Attachment [I] - Proposed Conditions of Consent

Note to assist the reader

There are a number of conditions which would commonly apply across multiple consents / activities. To reduce repetition, three sections of conditions are proposed:

- Section 1 provides a Master Set of Conditions which would apply to all resource consents that authorise the proposed activity.
- Section 2 provides a River Diversion Set of Conditions, which would apply to resource consents that authorise the take, use, damming, diversion, associated discharge and works in the bed of a river, necessary to undertake the temporary diversion activities.
- Section 3 provides conditions specific to each Environment Southland resource consent.
- Section 4 provides conditions specific to the Gore District Council resource consent.

Condition numbering is continuous to enable easy referencing. These conditions are intended as a starting point for discussion to assist with clarifying the mitigation proposed as part of the proposal. It is expected that these will evolve following discussion with the Consent Authorities and other parties.

Section 1 - Master Condition Set

General

1. The activity must be carried out in accordance with the plans and all information submitted with the application dated 26 August 2024. If there are any inconsistencies between the information provided in the application and the conditions of consent, the conditions of consent will prevail.
2. The duration of consent shall be 20 years from the commencement of the consent.
3. All personnel working on the site must be briefed on the contents of the consent documents and any documents referred to in the conditions of this consent. A copy of the consent documents and any documents referred to in the conditions of consent shall be immediately accessible on site.
4. The area of mining and associated infrastructure shall not exceed 100 hectares and the maximum depth of excavation shall be 50 metres.

Environmental Management Plan

5. The Consent Holder must operate the site in general accordance with an Environmental Management Plan (EMP).

a. The Objective of the EMP is to provide an overview of operational procedures for compliance with the conditions of consent and to provide an integrated framework for environmental management of the project. The EMP shall include at a minimum the following information:
    i. A list of relevant resource consents and their conditions.
    ii. A description of how compliance with the conditions of the resource consents will be achieved.
    iii. Staff roles and responsibilities for compliance with resource consent conditions.
    iv. Staff training and induction.
    v. Incident response.
    vi. Monitoring programmes and reporting of results.
    vii. Feedback mechanisms for adaptive management, including circumstances in which a material change to the EMP would be required.
    viii. Communication protocols with Councils, neighbours, and mana whenua.
    ix. Complaints management procedures.
    x. Contingency measures in case of project abandonment.

b. Prior to undertaking any mining activity authorised by this consent, the Consent Holder must submit the EMP to Environment Southland (…@es.govt.nz) for certification that the EMP is consistent with the conditions of consent.

c. If the Consent Holder has not received a response from Environment Southland within 15 working days of the date of submission for certification, the EMP must be deemed certified.

d. If the response from Environment Southland is that they are not able to certify the EMP, such a response must include detailed reasons with reference to the conditions of consent that Environment Southland consider the EMP does not meet. The Consent Holder must consider any reasons and recommendations provided by Environment Southland, amend the EMP accordingly, and resubmit the EMP for certification to Environment Southland. If the Consent Holder has not received a response from Environment Southland within 10 working days of the date of resubmission for certification, the management plan must be deemed certified.

6. The Consent Holder may amend the EMP at any time, in a way that is consistent with the conditions of this resource consent, to take into account:
    a. Any positive measure/s to ensure the stated objectives of the management plan are achieved.
    b. Any changes required to further reduce the potential for adverse effects;
    c. Any required actions identified as a result of monitoring;
    d. Changes to the mining operation as a result of adaptive management practices and/or variations arising from grade control drilling provided that the stated objective of the EMP is still achieved.

7. The EMP must be reviewed at least annually. The purpose of the review is to ensure that the EMP remains fit for purpose and to address any changes required to respond to any incidents or monitoring results in the previous year.

8. If the EMP is amended in accordance with condition 6 or reviewed in accordance with condition 7, a copy must be provided to Environment Southland (…@es.govt.nz) within 15 working days of its review/amendment, for re-certification in accordance with Condition 5.b. Where the EMP is amended or reviewed, the activity may continue in accordance with the previously certified version of the EMP, until the revised version is certified by Environment Southland.

9. Subject to any other conditions of these consents, all activities must be undertaken in accordance with the latest version of the certified EMP.

Archaeological sites

10. In the event that any discovery of archaeological items, every practical effort shall be made to avoid damage to the archaeological site, and the measures outlined in the Accidental Discovery Protocol attached as (*To be determined*) shall be followed.

Review of consents

11. The Consent Authority may, in accordance with Sections 128 and 129 of the Resource Management Act 1991, serve notice on the Consent Holder of its intention to review the conditions of this consent during the period of three months following the date of granting of this consent each year, or within two months of any enforcement action taken by the Consent Authority in relation to the exercise of this consent, for the purpose of:
    a. Determining whether the conditions of this consent are adequate to deal with any adverse effect on the environment which may arise from the exercise of the consent and which it is appropriate to deal with at a later stage, or which becomes evident after the date of commencement of the consent; or
    b. Ensuring the conditions of this consent are consistent with any National Environmental Standards Regulations, relevant plans and/or Policy Statement; or
    c. Reviewing the frequency of monitoring or reporting required under this consent to alter these.

Section 2 – River Diversion Condition Set

12. This consent authorises:

    a. The entry into and passage across the bed of the Waikaka Stream and Shepherd's Creek by vehicles and machinery, and any associated bed disturbance.
    b. Placement and use of a dam and undertaking earthworks in the bed of the Waikaka Stream and Shepherd's Creek, for the purpose of creating five temporary diversions of the entire flow into temporary diversion channels and reinstating the flow back to its original course.
    c. The excavation and disturbance of the bed of the Waikaka Stream and Shepherd's Creek for the purpose of rehabilitation of the channel.
    d. The introduction and planting of plants in the bed of the Waikaka Stream and Shepherd's Creek channels.
    e. The taking, use, damming and diversion of surface water in the Waikaka Stream and Shepherd's Creek for the purpose of creating five temporary diversions of the entire flow and return of the flow to the same waterbody.
    f. Discharge of the entire flow of the Waikaka Stream and Shepherds Creek and resultant entrained sediment, via the temporary diversion channels, to re-join the existing Waikaka Stream.

13. The activities authorised by this consent must be carried out in accordance with the Master Condition Set included in Section 1.

14. Prior to the creation of any temporary diversion channels, the Consent Holder shall prepare a Temporary Diversion Management Plan (TDMP). The objective of the TDMP is to detail the processes and methods to undertake temporary diversions in order to minimise adverse effects and to achieve the restoration objection in condition 23.
    a. The TDMP shall include at a minimum the following information:
        i. The relevant conditions of consent and how compliance with these will be achieved.
        ii. Detailed diversion channel design.
        iii. Construction methodology for the temporary diversion channels and procedures for the diversion of surface water from the stream to the diversion channel.
        iv. Mitigation measures to minimise erosion and entrainment of sediment in surface water during construction and diversion.
        v. Suspended sediment monitoring protocols during construction.
        vi. Details on matters i. to v. above in respect of the reinstatement of the natural stream channel and re-diversion of flow to there.
        vii. Planting and habitat rehabilitation specification and monitoring plan.
        viii. Feedback mechanisms for adaptive management, including circumstances in which a material change to the methodology or mitigation in subsequent diversion activities would be required.

b. Prior to undertaking any mining activity authorised by this consent, the Consent Holder must submit the TDMP to Environment Southland (…@es.govt.nz) for certification that the TDMP is consistent with the conditions of consent.
c. If the Consent Holder has not received a response from Environment Southland within 15 working days of the date of submission for certification, the TDMP must be deemed certified.
d. If the response from Environment Southland is that they are not able to certify the TDMP, such a response must include detailed reasons with reference to the conditions of consent that Environment Southland consider the TDMP does not meet. The Consent Holder must consider any reasons and recommendations provided by Environment Southland, amend the TDMP accordingly, and resubmit the TDMP for certification to Environment Southland. If the Consent Holder has not received a response from Environment Southland within 10 working days of the date of resubmission for certification, the management plan must be deemed certified.

15. The Consent Holder may amend the TDMP at any time, in a way that is consistent with the conditions of this resource consent, to take into account:
    a. Any positive measure/s to ensure the stated objectives of the management plan are achieved.
    b. Any changes required to further reduce the potential for adverse effects;
    c. Any required actions identified as a result of monitoring;
    d. Changes to the mining operation as a result of adaptive management practices and/or variations arising from grade control drilling provided that the stated objective of the TDMP is still achieved.

16. If the TDMP is amended, the amended version must be provided to Environment Southland (…@es.govt.nz) for re-certification in accordance with Condition 14.b. The activity may continue in accordance with the previously certified version of the TDMP, until the revised version is certified by Environment Southland.

17. Subject to any other conditions of these consents, all activities associated with the temporary diversions must be undertaken in accordance with the latest version of the certified TDMP.

18. All temporary diversion channels and reconstructed sections of the Waikaka Stream and Shepherd's Creek must have sufficient capacity to contain a 1 in 20 year AEP flood event.

19. Diversion channels shall be constructed, a far as practicable, in dry working conditions and stabilised prior to diverting surface water flow into the diversion channels.

20. No pest plant species listed in the Southland Regional Pest Management Strategy shall be planted in the bed or margins of any diversion channel, river or drain.

21. The Consent Holder shall ensure that fish passage is not impeded by the works.

22. The Consent Holder shall ensure that all reasonable steps are taken to minimise the release of sediment to water.

23. The diverted and rehabilitated sections of the Waikaka Stream and Shepherd's Creek shall be reconstructed to achieve the objective of at least the same habitat quality and ecological values as pre-mining.

24. The diverted and rehabilitated sections of the Waikaka Stream and Shepherd's Creek shall be reconstructed with the following key habitat features:
    a. riffles with coarse gravel and cobbles
    b. undercut banks
    c. overhanging vegetation-grasses, shrubs, willows
    d. large woody debris
    e. deep pools
    f. boulder clusters

25. Monitoring and reporting of each rehabilitated section of the Waikaka Stream and Shepherd's Creek shall be undertaken as follows:
    a. Annual monitoring of each rehabilitated section of stream shall be undertaken using the following parameters.
        i. Habitat, including substrate, habitat type, riparian cover and shading.
        ii. Water quality, including temperature and total suspended solids.
        iii. Fish species, size and abundance.
        iv. MCI and SQMCI.
    b. The results of the monitoring shall be compared to the pre-mining monitoring results of the same parameters. A report on the comparison shall be prepared by a suitably qualified person. The report shall contain recommendations for future monitoring and/or action to achieve the objective in condition 23.
    c. Monitoring and reporting in relation to a rehabilitated section of stream may cease once the objective in condition 23 is achieved.

Section 3 – Environment Southland Specific Conditions

Land Use Consent to construct a bore for the purpose of excavating a mine pit that intercepts groundwater.

26. The excavation of land to form a mine pit must be carried out in accordance with the Master Condition Set included in Section 1.

27. The maximum area of active mine pit shall be 5 hectares, except that the mine pit may temporarily be up to 6.5ha for the purpose of geotechnical investigations or revisions.

    Advice note: The area of active mine pit does not include areas that have been completely backfilled to above the natural water table level of 1.5m below land surface, nor of areas of topsoil stripping where the depth of excavation is not yet below the natural water table level of 1.5m below land surface.

28. The mine pit shall be set back a minimum of 20 metres from:
    a. the legal road boundary,
    b. the L&M pond, and
    c. the Waikaka Stream and Shepherd's Creek, as measured from the edge of the typical wetted channel.

    Advice note: Setbacks apply to mining activity, and not works to facilitate stream diversions.

29. The Consent Holder must ensure that:
    a. All machinery to be operated within the mine pit is thoroughly cleaned of vegetation (e.g. weeds), seeds or contaminants prior to entering the site. The cleaning of machinery must not occur within 20 metres of the bank of any waterbody.
    b. All machinery must be regularly maintained to ensure that no contaminants (including but not limited to oil, petrol, diesel, hydraulic fluid) shall be released into water, or to land where it may enter water.
    c. All contaminant storage or re-fuelling areas (other than areas where mobile re-fuelling occurs) are bunded or contained to prevent the discharge of contaminants to water or to land where it may enter water.
    d. No machinery shall be maintained, cleaned, stored or refuelled within 20 metres of the bank of any waterbody or exposed groundwater.
    e. Permanent storage of fuel and lubricants must not be located within 50 metres of the bank of any waterbody or exposed groundwater.
    f. Mobile refuelling occurs in accordance with industry best practice, a drip tray is always used for such refuelling, and spill kits are available at the mobile refuelling locations.

Advice Note: Approved storage of hazardous substances is specified in the Health and Safety at Work (Hazardous Substances) Regulations 2017.

30. In the event of a discharge of unauthorised contaminants to water or to land in a manner that may enter water, including but not limited to fuel or hydraulic fluid, the Consent Holder must:
    a. Undertake all practicable measures as soon as possible to contain the contaminant.
    b. Ensure that the contaminants and any material used to contain it are removed from the site and disposed of at a facility authorised to receive the material.
    c. Notify the Consent Authority of the spill or contamination and of the actions taken to remediate and mitigate any adverse environmental effects.

31. Backfilling of the mine pit shall only be cleanfill overburden materials sourced from within the site, and water.

32. The Consent Holder shall prevent any unauthorised access to the site, including provision of a lockable gate at the vehicle access.

33. Should any material enter the mine pit that is not compliant with condition 31, the Consent Holder shall, as soon as practicable, arrange for removal of the unauthorised material and disposal at a facility authorised to receive the material.

Water Permit to take and use groundwater for the purpose of transient mine pit dewatering, processing, dust suppression and rehabilitation

General

34. The take and use of groundwater for the purpose of transient mine pit dewatering, processing, dust suppression and rehabilitation must be carried out in accordance with the Master Condition Set included in Section 1.

35. The rate and quantity of abstraction must not exceed:
    a. 50 litres per second;
    b. 4,086 cubic metres per day;
    c. 114,635 cubic metres per month; and
    d. 952,387 cubic metres between 1 July of any year and ending 30 June of the following year.

36. The Consent Holder must take all practicable steps to ensure that as a result of the groundwater take:
    a. There is no unintended leakage from pipes and structures;
    b. There is no unintended run-off of abstracted groundwater either on site or off site; and
    c. There is no flooding of other person's property, including erosion, land instability, sedimentation or property damage.

Monitoring

37.

a. The consent holder shall install a water measuring station(s), consisting of a water measuring device and a datalogger with at least 24 months data storage, and shall maintain a continuous record of the cumulative rate of groundwater take and the date and time the water was taken. Flow rate shall be recorded at a minimum of 15 minute time increments to appropriate metering or measurement accuracy while the take is being exercised.

b. Data shall be provided to the Consent Authority on an annual basis by 31 July each year and as requested in writing. The consent holder shall ensure data compatibility with the Consent Authority's time-series database.

c. The water measuring station(s) shall be installed as close as is practicable to the cumulative point of take.

d. The consent holder shall ensure the full operation of the water measuring station(s) at all times during the exercise of this consent. All malfunctions of the water measuring station(s) during the exercise of this consent shall be reported to the Consent Authority within 5 working days of observation and appropriate repairs shall be performed within 5 working days. Once the malfunction has been remedied, an appropriate Water Measuring Device Verification Form completed with photographic evidence must be submitted to the Consent Authority within 5 working days of the completion of repairs.

e. The installation of the water measuring station(s) shall be completed to full and accurate operation prior to the exercise of the consent. The consent holder shall obtain and complete the appropriate Water Measuring Device and Datalogger Installation Form and Water Measuring Device Verification Form and submit them to the Consent Authority within 5 working days of the completion of installation and verification of the water measuring device and datalogger.

f. The water measuring station(s) shall be calibrated by a suitably qualified operator applying International Standards methodology. Calibration documents shall be supplied to the Consent Authority by 31 July each year and upon request.

38. Prior to commencing dewatering, the Consent Holder must install a network of groundwater monitoring bores or piezometers. The groundwater level monitoring network shall be designed to provide early warning of drawdown that may impact neighbouring wells. The Consent Holder shall provide a plan which shows the proposed location and depth of monitoring bores or piezometers to the Consent Authority for certification that the groundwater level monitoring network will achieve the purpose of this condition.

39.

a. The consent holder shall monitor groundwater levels within the lateral boundaries of the advancing mine pit site. The consent holder shall monitor groundwater levels (at least) on a weekly basis, commencing one month prior to the commencement of any site dewatering. Once temporary site dewatering is complete, groundwater monitoring shall then be undertaken until such time that steady state conditions are reached and verified within the aquifer.

b. Piezometric water level records as required by this monitoring condition, shall be provided to the Consent Authority on an annual basis by 31 July each year and as requested in writing.

Neighbouring Wells

40. Unless otherwise remedied, if as a result of the mine pit pond dewatering authorised by this resource consent, the direct drawdown effect upon any adjacent well that is utilised for the purposes of water supply, reduces the water level to the extent that the water supply is no longer viable, then the consent holder shall, at the request of any affected well owner(s), provide a satisfactory alternative water supply to users for those wells deemed to be affected. All affected wells requiring provision for alternate water supply shall be remedied by the consent holder in consultation with the Consent Authority.

Discharge Permit to discharge water and contaminants to water, and to land in a manner that may enter water.

41. This consent authorises:
    a. Discharge of cleanfill overburden material into and onto land to backfill the mine pit.
    b. Discharge of water and contaminants from stormwater, gold processing return water and dewatering to land where it may enter groundwater and to unnamed drains and to the Waikaka Stream, via the treatment facilities within the site infrastructure area.

42. The activities authorised by this consent must be carried out in accordance with the Master Condition Set included in Section 1.

43. No contaminants other sediment shall be discharged.

44. Backfilling of the mine pit shall only be cleanfill overburden materials sourced from within the site, and water.

Treatment Facilities for Dewatering and Gold Process Return Water

45. Dewatering water and gold processing return water must be treated in a sediment retention pond and/or treatment plant system.

46. Sediment retention ponds shall be:
    a. sized appropriately to allow a minimum of 300mm freeboard, and to ensure they do not overflow.
    b. located a minimum of 30 metres from the Waikaka Stream or Shepherd's Creek.

47. There is to be no direct discharge of untreated dewatering water or gold processing return water to any surface watercourse.

Discharge Standard

48. The discharge of dewatering water and gold processing return water shall have no greater than 50mg/L total suspended solids at the point of discharge from the tertiary settlement pond outflow to the western drain.

49. There shall be no conspicuous change in visual clarity in the Waikaka Stream between monitoring points located 10m upstream and 60m downstream of the discharge location.

Monitoring

50. During any period of discharge to surface water (Waikaka Stream) from mine pond dewatering, weekly monitoring for total suspended solids and/or turbidity shall be undertaken at the following sites:
    a. Final settling pond discharge outlet to Waikaka Stream,
    b. Waikaka Stream within 10 m upstream of final pond discharge, and
    c. Waikaka Stream at 60 m downstream of final pond discharge.

51. All water sampling undertaken for Condition 50 of this resource consent shall be analysed by a suitably accredited laboratory and the results shall be forwarded to the Consent Authority within 10 working days of receipt.

52. At the boundary of the reasonable mixing zone for the Waikaka Stream (60 m downstream of the discharge point), the discharge shall not give rise to any or all of the following effects:
    a. The production of any conspicuous oil or grease films, scums or foams, or floatable or suspended materials; or
    b. Any conspicuous change in visual clarity; or
    c. The rendering of freshwater unsuitable for consumption by farm animals; or
    d. Any significant adverse effects on aquatic life.

Discharge Permit to discharge contaminants to air from mineral extraction processes and overburden storage.

General

53. The discharge to air must be carried out in accordance with the Master Condition Set included in Section 1.

54. Dust emissions shall be managed to ensure there is no offensive or objectionable discharge beyond the boundaries of the site.

55. No crushing shall occur on the site.

56. Stockpiles must be no higher than 10 metres above natural ground level.

57. Stockpiles that are static for more than 3 months shall be grassed or otherwise stabilised as soon as practicable.

58. The maximum area of unconsolidated land comprising of the excavation area, backfilling areas, haul roads, unstabilised stockpiles and unvegetated rehabilitation area shall not exceed 20 hectares.

    Advice Note: The maximum area of unconsolidated land does not include the infrastructure area, stream diversions or areas which are covered with 50mm (or more) of washed gravels or stabilised with a dust suppressant (excluding water).

59. The Site Manager or another nominated person shall be available at all times (including outside mine operational hours) to respond to dust emission complaints.

Dust Management Plan

60. The Consent Holder must submit a Dust Management Plan (DMP) to the Consent Authority at least 15 working days prior to the exercise of this consent for certification that it documents, as a minimum:
    a. A description of the dust sources on site.
    b. A description of the receiving environment, including predominant wind direction and identification of sensitive receptors.
    c. The dust mitigation methods which will be employed to ensure compliance with the conditions of this consent including, but not limited to:
        i. Methods to supress dust from exposed surfaces;
        ii. Limiting topsoil stripping in advance;
        iii. A speed limit for vehicles of 15km/h on unpaved surfaces; and
        iv. Vegetating or otherwise stabilising rehabilitation areas and stockpiles.
    d. A description of weather monitoring procedures including:
        i. Methodology for monitoring weather forecasts; and
        ii. Details of triggers for implementing additional dust control, such as high winds combined with dry conditions.
    e. A system for training employees and contractors to make them aware of the requirements of the DMP.
    f. Names and contact details of staff responsible for implementing and reviewing the DMP in order to achieve the requirements of this consent.
    g. Procedures for managing dust outside of standard operating hours.

h. A method for recording and responding to any complaints from the public.
i. Contingency measures for responding to dust suppression equipment malfunction or failures.
j. Information management for recording, quality assurance and reporting of data.
k. The process of reviewing and updating the DMP annually or following a validated dust complaint.

61.

a. Activities authorised by this consent shall not commence until the Consent Holder has received written certification that the DMP is consistent with the conditions of this consent. Notwithstanding this, the DMP is deemed certified, and works may proceed if the Consent Holder has not received a response from the Consent Authority within 15 working days of the date of the submission of the DMP.
b. If the response from the Consent Authority is that they are not able to certify the DMP, such a response must include detailed reasons with reference to the conditions of consent that the Consent Authority consider the DMP does not meet. The Consent Holder must consider any reasons and recommendations provided by the Consent Authority, amend the DMP accordingly, and resubmit the DMP for certification to the Consent Authority. If the Consent Holder has not received a response from the Consent Authority within 5 working days of the date of resubmission for certification, the DMP must be deemed certified.

62. The DMP must be reviewed at least annually. The purpose of the review is to ensure that the DMP remains fit for purpose and to address any changes required to respond to any incidents or review of monitoring results in the previous year.

63. The Consent Holder may amend the DMP at any time, in a way that is consistent with the conditions of this resource consent, to take into account:
    a. Any positive measure/s to ensure the stated objectives of the management plan are achieved.
    b. Any changes required to further reduce the potential for adverse effects;
    c. Any required actions identified as a result of monitoring.

64. Any DMP amended in accordance with condition 63 or reviewed in accordance with condition 62 must be provided to the Consent Authority within 15 working days of its review/amendment, for re-certification in accordance with Condition 61. Where the DMP is amended or reviewed, the activity may continue in accordance with the previously certified version of the DMP, until the revised version is certified by the Council.

65. Subject to any other conditions of this consent, all activities must be undertaken in accordance with the latest version of the certified DMP.

Section 4 – Gore District Council Specific Conditions

Land use consent to establish and operate a gold mine at Waikaka Road, Chatton North

General

66. The gold mining activity must be carried out in accordance with the Master Condition Set included in Section 1.

67. The active work area, comprising the mine pit and area where rehabilitation is underway shall be a maximum of 20 hectares at any one time. The active work area excludes stockpiling areas, land stabilised by vegetation, mulch or other equivalent method, workshop, haul roads, internal vehicle parking and manoeuvring areas, site office, settling ponds, bunds and any other ancillary activities.

68. The hours of operation are:
    a. 07:00 and 19:00 Monday to Saturday, for all mining and processing activity on the site including associated heavy plant and truck movements. These works must not occur on any Sunday or public holiday.
    b. Unrestricted in respect of emergency works, machinery maintenance, dust control, and dewatering.

Erosion and Sediment Control

69. All earthworks shall be carried out in accordance with a site-specific Erosion and Sediment Control Plan (ESCP), prepared by a suitably qualified and experienced professional. The ESCP must be held on site at all times and made available to the Council on request. The ESCP may be staged and relate to a specific area or duration of works.

70. The Consent Holder shall ensure that all run-off from areas of earthworks is diverted to a collection system internal to the site and is controlled to prevent muddy water flowing beyond the boundaries of the site, or into a river or drain. Sediment, earth or debris must not collect on land beyond the site.

Geotechnical

71. Mine pit batter slope angles shall be determined by a suitably qualified geotechnical engineer. The Consent Holder will provide the Council with a copy of written advice from the geotechnical engineer on the appropriate batter slope angle prior to the commencement of mining and thereafter at any time the recommended batter slope angle is amended.

72. The mine pit shall be set back a minimum of 20 metres from:
    a. the legal road boundary,
    b. the L&M pond, and

c. the Waikaka Stream and Shepherd's Creek, as measured from the edge of the typical wetted channel.

Advice note: Setbacks apply to mining activity, and not works to facilitate stream diversions.

Contaminated Land

73. In the event of contamination discovery e.g. visible staining, odours and/or other conditions that indicate soil contamination, then work must cease until a Suitably Qualified and Experienced Practitioner (SQEP) has assessed the matter and advised of the appropriate remediation and/or disposal options for these soils.

Dust suppression

74. Dust emissions shall be managed to ensure there no offensive or objectionable discharge beyond the boundaries of the site. Dust mitigation measures such as water carts, sprinklers or polymers shall be used on any exposed areas. The roads to and from the site, and the site entrance and exit, must remain tidy and free of tracked dirt.

Landscape

75. Bunding for visual mitigation shall be established around the infrastructure area and starter pit. Permanent (life of mine) bunds shall be grassed and no less than 2 metres high.

76. Stockpiles must be no higher than 10 metres above natural ground level.

77. Areas where mining is complete must be reinstated as soon as practicable to blend naturally with surrounding contours and must be established in pasture and irrigated as necessary to ensure successful establishment of grass.

Noise

78. Subject to the following, all activities must be conducted to ensure the following noise limits are not exceeded at any point within a notional boundary.
    a. On any day 07:00 to 22:00: 55 dBA L_{eq}
    b. 22:00 to 07:00 the following day: 40 dBA L_{eq} and 75 dBA L_{max}.

79. Site-based trucks, plant, and machinery must not be fitted with tonal reversing alarms. Broadband reversing alarms are permitted.

Transport

80. The vehicle accesses shall be designed in general accordance Standard Drawing *Figure B30 - R09-2 Commercial Rural Access*, as set out in Gore District Council Subdivision and Land Development Bylaw 2019.

81. Prior to use for access to the mine, any vehicle access will be sealed to a depth of 10m from the legal road boundary and will be compacted gravel from that point internal to the site.

82. Car parking will be provided on-site for staff and visitors and on-site manoeuvring shall be provided to ensure vehicles exit the site in a forward gear.

Light Spill

83. The emission of light spill and/or glare measured at the boundary of the site shall not exceed 5 lux.

84. The Consent Holder shall engage a suitably qualified person to measure and verify that lighting complies with Condition 83 of this consent. A copy of the certification shall be provided to Council prior to the commencement of mining.

Signage

85. The consent holder must erect a sign at the property boundary adjacent to the site access road, which identifies the site operator/name, provides a contact phone number to the general public, and advises that visitors are to report to the site office. The sign shall be no larger than $4m^2$ and the top of the sign shall be no higher than 3m above ground level.

86. Signage may be installed at locations on the site boundary advising that there is no public access to the mine. These signs shall be no larger than $0.25m^2$ and the top of the sign shall be no higher than 1.5m above ground level.

Diesel Storage

87. Prior to the commencement of mining, the Consent Holder must ensure that diesel is stored on-site within a containment facility that adheres to the Health and Safety at Work (Hazardous Substances) Regulations 2017.

88. In the event of a spill of fuel or any other contaminants, the consent holder shall clean up the spill as soon as practicable and take measures to prevent a recurrence.

Public access

89. Prior to restricting public access to the Waikaka Stream and Shepherds Creek downstream of the Waikaka Bridge, signage must be established. The signage should inform the public about the duration of the closure and the location of alternative access.

Closure and rehabilitation

90. The Consent Holder must operate the site in general accordance with a Rehabilitation Management Plan (RMP). The objectives of the Rehabilitation Management Plan must be to:
    a. Detail procedures for closure and disestablishment of the mine;

b. Ensure progressive rehabilitation of the site to agricultural use; and
c. Provide for ecological enhancement of diverted sections of the Waikaka Stream and Shepherd's Creek.

91. The Rehabilitation Management Plan must include:
    a. Procedures for decommissioning of the mine infrastructure and removal of all structures, machinery and plant from the site.
    b. Methods to preserve the topsoil resource and health.
    c. The final planned surface contour of land following completion of mining, including any on-site drainage patterns. The final site contour is to integrate with the surrounding landform and restore the site to its pre-existing landform.
    d. Methods and timeframes for re-grassing and restoring agricultural productivity of the mined land.
    e. Specification of the ecological enhancement of the Waikaka Stream Diversion to be undertaken including; planting of the riparian margin with a majority of the plants being native species, creation of habitat in accordance with the Dungey Report forming part of the application documents, stabilisation of all erodible surfaces, limitation of stock grazing opportunities within the bed and margins of the watercourse and creation of a complete cobble substrate within the low flow channel.
    f. A description of the timeline for the ecological enhancement to be undertaken, whereby each of the five separate stream diversions will be enhanced after mining has passed through the diverted area and the stream is restored to its original course.

92. All mine closure, rehabilitation of the entire site and ecological enhancement projects described in the RMP must be completed prior to this resource consent expiring.

Bond

93. Within six months of the commencement of this resource consent, the Consent Holder shall enter into an enforceable agreement acceptable to the Council that provides a bond to the value of (*to be determined*), pursuant to Sections 108(2)(b) and 108A of the Resource Management Act 1991 to cover removal of equipment and rehabilitation of the land.