MĀWHERA GREY DISTRICT COUNCIL

105 Tainui St | Greymouth 7805
PO Box 382 | Greymouth 7840
Tel 03 769 8600
Fax 03 769 8603
info@greydc.govt.nz
www.greydc.govt.nz

Form 1: Application for Land Use Resource Consent V3

Pursuant to Section 88 of the Resource Management Act 1991

PART A - APPLICANT'S DETAILS		
Full Name:	TiGa Minerals and Metals c/ Tai Poutini Professional Services	
Address for Service: (correspondence will be sent to this address, e.g. agent)	Tai Poutini Professional Services Ltd 100 Mackay Street Greymouth 7805 attn: Emma Turnbull	
Telephone	027 8264027	
Facsimile		
Email (all correspondence will be sent electronically unless stipulated in *Part I - Checklist*)	emma.turnbull@tprl.co.nz	
Applicant is the lessee of the property *(state whether owner, lessee, potential buyer etc.)*		
Name and Address of Property Owner: (if different from above)	Birchfield Coal Mine Ltd c/ Phil McKinnel (CEO)	
Contact Details for Property Owner:	Telephone	021849978
	Email	phil@birchfieldcoal.co.nz

I hereby certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I undertake to pay all actual and reasonable application costs incurred by the Grey District Council in processing the application regardless of whether or not the application is granted.

In the event of a default in payment, the customer will be charged interest on any overdue amount at the rate of 1.5% per month from the due date until full payment is made, and shall repay Grey District Council on demand any monies which Grey District Council may expend to make good any failure by the customer to comply with the payment terms.

If you do not make any payment when due, in addition to any other remedies, we may recover from you any costs, expenses or disbursements incurred by us in recovering money from you, including without limitation, debt collection agency fees and legal fees.

Applicant's Signature: (or person authorized to sign on applicant's behalf)		
Name: (please print)	Emma Turnbull	Date: 24/03/2025

Please note:

- Applications will not be received and processed until the minimum Deposit Fee is paid;
- If the minimum Deposit Fee does not cover the full cost incurred by Council in processing the consent application(s), then the balance will be invoiced either on an interim basis, or at the time the decision on the consent application(s) is released
- GDC reserves the right to suspend delivery of further goods and/or services if the terms of payment are not strictly adhered to by the Customer.

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PART B – PROPERTY DETAILS	
Address of Site: (give full details including street number)	Lot 1 Deposited Plan 2628 and Section 1 Survey Office Plan 341681 contained within Record of Title WS5C/1228 State Highway 6, Rapahoe
Legal Description: (Lot, DP number etc)	
Size of Property	5.08890ha
Location (The area or site in which the activity is to occur is commonly, or generally, known as)	Please see AEE
Valuation Number (this is a 10 digit number and may be located on your rates demand eg. 25440/000.00).	25420/095.17
What is the current use of the site and surrounding area? (rural, residential, commercial, natural)	Please see AEE
What is the topography of the site? (flat/rolling etc)	Please see AEE
What vegetation types are on the site? (domestic lawns & gardens/pasture/indigenous forest/wetland etc)	Please see AEE
SERVICING	
Which services are supplied to the site	If yes, indicate how they are provided (i.e. reticulated, on-site, etc.)
Power	Yes / No Please see AEE
Telephone	Yes / No
Water	Yes / No
Stormwater disposal method	Yes / No
Sewage treatment method	Yes / No
ROADING	
Transport	Please indicate existing and/or proposed access points to the subject site?
How will the site be accessed? (Please show on the site plan that will be attached).	Please see AEE

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Part C – DESCRIPTION OF THE PROPOSAL

1. DETAILS OF THE PROPOSAL

Describe in as much detail as possible, the nature and extent of the proposed activities, include the reasons for non-compliance with the District Plan, if this is known, i.e. new residential building that is located within the required setback from the road boundary.

Please see

2. PERMITTED ACTIVITIES

List any other activities that are part of the proposal to which the application relates. The purpose of this question is to capture things which need permission under other regulations, outside the RMA. For example, building works that are not part of this resource consent but still need building consent (Building Act 2004).

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Part D – National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS):

The NESCS applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (*HAIL*) is, has been, or is more likely than not to have been undertaken. The current *HAIL* is attached to the back of this application form. The HAIL can also be found at the Ministry for the Environment's website www.mfe.govt.nz.

To help determine whether or not the *NESCS* will apply to your activity please answer the following questions:

	Yes	No
Is an activity described on the *HAIL* currently being undertaken on the piece of land to which this application applies?	☒	☐
Has an activity described on the *HAIL* ever been undertaken on the piece of land to which this application applies?	☒	☐
Is it more likely than not that an activity described on the *HAIL* is being or has been undertaken on the piece of land to which this application applies?	☒ ☒	☐ ☐

If 'yes' to ANY of the above, then the *NESCS* may apply. Please answer the following questions:

Activities	**Yes**	**No**
Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	☐	☒
Is the activity you propose to undertake sampling soil	☒	☐
Is the activity you propose to undertake disturbing soil ○ Disturbance of soil more than $25m^3$ per $500m^2$? ○ Will the duration of the activity be longer than 2 months?	☒ ☐	☐ ☒
Is the activity you propose to undertake subdividing land?	☐	☒
Is the activity you propose to undertake changing the use of the land?	☒	☐

If 'Yes' to ANY of the above activities, then the *NESCS* is likely to apply.

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PART E – PART 2 AND OTHER RELEVANT DOCUMENTS

This is an assessment of the Part 2 matters Section 104(1)(b) other regulations relative to your proposal under the Resource Management Act 1991

1. Please provide an assessment of the proposed activity against the relevant provisions of:

- **National Environmental Standards (NES)**
- **Other Regulations**
- **National Policy Statements (NPS)**
- **New Zealand Coastal Policy Statement**
- **Regional Policy Statement or Proposed Regional Policy Statement (RPS)**

Notes to applicant to assist with answering this question – please specify below whether each of the following documents have been addressed or not, if not WHY?:

	Yes	No
Are any National Environmental Standards relevant – for example: NES for Telecommunication Facilities, NES for Electricity Transmission Activities or NES for Assessing and Managing Contaminants in Soil to Protect Human Health?	☒	☐
Are any National Policy Statements relevant- for example: NPS for Renewable Electricity Generation, NPS for Electricity Transmission or NPS for Coastal Policy Statement?	☐	☒
Is the Regional Policy Statement relevant to this proposal?	☒	☐

If 'yes' to ANY of the above, then a full assessment of the relevant regulation shall be provided below.

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2. Please provide an assessment of the proposed activity against the Grey District Plan

Please pay particular attention of the Objectives and Policies of the District Plan, which are set out in the relevant Environmental Area Sections. The Grey District Plan is available on our website www.greydc.govt.nz.

Please indicate by ticking the box of the relevant Environmental Area/s which apply to your proposal:

☐	☐	☐	☐	☐
Residential (16)	Township (17)	Rural-Residential (18)	Rural (19)	Commercial/Industrial (20)

Please see

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3. Provide an assessment of your proposed activity/activities against the matters set out in Part 2 (Part 2 of the RMA is attached to this application). Please assess EACH of the following Sections of Part 2:

Section 5 (Purpose) – *(Note: Key parts here are: sustainable management to provide for social, economic and cultural wellbeing and health and safety. Sustaining natural and physical resources and safeguarding the life supporting capacity of air water, soil and ecosystems).*

Please see

Section 6 (Matters of National Importance) – *(Note: The key words are, coastal environment, waterbodies, outstanding natural features and landscapes, significant indigenous vegetation, public access to coast and waterbodies, Maori culture, and historic heritage).*

Please see

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Section 7 (Other Matters) – *(Note: The two most common matters under this section are(c) and (f) but ensure the entire section is reviewed as to whether relevant).*

Please see

Section 8 (Treaty of Waitangi) – *(Note: are there any culturally sensitive sites or areas near your proposal? Refer to planning maps).*

Please see

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PART F - ASSESSMENT OF EFFECTS ON THE ENVIRONMENT (AEE)

An AEE is an essential part of the application and If it is not provided Council cannot assess the application. This is required under Schedule 4 of the RMA. The AEE should discuss all the actual and potential effects of your proposed activity or structure on the environment. The questions below are intended as a guide, and the amount of detail provided must reflect the scale and nature of the effects. For example, if there are major effects arising from the proposal, a detailed analysis and discussion of these effects should also be included in the AEE. It may require the provision of information from specific experts (e.g a traffic engineer). If the effects of the proposal are very minor, then a less detailed AEE can be submitted.

Consider and explain the effects on others on your property and / or other properties (e.g. shading of their property, stormwater flow, increased noise). How can these effects be avoided, remedied or mitigated?

Please see AEE

Consider and explain the effects on the wider community (e.g. increased traffic generation). How can the effects be avoided, remedied or mitigated?

Please see AEE

Consider and explain the effects on natural ecosystems (e.g. habitats for animals/ wetlands/ indigenous vegetation/waterways). How can these effects be avoided, remedied or mitigated?

Please see AEE

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Consider and explain the effects on the landscape and visual amenity of the environment (e.g. buildings seen from the coast, vegetation clearance). How can these effects be avoided, remedied or mitigated?

Please see AEE

Consider and explain the effects on archaeological sites, historic buildings, notable trees or any other area with a recognized value (eg recreation or scientific area or site), and the effects on any culturally significant values associated with the area. How can these effects be avoided, remedied or mitigated?

Please see AEE

Consider and explain any existing or potential natural hazards? How can the effects of these hazards be avoided, remedied or mitigated?

Please see

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Are there any effects resulting from the proposed activity that should be monitored? How will the effects of the activity be monitored? Who will monitor these effects?

Please see AEE

Have you undertaken any consultation in relation to your proposal? If yes, please explain. Please attach any completed Approval of Affected Party forms and proof of consultation to your consent application.

Please see AEE

The reason for the application, and choosing this site are:

Please see AEE

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Were other alternative sites considered? If yes, please explain.

State any additional effects of your activity here, and ways in which the effects can be avoided, remedied or mitigated. Continue on separate sheet if necessary.
Please see AEE

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PART G – TERM OF CONSENT

Is a specific term required for the consent being applied for (months, years or indefinite): .....

Note: If not specified then the term will be indefinite if the activity is legally given effect to within five years.

PART H – ADDITIONAL/OTHER RESOURCE CONSENTS

Replacing an existing consent?

The application shall be lodged with Council at least 6 months before that consent expires.

Provide an assessment of the value of your investment. You need to:

- Specify the value of investment of the activities/infrastructure that are reliant on the resource consents/s you are applying for here. This must be the 'book value' of the investment (not the replacement value).
- Include evidence that supports the assessment

	Yes	No
Existing consents Do you hold any additional consents for this activity?	☐	☒
If yes, will these require variation or cancellation?	☐	☒
Other Consents Is a building consent required?	☒	☐
If yes, has this building consent been applied for?	☐	☒

Are any additional Resource Consents or other authorizations required for your proposal and have they been applied for? For example, Regional Council or Department of Conservation concession.

Type of Consent	**Consent Authority**	**Applied for** Yes	No
		☐	☐
		☐	☐
		☐	☐

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PART I – CHECKLIST

Have you included the following:	Yes	No
✓ Completed application form, including a full description of the proposal and an assessment of effects on the environment which includes sufficient detail for Consent Authority and any other interested party to fully understand the effects of the proposed activity.	☒	☐
✓ Resource consent fee (deposit)	☒	☐
✓ Certificate of Title (including copies of consent notices/existing easements etc - a copy of this can be obtained by Council for a fee)	☒	☐
✓ Completed and signed the HAIL sheet (back of application)	☒	☐
✓ Site plan	☒	☐
✓ Elevations	☒	☐
✓ Photographs	☐	☒
✓ Proof of Consultation	☐	☒
✓ Approval of affected party form(s) and signed site plans (owner(s) and occupier(s) of affected properties)	☐	☒
✓ Indicate here by ticking yes if you would like to see draft conditions prior to a decision being issued on your resource consent application. In making this request you agree to an extension of the statutory processing time limits pursuant to section 37 of the Resource Management Act 1991 in order to accommodate this request.	☒	☐
✓ Indicate here by ticking yes if you require paper copies (i.e. posted) of correspondence relating to this application.	☐	☒

A supplementary application form may be required depending on your consent type. Please tick the forms that have been included with the application

Form 1A: Hazardous Substances	☐	Form 1D: Relocated Buildings	☐
Form 1B: Commercial and/or Industrial Activities	☐	Form 1E: Heritage Features	☐
Form 1C: Signage	☐	Form 1F: Historic Trees	☐

Contact Details

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Copy of Part 2 of the RMA

5 Purpose

The purpose of this Act is to promote the sustainable management of natural and physical resources.

1) In this Act, **sustainable management** means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—
   a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
   b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
   c) avoiding, remedying, or mitigating any adverse effects of activities on the environment

6 Matters of national importance

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:

(a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:
(b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:
(c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:
(d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:
(e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:
(f) the protection of historic heritage from inappropriate subdivision, use, and development:
(g) the protection of protected customary rights.

7 Other matters

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall have particular regard to—

(a) kaitiakitanga:
(aa) the ethic of stewardship:
(b) the efficient use and development of natural and physical resources:
(ba) the efficiency of the end use of energy:
(c) the maintenance and enhancement of amenity values:
(d) intrinsic values of ecosystems:
(e) *[Repealed]*
(f) maintenance and enhancement of the quality of the environment:
(g) any finite characteristics of natural and physical resources:
(h) the protection of the habitat of trout and salmon:
(i) the effects of climate change:
(j) the benefits to be derived from the use and development of renewable energy

8 Treaty of Waitangi

In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).

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Grey District Council
Hazardous Activities and Industries Checklist

Prior to any changes in the use of land including constructing/altering buildings, creating foundations, undertaking earthworks, soil sampling or subdivision, the National Environmental Standard (NES) for Assessing Contaminants in Soil to Protect Human Health requires the land owner to identify whether or not any of the activities listed below have previously, currently or are going to be undertaken on the site.

Further information on the NES and the Ministry for the Environment's Hazardous Activities and Industries List (below) can be found at www.mfe.govt.nz.

Using information from the West Coast Regional Council, Grey District Council's property files, anecdotal evidence and any other reference, **read through the following list and please tick if the activity has previously occurred or will occur on the site.**

Hazardous Activities and Industries List (HAIL)

Chemical manufacture, application and bulk storage	**Y**	**N**
Agrichemicals including commercial premises used by spray contractors for filling, storing or washing out tanks for agrichemical application		X
Chemical manufacture, formulation or bulk storage		X
Commercial analytical laboratory sites		X
Corrosives including formulation or bulk storage		X
Dry-cleaning plants including dry-cleaning premises or the bulk storage of dry-cleaning solvents		X
Fertiliser manufacture or bulk storage		X
Gasworks including the manufacture of gas from coal or oil feedstocks		X
Livestock dip or spray race operations		X
Paint manufacture or formulation (excluding retail paint stores)		X
Persistent pesticide bulk storage or use including sport turfs, market gardens, orchards, glass houses or spray sheds		X
Pest control including the premises of commercial pest control operators or any authorities that carry out pest control where bulk storage or preparation of pesticide occurs, including preparation of poisoned baits or filling or washing of tanks for pesticide application		X
Pesticide manufacture (including animal poisons, insecticides, fungicides or herbicides) including the commercial manufacturing, blending, mixing or formulating of pesticides		X
Petroleum or petrochemical industries including a petroleum depot, terminal, blending plant or refinery, or facilities for recovery, reprocessing or recycling petroleum-based materials, or bulk storage of petroleum or petrochemicals above or below ground		X
Pharmaceutical manufacture including the commercial manufacture, blending, mixing or formulation of pharmaceuticals, including animal remedies or the manufacturing of illicit drugs with the potential for environmental discharges		X
Printing including commercial printing using metal type, inks, dyes, or solvents (excluding photocopy shops)		X
Skin or wool processing including a tannery or fellmongery, or any other commercial facility for hide curing, drying, scouring or finishing or storing wool or leather products		X
Storage tanks or drums for fuel, chemicals or liquid waste		X
Wood treatment or preservation including the commercial use of anti-sapstain chemicals during milling, or bulk storage of treated timber outside		X

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Electrical and electronic works, power generation and transmission	**Y**	**N**
Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores,		X
Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment		X
Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices		X
Power stations, substations or switchyards		X
Explosives and ordinances production, storage and use	**Y**	**N**
Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging		X
Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors		X
Training areas set aside exclusively or primarily for the detonation of explosive ammunition		X
Metal extraction, refining and reprocessing, storage and use	**Y**	**N**
Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material		X
Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds		X
Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds		X
Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals		X
Engineering workshops with metal fabrication		X
Mineral extraction, refining and reprocessing, storage and use	**Y**	**N**
Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition		X
Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)		X
Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process		X
Commercial concrete manufacture or commercial cement storage		X
Coal or coke yards	X	
Hydrocarbon exploration or production including well sites or flare pits		X
Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings		X
Vehicle refuelling, service and repair	**Y**	**N**
Airports including fuel storage, workshops, washdown areas, or fire practice areas		X
Brake lining manufacturers, repairers or recyclers		X
Engine reconditioning workshops		X
Motor vehicle workshops		X
Port activities including dry docks or marine vessel maintenance facilities		X

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Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas		X
Service stations including retail or commercial refuelling facilities		X
Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances		X
Cemeteries and waste recycling, treatment and disposal	**Y**	**N**
Cemeteries		X
Drum or tank reconditioning or recycling		X
Landfill sites		X
Scrap yards including automotive dismantling, wrecking or scrap metal yards		X
Waste disposal to land (excluding where biosolids have been used as soil conditioners)		X
Waste recycling or waste or wastewater treatment		X
Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment		X
Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment		X

If you have answered yes to any of the above, the NES applies to the land. Please consult the NES and if you have any questions, contact the Planning Department.

Statement:
I hereby certify that to the best of my knowledge the information given is true and correct.

Name: Emma Turnbull

Signature: Emma Turnbull

Date: 24/02/2025