to Tūwharewhare.</p>
<p>Ecosystems and Indigenous Biodiversity - Ngā Pūnaha Rauropi me te Kanorau Koiora</p>	
<p>Ecosystems and Indigenous Biodiversity Objectives</p>	
<p><i>ECO - 01 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 identifies and protects the significance of Tūwharewhare and the escarpment forward and wetland area.</p>
<p><i>ECO - 02 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 – development of SNAs</p>
<p><i>ECO - 03 To provide for tino rangatiratanga in relation to management of areas of significant indigenous vegetation and significant habitats of indigenous fauna where these are located on Poutini Ngāi Tahu and Te Rūnanga o Ngāi Tahu land.</i></p>	<p>Consistent - the proposal is to offer the ecological reserve area to tangata whenua for ongoing</p>



Objective/Policy	Assessment
	management, in recognition of the cultural significance of the area.
<i>ECO - O4 To maintain the range and diversity of ecosystems and indigenous species found on the West Coast/Te Tai o Poutini.</i>	Consistent - the proposal maintains indigenous biological diversity.
Ecosystems and Indigenous Biodiversity Objectives	
<p><i>ECO - P1 Identify areas of significant indigenous vegetation and fauna habitat:</i></p> <ol style="list-style-type: none"> 1. <i>In the Grey District these areas are identified in Schedule Four;</i> 2. <i>In the Buller and Westland Districts:</i> <ol style="list-style-type: none"> I. <i>The criteria set out in Appendix 1 of the West Coast Regional Policy Statement will be used to assess significance;</i> II. <i>Areas of significant indigenous vegetation and fauna habitat will be identified through the resource consent process until such time as district wide identification and mapping of significant natural areas is undertaken;</i> III. <i>Buller and Westland district wide assessment, identification and mapping of significant natural areas will be undertaken and completed by June 2027; and</i> IV. <i>Identified areas of significant indigenous vegetation and fauna habitat will be added to Schedule Four through a Plan Change.</i> 	Consistent - the proposal identifies the escarpment forest and wetland areas as significant.
<p><i>ECO - P2 Allow activities within areas of significant indigenous vegetation or significant habitats of indigenous fauna where:</i></p> <ol style="list-style-type: none"> a. <i>This is for a lawfully established activity; or</i> b. <i>It is for a Poutini Ngāi Tahu cultural purpose; or</i> c. <i>This is undertaken on Poutini Ngāi Tahu or Te Rūnanga o Ngāi Tahu land in accordance with an Iwi/Papatipu Rūnanga Management Plan; or</i> 	N/A – the activities are not occurring within the significant areas.



Objective/Policy	Assessment
<ul style="list-style-type: none"> d. <i>The activity has a functional need to be located in the area;</i> e. <i>The activity has no more than minor adverse effects on the significant indigenous vegetation or fauna habitat.</i> 	
<p><i>ECO - P3 Encourage the protection, enhancement and restoration of significant indigenous biodiversity by:</i></p> <ul style="list-style-type: none"> a. <i>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> b. <i>Promoting the creation of connections and ecological corridors between areas of significant indigenous biodiversity;</i> c. <i>Promoting the use of eco-sourced species from the relevant ecological district;</i> d. <i>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> e. <i>Supporting initiatives by landowners, community groups and others to protect, restore and maintain areas of significant indigenous biodiversity.</i> 	<p>Consistent - the proposal avoids disturbing any SNAs</p>
<p><i>ECO - P4 Provide for eco-tourism activities that complement the protection and/or enhancement of areas of significant indigenous vegetation or significant habitats of indigenous fauna and contribute to the vitality and resilience of the economy and wellbeing of the community.</i></p>	<p>Consistent - the proposal avoids effects on SNAs, to ensure that effects on the paddle boat cruise operators are avoided.</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"> a. <i>Prevent an indigenous species or community being able to persist in their habitats within their natural range in the Ecological District;</i> 	<p>Consistent - the proposal will not give rise to these effects.</p>



Objective/Policy	Assessment
<ul style="list-style-type: none"> 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 c. 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. 	
<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"> a. The necessity for the activity to provide for critical infrastructure or renewable electricity generation; 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; c. The extent to which the proposed activity recognises and provides for Poutini Ngāi Tahu cultural and spiritual values, rights and interests; d. The cumulative effects of activities within or adjacent to any area of significant indigenous vegetation or habitat; e. The effects the activity may have on the introduction or spread of exotic weed species and pest animals both terrestrial and aquatic; f. The impacts on mahinga kai; 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 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. 	<p>N/a – not within a significant area.</p>



Objective/Policy	Assessment
<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> <i>b. Minimising adverse effects on, and providing access to, areas of indigenous biodiversity which are significant to Poutini Ngāi Tahu;</i> <i>c. Restricting the modification or disturbance of coastal indigenous vegetation, dunes, estuaries and wetlands;</i> <i>d. Preserving protected wildlife; and</i> <i>e. Recognising the benefits of active management of indigenous biodiversity, including voluntary animal and plant pest and stock control and/or formal legal protection.</i> 	<p>Consistent - the proposal maintains indigenous habitats and ecosystems through a package of mitigation, and avoiding the most significant areas. Stock fencing and pest control are also proposed.</p>
<p><i>ECO - P9 Provide for biodiversity offsets and compensation to manage residual adverse effects of an activity where:</i></p> <ul style="list-style-type: none"> <i>a. The goal of the biodiversity offsets is no net loss and, preferably, a net gain of biodiversity;</i> <i>b. The conservation outcomes are measurable and positive; and</i> <i>c. The biodiversity offsets or compensation are in accordance with best practice, including but not limited to NZ Government guidance on biodiversity offsetting.</i> 	<p>N/A</p>
<p>Natural Character and Margins of Waterbodies Ngā Āhua me ngā Mahi ka Noho Hāngai ki ngā Hopua Wai</p>	
<p>Natural Character and the Margins of Waterbodies Objectives</p>	
<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 proposal avoids riparian vegetation clearance and the landscape assessment includes mitigation for any residual natural character effects. The relationship of</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>	



Objective/Policy	Assessment
<i>NC - O3 To provide for activities which have a functional need to locate in the margins of lakes, rivers and wetlands in such a way that the impacts on natural character are minimised.</i>	Poutini Ngai Tahu with Tūwharewhare has specifically been recognised within this proposal.
Natural Character and the Margins of Waterbodies Policies	
<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>	Consistent – the proposal minimises adverse effects on natural character, and does not affect elements, patterns and processes that contribute to the natural character of Tūwharewhare.
<i>NC - P4 Encourage the restoration and enhancement of the natural character of the riparian margins of lakes, rivers and wetlands.</i>	Consistent – the proposal involves the restoration of vegetation along the edge of the escarpment forest which will contribute to the natural character of Tūwharewhare.
Noise - Ngā Oro	
Noise Objectives	
<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>	Consistent – the proposal involves noise generating activities. The noise assessment sets out recommendations to avoid adverse effects on surrounding residents and concludes that the proposal has acceptable noise effects. The proposal therefore will protect the health and wellbeing of people from significant levels of noise.
<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>	
<i>NOISE - O3 The health and wellbeing of people and communities are protected from significant levels of noise.</i>	



Objective/Policy	Assessment
Noise Policies	
<p><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></p> <ul 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> 	<p>Consistent – the noise assessment confirms that the sound levels of the proposal are acceptable, taking into account the receiving environment. Sound has been internalised as much as possible by locating the processing plant as far away from the sensitive receivers as possible, while recognising that the processing plant has a need to be located near the highway and away from high grade resources, and that this highway location also avoids noise effects on adjacent indigenous species.</p>
<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> 	
RURZ Rural Zones - Ngā Takiwā Tuawhenua	
Rural Zones Objectives	
<p><i>RURZ - O1 To provide for a range of activities, uses and developments that maintain the amenity and rural character values of the rural environment, while retaining highly productive land and rural activities, and supporting a productive rural working environment.</i></p>	<p>Consistent – the proposal will maintain the amenity and character of the rural environment and not compromise the long term productive potential of this farmland.</p>



Objective/Policy	Assessment
<p>RURZ - 05 <i>To support the use and extraction of mineral resources located within the rural environment, recognising that mineral resources are widespread, and that provided adverse effects are minimised and rehabilitation of land occurs following mineral extraction, mineral extraction can be appropriate in a range of locations.</i></p>	<p>Consistent – the proposal provides for mineral extraction in an appropriate location, with a detailed rehabilitation programme.</p>
<p>RURZ - 06 <i>To ensure appropriate levels of infrastructure servicing for communities and development within rural areas, recognising that outside of settlements or major developments, on site infrastructure servicing is expected.</i></p>	<p>Consistent – the proposal has direct access to the state highway, and any servicing requirements will be met on site.</p>
<p>Rural Zones Policies</p>	
<p>Rural Amenity and Character</p>	
<p>RURZ - P1 <i>Enable a variety of activities to occur within RURZ - Rural Zones while maintaining rural amenity and character. Outside of settlements, activities should:</i></p> <ul style="list-style-type: none"> <i>a. For buildings and structures have a bulk and location that is characteristic of rural environments;</i> <i>b. Maintain privacy and rural outlook for residential buildings;</i> <i>c. Be compatible with existing development and the surrounding area;</i> <i>d. Have appropriate setbacks from the road and significant natural and cultural features;</i> <i>e. Minimise adverse visual effects if sited on prominent ridges or immediately adjacent to public roads; and</i> <i>f. Have awareness of cultural landscapes and avoid activities being located on the ridgelines and peaks of ancestral mountains.</i> 	<p>Consistent – the landscape assessment includes mitigation measures to ensure that the proposed buildings will be screened to maintain rural character and amenity, privacy and rural outlook. The screening planting and bunding along the highway contribute to an appropriate setback and visual effects from the road, and mitigations are proposed for the significant natural and cultural features identified surrounding the site.</p>
<p>Infrastructure in Rural Areas</p>	



Objective/Policy	Assessment
<p><i>RURZ - P11 Subdivision and development in GRUZ - General Rural and RLZ - Rural Lifestyle Zones, the SETZ - PREC3 - Coastal Settlement Precinct and the SETZ - PREC4 - Settlement Zone - Rural Residential Precinct should recognise the character and form of rural infrastructure including:</i></p> <ul style="list-style-type: none"> <i>a. Roads with roadside ditches rather than kerb and channel;</i> <i>b. An absence of street lights and urban style footpaths; and</i> <i>c. On site provision of water supply and on-site land treatment and disposal of stormwater and wastewater.</i> 	<p>Consistent – the proposal will utilise on site disposal of wastewater.</p>
<i>Mineral Extraction</i>	
<p><i>RURZ - P18 Recognise that mineral resources are fixed in location and enable mineral extraction activities provided adverse effects are avoided, remedied or mitigated.</i></p>	<p>Consistent – the proposal involves mining of placer deposits which only occur in certain locations along the West Coast. The proposal should be enabled because the adverse effects have been avoided, remedied and mitigated in line with the recommendations of various experts.</p>
<p><i>RURZ - P19 Manage conflicts between mineral extraction activities and other land uses by ensuring that:</i></p> <ul style="list-style-type: none"> <i>a. Standards to minimise impacts on the amenity, rural character and natural values of rural areas are met; and</i> <i>b. Activities that are incompatible with the effects of mineral extraction activities are not established close to existing mineral extraction activities.</i> 	<p>Consistent – the proposal involves a number of mitigations to minimise conflicts between surrounding landowners and the mining activity.</p>

Objective/Policy	Assessment
<p><i>RURZ - P21 Require proposals for new mineral extraction activities to provide adequate information on the establishment and operation of the mineral extraction activity, measures to reduce and/or avoid adverse effects and rehabilitation of the mineral extraction area.</i></p>	<p>Consistent – the proposal is informed by significant technical information which supports the application subject to recommended mitigations.</p>
<p><i>RURZ - P22 Sites used for mineral extraction should be rehabilitated to enable the land to be used for other activities appropriate to the area.</i></p>	<p>Consistent – the site will be rehabilitated with an increased indigenous vegetation coverage, and improved land contour to ensure the ongoing viability of the land for farming.</p>
<p><i>RURZ - P23 Co-ordinate the approach to mineral extraction activity consents with the West Coast Regional Council, particularly where water resources and soil conservation are affected.</i></p>	<p>N/A</p>
<p><i>RURZ - P25 Maintain the quality of the environment and amenity of areas surrounding the mineral extraction activities as far as practicable by:</i></p> <ul style="list-style-type: none"> <i>a. Utilising management, mitigation and rehabilitation 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 impacts on the operation and maintenance of the transport network;</i> <i>d. Avoiding or mitigating 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 progressive remediation to address effects during extraction operations; and</i> 	<p>Consistent – the quality of the environment and amenity will be maintained. Various management plans are proposed to manage effects, as well as a raft of conditions to achieve this policy.</p>



Attachment U: Objectives and Policies Assessment

Objective/Policy	Assessment
<i>h. Requiring sites to be rehabilitated and ensuring that appropriate methods are used for this purpose.</i>	