

5.3.2. Rural Zone

5.3.2.1. Permitted Activities

- 5.3.2.1.1. Residential, recreational, agricultural, exotic forestry or tourist related activities which comply with the standards for permitted activities in Table 5.7, and are not controlled, discretionary or restricted discretionary activities.
- 5.3.2.1.2. Network utilities, subject to compliance with Part 6 (Infrastructure).
- 5.3.2.1.3. Indigenous vegetation clearance (excluding natural wetlands) up to 0.5ha per site, in total, over any continuous three year period.
- 5.3.2.1.3A Indigenous vegetation clearance of manuka, kanuka and bracken (in areas which have been substantially cleared of indigenous vegetation within the previous 15 years) not exceeding 5ha per site over any continuous three year period, subject to provision of notice to Council at least 20 working days prior to the proposed clearance, including:
 - 5.3.2.1.3A.1 Details of the location of the proposed clearance.
 - 5.3.2.1.3A.2 Dimensions of the proposed clearance.
 - 5.3.2.1.3A.3 Existing vegetation cover.
 - 5.3.2.1.3A.4 Verification by documentary, photographic or other means that the area of proposed clearance has been substantially cleared of indigenous vegetation within the previous 15 years.
- 5.3.2.1.4. Any prospecting activities as defined by the Crown Minerals Act 1991 and all reconnaissance exploration activities up to and including drilling, scout trenching and geophysical surveys, subject to:
 - 5.3.2.1.4.1. All drilling limited to 150mm diameter and a density of one drill site per hectare.
 - 5.3.2.1.4.2. Scout trenching or sampling by hand methods, or by mechanical means where there is existing access to the area to be trenched or sampled, or by the use of

explosives where the aggregate length of the samples taken using explosives does not exceed 50 linear metres of sample per hectare.

5.3.2.1.4.3. Geophysical surveys not using explosives.

5.3.2.1.4.4. For prospecting activities as per 5.3.2.1.4, where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition.

5.3.2.1.5. Any commercial activities associated with the Port of Westport and carried out on the surface of the Buller River.

5.3.2.1.6. Any gold fossicking by hand held or riffle box methods in areas designated by the Minister of Economic Development as Gold Fossicking Areas.

5.3.2.1.7. All permitted activities are subject to:

5.3.2.1.7.1. Compliance with the standards for permitted activities in Table 5.7 and the District Wide Rules in Part 7.

5.3.2.1.7.2. Any earthworks shall be incidental to a permitted, controlled, limited discretionary or discretionary activity.

5.3.2.2. Controlled Activities

5.3.2.2.1. Indigenous vegetation clearance and incidental earthworks (excluding natural wetlands) from 0.5ha up to 5.0ha per site, in total, over any continuous three year period. The matters over which control are reserved are:

5.3.2.2.1.1. Location and dimensions of areas to be cleared and vegetation type.

5.3.2.2.1.2. Effects on archaeological, cultural or historic sites.

5.3.2.2.1.3. Effects on habitat of any threatened or protected species.

5.3.2.2.1.4. Effects on waterbodies and riparian margins.

- 5.3.2.2.1.5. Clearance methods.
- 5.3.2.2.1.6. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
- 5.3.2.2.2. Advanced mineral exploration activities (i.e. matters subsequent to reconnaissance exploration but still able to be carried out under an exploration permit) including geophysical surveys using explosives and machine scout trenching and incidental earthworks. The matters over which control is reserved are:
 - 5.3.2.2.2.1. Distance to boundaries.
 - 5.3.2.2.2.2. Effects on waterbodies, riparian margins and wetlands.
 - 5.3.2.2.2.3. Total area of disturbance.
 - 5.3.2.2.2.4. Effects of bulk and location of stockpiling.
 - 5.3.2.2.2.5. Hours of operation.
 - 5.3.2.2.2.6. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
 - 5.3.2.2.2.7. Effects on the life supporting capacity and functioning of indigenous ecosystems.
 - 5.3.2.2.2.8. Effects on outstanding natural features and landscapes.
 - 5.3.2.2.2.9. Effects on cultural, archaeological and historic sites.
 - 5.3.2.2.2.10. Site restoration.
 - 5.3.2.2.2.11. Noise control.
 - 5.3.2.2.2.12. Use and transportation of hazardous substances.
 - 5.3.2.2.2.13. Financial contributions relating to landscaping, land restoration and roading.

5.3.2.2.2.14. Impacts on public access, including recreation.

5.3.2.2.3. All controlled activities are subject to:

5.3.2.2.3.1. Compliance with the standards for controlled activities in Table 5.7 and the general rules in Part 7. Matters over which the Council reserves control on controlled activities:

5.3.2.2.3.2. The imposition of financial conditions as provided for in Part 8 of the Plan.

5.3.2.2.3.3. Whether there is record on the title the degree of natural hazard risk on the property.

5.3.2.2.3.4. For advanced mineral exploration, where areas are disturbed, topsoil shall be stockpiled and/or replaced over the area of land disturbed as soon as possible and no later than twelve months after the disturbance has occurred. The site shall be rehabilitated generally to its original condition.

5.3.2.2.3.5. All disturbed vegetation, soil or debris is deposited or contained in such a manner to prevent its movements and erosion into any waterway and the destruction of habitat in any fresh or coastal water body.

5.3.2.3. Discretionary Activities

5.3.2.3.1. Any land use activity which complies with the standards for discretionary activities in Table 5.7 and is not a permitted or controlled activity.

5.3.2.3.2. Any commercial operation carried out on the surface of the Karamea River and Buller River and tributaries, other than activities associated with the Port of Westport.

5.3.2.3.3. Financial contributions may be required in accordance with Part 8.

5.3.2.3.4. Any indigenous forest extraction involving logging for the purposes of milling, other than in accordance with rule 5.3.2.4.2, is a discretionary activity.

5.3.2.4. Discretionary Activities Where the Discretion is Restricted

5.3.2.4.1. Factory Farming which complies with the standards for discretionary activities and the general rules in Part 7. The matters over which discretion is restricted are:

- 5.3.2.4.1.1. The number and type of livestock.
- 5.3.2.4.1.2. The frequency and nature of management supervision.
- 5.3.2.4.1.3. The means of ventilation.
- 5.3.2.4.1.4. Odour control.
- 5.3.2.4.1.5. The frequency and method of effluent management and disposal.
- 5.3.2.4.1.6. Building design.
- 5.3.2.4.1.7. Distance to boundaries and neighbouring dwellings.
- 5.3.2.4.1.8. Noise control

5.3.2.4.2. Indigenous forestry extraction and incidental earthworks (including the construction and formation of stockpiling areas, skid sites, access points and tracking) undertaken in accordance with an approval under Part IIIA of the Forests Act 1949, or in the case of Timberlands West Coast Limited, a sustainable management plan certified by the Director-General of Agriculture and Forestry as complying with the requirements of Part IIIA of the Forests Act 1949. The matters over which discretion is restricted are:

- 5.3.2.4.2.1. Effects on waterbodies, wetlands and riparian margins.
- 5.3.2.4.2.2. Effects on habitats of any threatened or protected species.
- 5.3.2.4.2.3. Effects on archaeological, cultural or historic sites within the extraction area.
- 5.3.2.4.2.4. Protection of outstanding natural features and landscapes.
- 5.3.2.4.2.5. Protection of areas of significant indigenous vegetation and significant habitats of

indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.

- 5.3.2.4.2.6. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems.
- 5.3.2.4.2.7. Effects on the intrinsic values of ecosystems.
- 5.3.2.4.2.8. Effects on recreational values.
- 5.3.2.4.2.9. The location, extent and methods to be employed in harvesting operations in so far as these are relevant to the matters listed as 5.3.2.4.2.1 to 5.3.2.4.2.8 above.
- 5.3.2.4.3. Mining and incidental earthworks. The matters over which discretion is restricted are:
 - 5.3.2.4.3.1. Location of access points, tracks and mine roads.
 - 5.3.2.4.3.2. Distance and gradient of mined land to boundaries.
 - 5.3.2.4.3.3. Effects on waterbodies, wetlands and riparian margins.
 - 5.3.2.4.3.4. Total area of disturbance and effects of bulk and location of stockpiling and buildings.
 - 5.3.2.4.3.5. Hours of operation.
 - 5.3.2.4.3.6. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
 - 5.3.2.4.3.7. Effects on indigenous flora and fauna and the life supporting capacity and functioning of indigenous ecosystems.
 - 5.3.2.4.3.8. Effects on outstanding natural features and landscapes.
 - 5.3.2.4.3.9. Effects on cultural, archaeological and historic sites.

- 5.3.2.4.3.10. Site restoration, rehabilitation or revegetation.
- 5.3.2.4.3.11. Noise control, including vibrations.
- 5.3.2.4.3.12. Use, storage and transportation of hazardous substances.
- 5.3.2.4.3.13. Financial contributions relating to landscaping, land restoration and roading.
- 5.3.2.4.3.14. Impacts on public access, including recreation.
- 5.3.2.4.4. Indigenous vegetation clearance and incidental earthworks exceeding 5ha per site, in total, over a continuous three year period. The matters over which discretion is restricted are:
 - 5.3.2.4.4.1. Effects on waterbodies, wetlands and riparian margins.
 - 5.3.2.4.4.2. Effects on habitats of any threatened or protected species.
 - 5.3.2.4.4.3. Effects on archaeological, cultural or historic sites within the extraction area.
 - 5.3.2.4.4.4. Protection of outstanding natural features and landscapes.
 - 5.3.2.4.4.5. Protection of areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
 - 5.3.2.4.4.6. Effects on ecological functioning and the life supporting capacity of air, water, soil and ecosystems.
 - 5.3.2.4.4.7. Effects on the intrinsic values of ecosystems.
 - 5.3.2.4.4.8. Effects on recreational values of public land.
- 5.3.2.4.5. All limited discretionary activities are subject to compliance with the District Wide Rules in Part 7.

5.3.2.4.6. For prospecting where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, contoured appropriately, repastured and revegetated.

Table 5.7 Rural Zone Standards

ITEM	PERMITTED	CONTROLLED	DISCRETIONARY
Access	Refer to Part 7.4	Refer to Part 7.4	Refer to Part 7.4
Boundaries	Front yards 10m setback from road. Side and rear yards 1.5m. Minimum side and rear yard For buildings which at any time contain over five animals is 30m. For forestry, prospecting and residential activities, the minimum distance from the Mean High Water Spring mark is 150m.	Not applicable. Not applicable. Not applicable.	Not applicable. Side and rear yards 1m. Not applicable.
Building Height	Maximum building height for residential buildings is 10m. Maximum building height for other buildings is 20m.	Not applicable.	Maximum building height for residential buildings is 15m. Maximum building height for other buildings is 25m.
Developments	Refer to Part 8	Refer to Part 8	Refer to Part 8
Dwellings	Maximum number of dwellings per site is 2.	Not applicable.	Not applicable.
Esplanade Strips	Refer to Part 7.9.6	Refer to Part 7.9.6	Refer to Part 7.9.6
General	Refer to Part 7.9.1	Refer to Part 7.9.1	Refer to Part 7.9.1
Glare	Refer to Part 7.9.4	Refer to Part 7.9.4	Refer to Part 7.9.4
Ground Floor Area	The maximum gross ground floor area of a single building is 500m ² .	Not applicable.	The maximum gross ground floor area of a single building is 1000m ² .
Historic/Cultural Items	Refer to Part 7.9.7	Refer to Part 7.9.7	Refer to Part 7.9.7
Noise	Refer to Part 7.8	Refer to Part 7.8	Refer to Part 7.8
Notable Trees	Refer to Part 7.9.8	Refer to Part 7.9.8	Refer to Part 7.9.8
Parking	Refer to Part 7.5	Refer to Part 7.5	Refer to Part 7.5
Planting	Refer to Part 7.9.3	Refer to Part 7.9.3	Refer to Part 7.9.3
Recession Planes	Refer to Part 7.6	Refer to Part 7.6	Refer to Part 7.6

Riparian Margins Natural wetlands (> 0.5 ha)	No modification within 25m of the wetland except as provided in 5.3.2.5.6	Not applicable	Activities within 25m of the wetland except as provided for in 5.3.2.5.6
Lakes	No modification within 20m of the lake except as provided in 5.3.2.5.6	Not applicable	Activities within 20m of the lake except as provided for in 5.3.2.5.6
Rivers and Streams with an average bed width of >3m adjacent to the proposed activity	No modification within 10m of the riverbank or streambank except as provided in 5.3.2.5.6 Note: 'No modification' as used in this table is clarified in explanation 5.3.2.5.6.	Not applicable	Activities within 10m of the riverbank or streambank except as provided for in 5.3.2.5.6
Signs	Refer to Part 7.7	Refer to Part 7.7	Refer to Part 7.7
Stormwater Disposal	Refer to Part 7.9.2	Refer to Part 7.9.2	Refer to Part 7.9.2
Subdivision	Refer to Part 7.3	Refer to Part 7.3	Refer to Part 7.3

5.3.2.5. Explanation/Reasons

- 5.3.2.5.1. The rules in the Rural Zone aim to ensure that the rural character of the District is not diminished or compromised. The impact of some activities not traditionally located in the rural area (and even some that are) can have an adverse effect on the amenities of rural residents and the scenic, aesthetic and use values of the rural land resource. Permitted activities are therefore restricted to those generally accepted within the rural area and performance standards control their effects. This prevents industries or shops locating in the rural zone as of right where they might use land containing the best soils and may conflict with policies to sustain existing commercial areas. Factory farming and forestry are generally acceptable but conditions may need to be imposed to ensure that any adverse environmental effects are minimised.
- 5.3.2.5.2. Generally a permissive approach is taken to activities wishing to locate in the rural area by making a wide range of activities discretionary as the Paparoa and Natural Environments Character Areas retain most of the land which should be conserved through the more strict provisions.
- 5.3.2.5.3. Controls in the form of standards have been set detailing the level of effects considered acceptable in the Rural Character Area and all permitted, controlled and restricted controlled activities must, in addition, comply with the District Wide Rules set out in Part 7 of the Plan.

- 5.3.2.5.4. The provision of two dwellings per site will prevent conglomeration of housing on single lots but allow flexibility for those who have workers or relatives on the same site. The more permissive floor area and height standards also reflect this intent and the ability of the rural area to more easily integrate such development into the landscape setting.
- 5.3.2.5.5. Where any indigenous vegetation is contiguous with a block of indigenous vegetation over 0.5ha, then up to 0.5ha per site, in total can be cleared. Where any indigenous vegetation stands alone and is less than 0.5ha, this indigenous vegetation can also be cleared.
- 5.3.2.5.6. No modification of riparian margins excludes the following activities:
- Rivers and Streams: fencing, pest and weed control, the retrieval and removal of unavoidable logging and the removal of other logging debris, cable suspension logging, construction of access points to water on the basis of either one per site or one every 400m of linear measure for stock and vehicles, structures such as whitebait stands.
 - Lakes: fencing, pest and weed control.
 - Natural Wetlands: fencing, pest and weed control.

A streambank or riverbank is defined as the edge of the defined channel or riverbed or where this is not obvious, the point at which terrestrial vegetation (eg: grassland, shrubland or forest) commences.

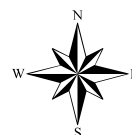
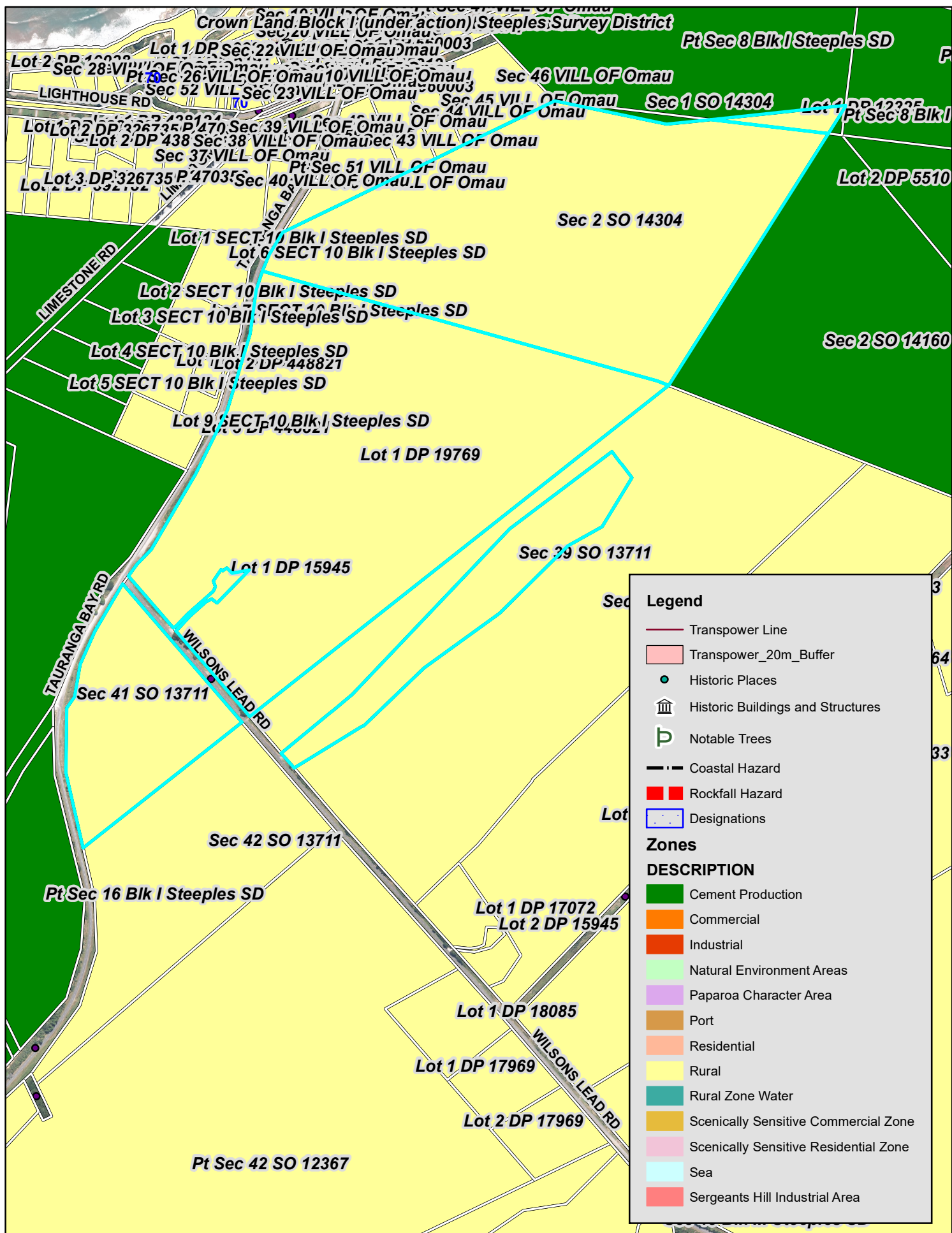
The boundary of a natural wetland margin is where indigenous wetland plants (ie: those indigenous plants such as sedges and rushes adapted to living in wet conditions) give way to other species. The boundary of a tidal wetland is defined as the point of mean high water springs (MHWS).

Other stream side management controls include esplanade strips obtained at the time of subdivision or resource consent and managed by the Department of Conservation.

- 5.3.2.5.7. Most signs require a resource consent (except those permitted by the general rules). Signs which comply with minimum standards are discretionary. If these standards are not met they will be considered as non-complying activities. The Buller District has a distinct character and environmental quality which is valued by both residents

and visitors alike. See also Part 7.7 for explanation and reasoning of performance standards for signs.

- 5.3.2.5.8. While indigenous forestry operations under a Sustainable Management Plan approved under the Forest Act provides a measure of sustainable management, it does not address all Part II matters in the Resource Management Act 1991. Therefore Council's discretion is limited to those areas not covered by the SMP. This provision will be subject to review once the significant natural areas survey is complete.
- 5.3.2.5.9. The investigation and utilisation of the District's mineral resources, a significant proportion of which are located in the Rural Character Area, are provided for. The effects of mineral related activities depend to an extent on their scale, and for this reason a distinction is drawn between prospecting which is provided for as a permitted activity, exploration (in cases, a restricted controlled activity) and mining which are provided for as limited discretionary activities.
- 5.3.2.5.10. A site visit or investigation will be undertaken by Council for resource consent applications. The visit or investigation will include an assessment of effects on areas of significant indigenous vegetation or significant habitats of indigenous fauna identified using the criteria in Policy 4.8.7.4 as a guideline.
- 5.3.2.5.11. Council may consider reducing resource consent application fees and processing costs where outcomes have a large element of public good.
- 5.3.2.5.12. Also see Part 7.2 for explanation and reasoning of specific standards.



RESOURCE CONSENT DECISION - RC220067

Pursuant to Sections 104, 104B, 104C and 108 of the Resource Management Act 1991 (RMA), Buller District Council **GRANTS** the application by Tauranga Bay Holdings Ltd, **subject to the Conditions below.**

The approved Activity:

To subdivide Section 39 SO 13711 into two fee simple allotments, creating Lot 1 of 6891m² and Lot 2 of 7.0616ha. The installation of an electricity pole to provide electricity to the newly created lots has been included with this application as a permitted activity.

Restricted discretionary activity for subdivision of a site under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESC). A detailed site Investigation has been supplied.

Location:

Address:	220 Wilsons Lead Road, Cape Foulwind
Legal Description:	Section 39 Survey Office 13711
Record of Title:	747162
Valuation Roll Number:	1885019505

Approved Plan:

Subdivision scheme plan titled "Lots 1 and 2 Being Proposed Subdivision of Sec 39 SO 13711", dated May 2022 and received 31 August 2022 prepared by Eliot Sinclair and Partners.

Please note that the plan which is approved is stamped Approved Plan and attached to this consent.

CONDITION(S):

Pursuant to Section 108 of the Resource Management Act 1991 this consent is granted subject to the following conditions:

1. The activity shall proceed in accordance with the submitted application received by Council on 20 July 2022 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the consent holder.
3. A Provision of Open Space, Public Recreation, or other Reserves contribution of 7.5% + GST of the value of newly created Lot 1 shall be payable to Council.
4. The vehicle crossing to the newly created lots shall be upgraded to a double width vehicle crossing to Buller District Council (Council) standards. The Consent Holder is required to have the work involved carried out by a Council Approved Contractor. The

Approved Contractor will be required to make application to the Council's Infrastructure Services department for approval to upgrade the vehicle crossing and be given approval, including Council specification requirements, prior to the works being undertaken.

5. That the schedule of proposed easements shown on the subdivision plan be granted and reserved as a memorandum. That the proposed easements in gross be granted and reserved.
6. Pursuant to section 221 of the Resource Management Act 1991, a Consent Notice shall be imposed on the Record of Title of Lot 1 to ensure that the following conditions are met on a continuing basis. The Consent Holder is required to pay the costs of the Consent Notice.

The owner of the proposed Lot 1 shall fully comply with the engineer's Subdivision Suitability Report Rev A submitted with the subdivision resource consent application RC220067, prepared by Eliot Sinclair and Partners Ltd; including but not limited to the following:

Requirements from the Subdivision Suitability Report

- A. There is no Council sewer available to the site. Onsite wastewater treatment and disposal will be required. The report noted that even though the test pits did not encounter groundwater within 3.0m of the ground surface, the firm iron pan and sandstone underlying layers create a limiting layer with little to no infiltration capacity. New dwellings on the sites shall implement secondary wastewater treatment systems. The design of these systems will need to be undertaken once the number of bedrooms is known so the septic tank and land application field can be sized appropriately. The overlying silty topsoil with some sand has some infiltration and treatment capacity and classify the soil as category 3 sandy loam.
- B. There are no Council storm water drains in the local area, stormwater overflow from the rainwater tank will need to be discharged appropriately without causing erosion or ponding. If onsite stormwater disposal is required, the underlying iron pan and sandstone is a limiting infiltration layer and shall be considered appropriately.
- C. Based on the geotechnical investigation undertaken and reported on in the suitability report, the shallow iron pan can provide bearing capacity strength more than "Good Ground" as defined in NZS3604: 2011. The three areas where Eliot Sinclair and Partners Ltd undertook the testing are noted as appropriate building areas. The iron pan layer in these areas was encountered within the top 600mm from the existing surface. The most appropriate foundation treatment for the new residential dwellings in these areas to be foundations in accordance with NZS3604: 2011 which extend into the Good Ground iron pan layer. Areas infilled or built up will need to be done so with compacted clean sandy gravels.

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- D. If on site the iron pan layer is found to be deeper than 600mm, construct a gravel raft to found a concrete slab-on-grade in accordance with NZS3604: 2011. Excavation to the iron pan will be required and backfilled with compacted clean sandy gravels according to the Excavation and Backfill Specification in Appendix C of the suitability report which states excavation and backfill methodology, compaction standards, and required engineering inspections.
- E. For building locations different to the areas investigated, site specific geotechnical investigation shall be undertaken once building location is determined, to confirm the appropriate foundation requirements for proposed dwellings.

Alternatively, another report from a Chartered Professional Engineer may be provided to address engineering matters.

Contamination of soils

- F. If any unusual or contaminated materials are encountered during any site works, requirements of the Accidental Discovery Protocol provided in the Detailed Site Investigation report for RC220067 shall be followed.

If any of the following materials are encountered during any future earthworks, such as:

- i. Stained or odorous soil (e.g., black, green, grey; or smells of rotting organic material, petroleum hydrocarbons or solvents).
- ii. Slag, ash, charcoal.
- iii. Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc.
- iv. Potential asbestos containing-material (for example fragments from cement fibre sheets, or loose fibres from insulation etc.)

The following shall be undertaken:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, and then:
- Contact a contaminated land specialist for further advice to determine if it is contaminated or hazardous, and then determine a practical course of action.

Firefighting provisions

- G. Upon the construction of a habitable building, a minimum of 45,000 litres of water shall be maintained at all times as a static firefighting reserve. Alternatively, a 7,000 litre firefighting reserve is to be made available in association with a sprinkler

system installed to an approved standard. Sufficient water volume, pressure and flows shall be provided in accordance with New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and that this water supply be accessible by emergency vehicles for firefighting purposes; and

- H. A firefighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90m of any proposed building on the site. In order to ensure that connections are compatible with NZFS (Fire and Emergency New Zealand) equipment, the fittings are to comply with the following standards:
- a) Either: For flooded sources – 70mm Instantaneous Couplings (Female) NZS 4505, or for suction sources – 100mm Suction Couplings (Female) NZFS 4505 is to be provided.
 - b) Flooded and suction sources must be capable of providing a flow rate of 25litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.
 - c) The connection shall have a hardstand area adjacent to it to allow for a NZFS appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5m and shall be within 5m of the coupling. Access shall be maintained at all times to the hardstand area.
 - d) Firefighting water supply may be provided by means other than the above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method.
7. Pursuant to section 221 of the Resource Management Act 1991, a Consent Notice shall be imposed on the Record of Title of Lot 2 to ensure that the following conditions are met on a continuing basis. The Consent Holder is required to pay the costs of the Consent Notice.

Requirements from the Subdivision Suitability Report

The owner of the proposed Lot 2 shall fully comply with the engineer's Subdivision Suitability Report Rev A submitted with the subdivision resource consent application RC220067, prepared by Eliot Sinclair and Partners Ltd; including but not limited to the following:

- A. There is no Council sewer available to the site. Onsite wastewater treatment and disposal will be required. The report noted that even though the test pits did not encounter groundwater within 3.0m of the ground surface, the firm iron pan and sandstone underlying layers create a limiting layer with little to no infiltration capacity. New dwellings on the sites shall implement secondary wastewater

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treatment systems. The design of these systems will need to be undertaken once the number of bedrooms is known so the septic tank and land application field can be sized appropriately. The overlying silty topsoil with some sand has some infiltration and treatment capacity and classify the soil as category 3 sandy loam.

- B. There are no Council storm water drains in the local area, stormwater overflow from the rainwater tank will need to be discharged appropriately without causing erosion or ponding. If onsite stormwater disposal is required, the underlying iron pan and sandstone is a limiting infiltration layer and shall be considered appropriately.
- C. Based on the geotechnical investigation, undertaken and reported on in the suitability report the shallow iron pan can provide bearing capacity strength more than “Good Ground” as defined in NZS3604: 2011. The three areas where Eliot Sinclair and Partners Ltd undertook the testing are noted as appropriate building areas. The iron pan layer in these areas was encountered within the top 600mm from the existing surface. The most appropriate foundation treatment for the new residential dwellings in these areas to be foundations in accordance with NZS3604: 2011 which extend into the Good Ground iron pan layer. Areas infilled or built up will need to be done so with compacted clean sandy gravels.
- D. If on site the iron pan layer is found to be deeper than 600mm, construct a gravel raft to found a concrete slab-on-grade in accordance with NZS3604: 2011. Excavation to the iron pan will be required and backfilled with compacted clean sandy gravels according to the Excavation and Backfill Specification in Appendix C of the suitability report which states excavation and backfill methodology, compaction standards, and required engineering inspections.
- E. For building locations different to the areas investigated, site specific geotechnical investigation shall be undertaken once building location is determined, to confirm the appropriate foundation requirements for proposed dwellings.

Alternatively, another report from a Chartered Professional Engineer may be provided to address engineering matters.

Contamination of soils

- F. Due to the contamination of soils in and around the storage shed located on the proposed Lot 2, no earthworks or development of that part of the site (within a 10m buffer surrounding the storage shed and sample location A-04 shown in the Detailed Site Investigation report for RC220067) shall be undertaken. Any earthworks or growing of vegetables for human consumption within that exclusion zone are not permitted in the interim.
- G. The full lateral extent of the contamination in the area around the fertiliser storage shed is not evident. Testing shall be carried out at the time of earthworks or soil

disturbance to confirm the extent of impacted soils. If required, appropriate measures shall be taken for remediation.

- H. If any unusual or contaminated materials are encountered during any site works that the requirements of the Accidental Discovery Protocol provided in the Detailed Site Investigation report submitted for RC220067 shall be followed.

If any of the following materials are encountered during any future earthworks, such as:

- i. Stained or odorous soil (e.g. black, green, grey; or smells of rotting organic material, petroleum hydrocarbons or solvents).
- ii. Slag, ash, charcoal.
- iii. Rubbish comprising putrescible waste, or hardfill, or treated timber, or agrichemicals, etc.
- iv. Potential asbestos containing-material (for example fragments from cement fibre sheets, or loose fibres from insulation etc.)

The following shall be undertaken:

- Excavation and earthworks cease, the site secured to stop people entering the area where potential contamination was encountered, and then:
- Contact a contaminated land specialist for further advice to inspect the area, assess the material, determine if it is contaminated or hazardous, and then determine a practical course of action.

Firefighting provision

- I. Upon the construction of a habitable building, a minimum of 45,000 litres of water shall be maintained at all times as a static firefighting reserve. Alternatively, a 7,000 litre firefighting reserve is to be made available in association with a sprinkler system installed to an approved standard. Sufficient water volume, pressure and flows shall be provided in accordance with New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and that this water supply be accessible by emergency vehicles for firefighting purposes; and
- J. A firefighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90m of any proposed building on the site. In order to ensure that connections are compatible with NZFS (Fire and Emergency New Zealand) equipment, the fittings are to comply with the following standards:
 - i. Either: For flooded sources – 70mm Instantaneous Couplings (Female) NZS 4505, or for suction sources – 100mm Suction Couplings (Female) NZFS 4505 is to be provided.

RC220067

- ii. Flooded and suction sources must be capable of providing a flow rate of 25litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.
- iii. The connection shall have a hardstand area adjacent to it to allow for a NZFS appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5m and shall be within 5m of the coupling. Access shall be maintained at all times to the hardstand area.

Firefighting water supply may be provided by means other than the above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method.

SUBDIVISION ADVICE NOTE(S):

1. A monitoring administration fee of \$100.00 has been included on your consent invoice. Please note that further fees are likely in accordance with Condition 2.
2. The Consent Holder shall contact the Council's Planning Department at least three (3) working days prior to the commencement of any physical works or activity authorised by this consent to enable monitoring to be undertaken. Contact can be made via email to planning@bdc.govt.nz, please include your resource consent reference number in the subject line.
3. If you do not understand any or all conditions of this consent, please contact Council's Planning Department for clarification before starting work.
4. Pursuant to section 127(1) of the Resource Management Act 1991, the consent holder may apply to the consent authority for a change or cancellation of any condition of this consent.
5. Pursuant to section 128(1)(a) and 128(1)(c) of the Resource Management Act 1991, the consent authority may review any condition of this consent within eight years from the date of issue for any of the following purposes: (a) 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 (b) To deal with inaccuracies contained in the consent application that materially influenced the decision made on the application and are such that it is necessary to apply more appropriate conditions; or (c) To assess the appropriateness of imposed compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly.
6. This consent shall lapse five years after the decision date if not given effect to. "Given effect to" a subdivision consent means that approval of the survey plan under section 223 of Resource Management Act 1991 (the RMA) has been undertaken. It is

RC220067

advisable that you apply for the section 223 certification at least six months before the lapse date of the consent. Once the section 223 certificate is issued you have three years to ensure that you complete all remaining conditions and obtain a section 224(c) certificate.

7. Council issues a section 224(c) certificate under the RMA when all the conditions of the resource consent have been completed to the satisfaction of the Council. It is the Consent Holder's responsibility to meet all of the conditions at their own cost. Council will not sign a section 224(c) certificate until all conditions have been met and until the Consent Holder has supplied the Council's Planning Department with evidence that the conditions have been satisfied. Once the section 224(c) certificate is gained the consent holder can then arrange for the plans to be deposited (a surveyor or solicitor may help with this process) with Land Information New Zealand. Under section 224(h) of the RMA the survey plan must be deposited less than three years after it is approved under s223 of the RMA. You will need to have all conditions met, apply for and have a section 224(c) certificate issued and have your survey plan deposited within this time.

REASONS FOR DECISION

Section 113(4) of the Resource Management Act 1991, requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. All affected party approvals, being those of Buller Electricity, Fire and Emergency New Zealand, owners and occupiers of Sec 42 SO 13711, and owners and occupiers of Sec 38 SO 13711 have been received. In accordance with s104(3)(a)(ii) when considering an application a consent authority must not have regard to any effect on a person who has given written approval to the application.
2. Under the operative Buller District Plan, erection of an electricity pole is a permitted activity where written consent from landowners within a 22m radius of the new location has been obtained and where the maximum height standard of 20m is met for the Rural Zone. Approvals have been supplied making the insulation of the new pole a permitted activity.
3. The District Plan framework provides a balance between managing subdivision development and recognising the amenity values of the rural environment. The subdivision of this property to create two new Lots of 6891m² and 7.0616ha will have minimal impact on the productivity on the rural land resource in the area.

Please note that a copy of the Planning Officer's Report, which explains further the reasons given above, can be forwarded to you on request and is also available at the Council office to view.

RC220067



Sean Judd
Group Manager Regulatory Services
Buller District Council

Dated at Westport this 20th day of February 2023

RC220067

APPROVED PLAN



R.C. RECEIVED

31 AUG 2022

Lot 1 DP 19769

Lot 2
7.0616Ha

SCHEDULE OF PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT TO CONVEY POWER & TELECOM	B & C	LOT 2	LOT 1

PROPOSED EASEMENTS IN GROSS

RIGHT TO CONVEY POWER	A	LOT 1	Buller Electricity
RIGHT TO CONVEY POWER	C	LOT 2	Buller Electricity

Boundary areas, bearings and distances are subject to final survey. Resource consent purposes only.

Plan has been approved for Resource Consent Purposes by D J Hocken - Licensed Cadastral Surveyor No 500805

Lots 1 and 2 Being Proposed Subdivision
of Sec 39 SO 13711

Eliot Sinclair and Partners

SCALE
1 : 3000 @ A3

PROJECT NO.
510402

DATE
May 22

RESOURCE CONSENT DECISION - RC150059

Pursuant to sections 104, 104B and 108 of the Resource Management Act 1991, Buller District Council **GRANTS** the application by Landcorp Farming Limited, **subject to the Conditions below.**

The approved Activity:

To subdivide the land held under Computer Freehold Register (CFR) 509533 for the purpose of separating five farms which are currently held together as part of the wider Cape Foulwind Complex.

The subdivision will result in the creation of four additional CFRs as the following amalgamation conditions form part of the approved activity:

- *That Lot 1 and 2 hereon be held in the same Computer Freehold Register. See Request 1344310.*
- *That Lot 3 and 4 hereon and Part Section 2 Survey Office 14718 be held in the same Computer Freehold Register. See Request 1344310.*
- *That Lot 1 Deposited Plan 12325, Lot 1 Deposited Plan 19769, Sections 39 and 41 Survey Office 13711 and Section 2 Survey Office 14304 be held in the same Computer Freehold Register. See Request 1344310.*
- *That Lot 2 and 3 Deposited Plan 19769 and Section 2 Survey Office 15264 be held in the same Computer Freehold Register. See Request 1344310.*
- *That Part Section 2 Survey Office 15310, both Part Sections 1 Survey Office 15310, both Part Sections 1 Survey Office 14717, Part Section 1 Survey Office 14720, both Part Sections 1 Survey Office 14721, Section 1 Survey Office 14723, Section 41 Block IV Steeples Survey District and Section 2 Survey Office 14722 be held in the same Computer Freehold Register. See Request 1344310.*

Location:

Address: Wilsons Lead Road, Cape Foulwind

Legal Description:

Section 1 Survey Office 14718
 Section 1 Survey Office 14719
 Part Section 2 Survey Office 14718
 Lot 1 Deposited Plan 12325
 Lot 1 Deposited Plan 19769
 Section 39 Survey Office 13711
 Section 41 Survey Office 13711
 Section 2 Survey Office 14304
 Lot 2 Deposited Plan 19769
 Lot 3 Deposited Plan 19769
 Section 2 Survey Office 15264
 Part Section 2 Survey Office 15310
 Part Section 1 Survey Office 15310
 Part Section 1 Survey Office 14717
 Part Section 1 Survey Office 14720
 Part Section 1 Survey Office 14721
 Section 1 Survey Office 14723
 Section 41 Block IV Steeples Survey District
 Section 2 Survey Office 14722

Computer Freehold Register: 509533

Valuation Roll Number: 1885019500

Approved Plans:

Sheets 1 – 3 of the scheme plan titled “*Lots 1 to 4 being Subdivision of Section 1 SO 14718 and Section 1 SO 14719*”, dated November 2015 and prepared by Chris J Coll Surveying Ltd.

Please note that the plans which are approved are stamped Approved Plan and attached to this consent.

CONDITION(S):

Pursuant to section 108 of the Resource Management Act 1991 this consent is granted subject to the following conditions:

1. The activity shall proceed in accordance with the submitted application received by Council on 18 December 2015 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. The Consent Holder shall contact the Council's Planning Department at least three (3) working days prior to the commencement of any physical works or activity authorised by this consent to enable monitoring to be undertaken.
3. That Lot 1 and 2 hereon be held in the same Computer Freehold Register. See Request 1344310.
4. That Lot 3 and 4 hereon and Part Section 2 Survey Office 14718 be held in the same Computer Freehold Register. See Request 1344310.
5. That Lot 1 Deposited Plan 12325, Lot 1 Deposited Plan 19769, Sections 39 and 41 Survey Office 13711 and Section 2 Survey Office 14304 be held in the same Computer Freehold Register. See Request 1344310.
6. That Lot 2 and 3 Deposited Plan 19769 and Section 2 Survey Office 15264 be held in the same Computer Freehold Register. See Request 1344310.
7. That Part Section 2 Survey Office 15310, both Part Sections 1 Survey Office 15310, both Part Sections 1 Survey Office 14717, Part Section 1 Survey Office 14720, both Part Sections 1 Survey Office 14721, Section 1 Survey Office 14723, Section 41 Block IV Steeples Survey District and Section 2 Survey Office 14722 be held in the same Computer Freehold Register. See Request 1344310.
8. The Consent Holder shall notify the Council's Operations Department of every vehicle crossing to be used to provide access to the areas of land held under each Computer Freehold Register. Each of these vehicle crossings shall be inspected and if required, upgraded to Buller District Council standards. The Consent Holder is required to have any necessary work carried out by a Council Approved Contractor. The Approved Contractor will be required to make application to the Council's Operations Department to upgrade the vehicle crossings and be given approval, including Council specification requirements, prior to the upgrade of the vehicle crossings being undertaken. At least one vehicle crossing constructed to Council standards must be in place for each Computer Freehold Register.

9. A Provision of Open Space, Public Recreation or other Reserves contribution of 2.5% + G.S.T of the value of 10ha of the newly created Computer Freehold Register comprising of Lot 1 Deposited Plan 12325, Lot 1 Deposited Plan 19769, Sections 39 and 41 Survey Office 13711 and Section 2 Survey Office 14304 shall be payable to Council.
10. A Provision of Open Space, Public Recreation or other Reserves contribution of 2.5% + G.S.T of the value of 10ha of the newly created Computer Freehold Register comprising of Lot 2 and 3 Deposited Plan 19769 and Section 2 Survey Office 15264 shall be payable to Council.
11. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the consent holder.

NOTE(S):

1. A monitoring administration fee of \$100.00 has been included on your consent invoice. Please note that further fees are likely in accordance with Condition 11.
 2. If you do not understand any or all conditions of this consent, please contact Council's Planning Department for clarification before starting work.
 3. Pursuant to section 127(1) of the Resource Management Act 1991, the consent holder may apply to the consent authority for a change or cancellation of any condition of this consent.
 4. Pursuant to section 128(1)(a) and 128(1)(c) of the Resource Management Act 1991, the Consent Authority may review any condition of this consent within eight years from the date of issue for any of the following purposes: (a) 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 (b) To deal with inaccuracies contained in the consent application that materially influenced the decision made on the application and are such that it is necessary to apply more appropriate conditions; or (c) To assess the appropriateness of imposed compliance standards, monitoring regimes and monitoring frequencies and to alter these accordingly.
-
5. This consent shall lapse five years after the decision date if not given effect to.

REASONS FOR DECISION

Section 113(4) of the Resource Management Act 1991 requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. There will be no significant change as a result of the subdivision; the existing use of the land will remain and the amount of land proposed to be held under each Computer Freehold Register is considered appropriate for the Rural Zone. It can therefore be considered that the proposal will result in no more than minor effects on the character and amenity of the surrounding area.
2. Affected party approval from the only party considered affected, being the New Zealand Transport Agency, has been received.

Please note that a copy of the Planning Officer's Report, which explains further the reasons given above, can be forwarded to you on request and is also available at the Council office to view.

A handwritten signature in black ink, appearing to be 'RL2' followed by a horizontal line.

Dated at Westport this 24th day of March 2016

NOTE
This plan was prepared for Landcorp Farming Limited to accompany a Resource Consent Application to the Buller District Council.
This plan is not to be relied on by any other person for any purpose whatsoever.
The dimensions and areas are subject to final field survey.

AMALGAMATION CONDITIONS

That Lot 1 and 2 hereon be held in the same Computer Freehold Register.
See Request

That Lot 3 and 4 hereon and Pt Section 2 SO 14718 be held in the same Computer Freehold Register.
See Request

That Pt Section 2 SO 15310, both Pt Sections 1 SO 15310, both Pt Sections 1 SO 14717, Pt Section 1 SO 14720, both Pt Sections 1 SO 14721, Section 1 SO 14723, Section 41 BLK IV Steeples S.D. and Section 2 SO 14722 be held in the same Computer Freehold Register.
See Request

That Lot 1 DP 12325, Lot 1 DP 19769, Section 39 and 41 SO 13711 and Section 2 SO 14304 be held in the same Computer Freehold Register.
See Request

That Lot 2 and 3 DP 19769 and Section 2 SO 15264 be held in the same Computer Freehold Register.
See Request

NEW CFR ALLOCATED

LOTS 1 AND 2 HEREON
LOTS 3 AND 4 HEREON
Pt Section 2 SO 14718
Pt Section 2 SO 15310
Pt Section 1 SO 15310 (BOTH)
Pt Section 1 SO 14717 (BOTH)
Pt Section 1 SO 14720
Pt Section 1 SO 14721 (BOTH)
Pt Section 1 SO 14723
Section 41 BLK IV STEEPLES S.D.
Section 2 SO 14722
Lot 1 DP 12325
Lot 1 DP 19769
Section 39 SO 13711
Section 41 SO 13711
Section 2 SO 14304
Lot 2 DP 19769
Lot 3 DP 19769
Section 2 SO 15264

NOTE

LOTS 1 TO 4 HEREON ARE
SUBJECT TO PART IVA CONSERVATION ACT 1987.

Total Area 1727.8220ha (CFR)
Comprised in CFR 509533

DATUM NOTE

Bearing Datum : Geodetic 2000
Coordinate Datum : Geodetic 2000
in terms of False Origin,
Buller Circuit 2000.
800,000 mN, 400,000 mE.

I, Christopher John Cole of Westport, being a person entitled to practice as a Licensed Cadastral Surveyor, certify the accuracy of this plan.
This plan has been prepared by me or has been prepared under my direction, this 25th day of November, 2015. Signature: *[Signature]*

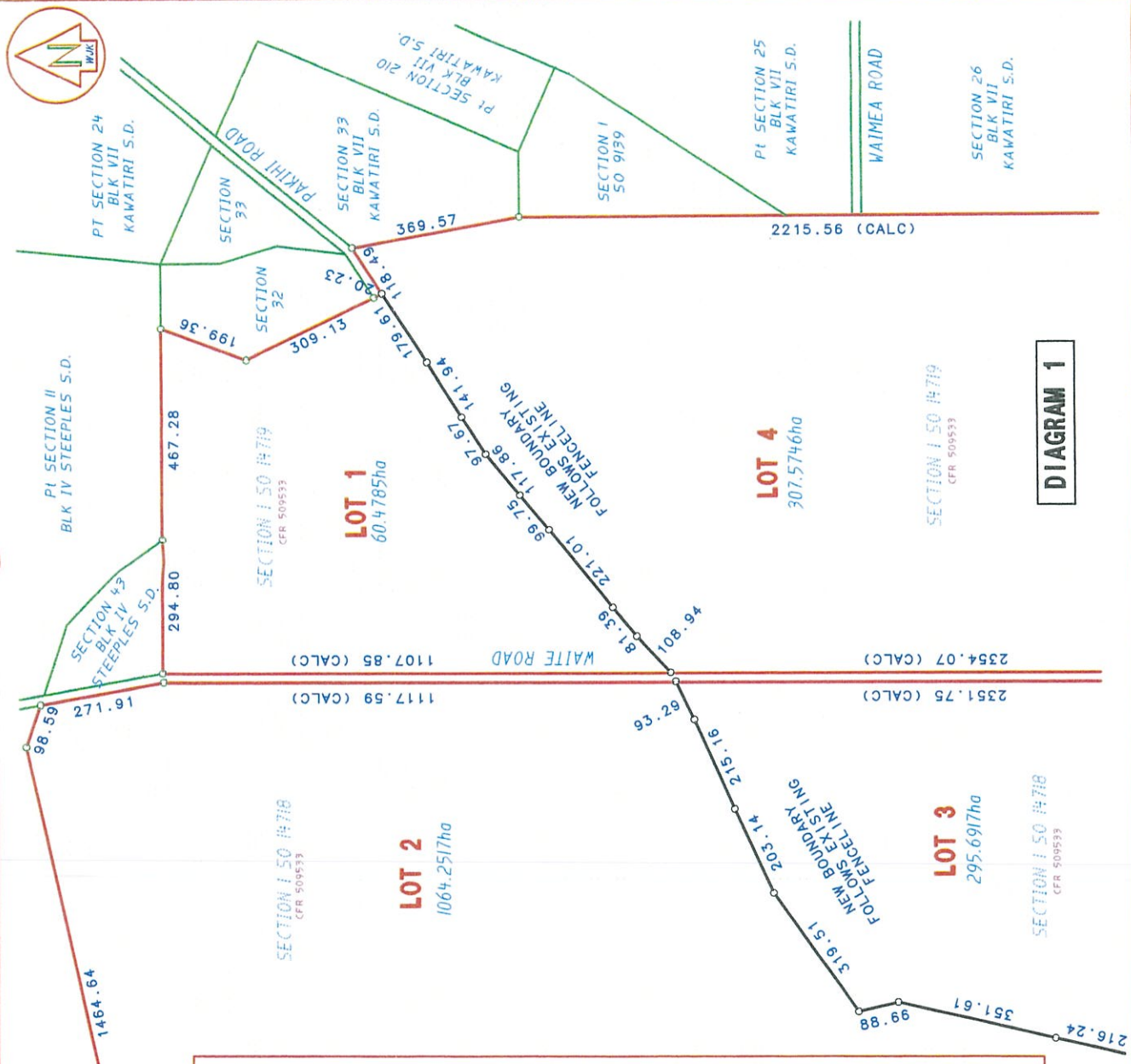
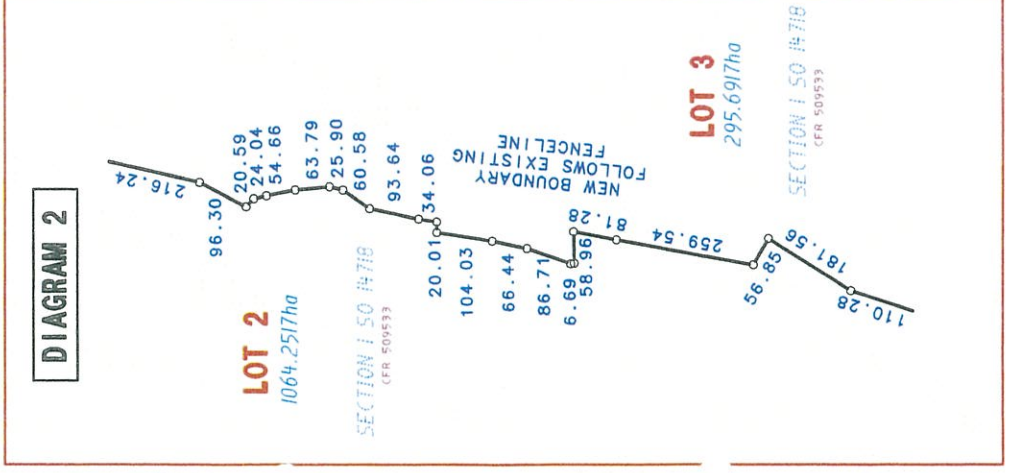


DIAGRAM 1



SHEET 2

LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: CHRIS J. COLE SURVEYING LTD.
Scale: 1:10,000 (A2) Date: NOV. 2015

**LOTS 1 TO 4 BEING SUBDIVISION OF
SECTION 1 SO 14718 AND SECTION 1 SO 14719**

LAND DISTRICT :- NELSON
SURVEY CLASS :- CLASS B
SURVEYOR'S REF :- 3162 SCHEME PLAN 2

NOTE

This plan was prepared for Landcorp Farming Limited to accompany a Resource Consent Application to the Buller District Council.
This plan is not to be relied on by any other person for any purpose whatsoever.
The dimensions and areas are subject to final field survey.

AMALGAMATION CONDITIONS

That Lot 1 and 2 hereon be held in the same Computer Freehold Register.
See Request

That Lot 3 and 4 hereon and Pt Section 2 SO 14718 be held in the same Computer Freehold Register.
See Request

That Pt Section 2 SO 15310, both Pt Sections 1 SO 15310, both Pt Sections 1 SO 14717, Pt Section 1 SO 14720, both Pt Sections 1 SO 14721, Section 1 SO 14723, Section 41 BLK IV Steeples S.D. and Section 2 SO 14722 be held in the same Computer Freehold Register.
See Request

That Lot 1 DP 12325, Lot 1 DP 19769, Sections 39 and 41 SO 13711 and Section 2 SO 14304 be held in the same Computer Freehold Register.
See Request

That Lot 2 and 3 DP 19769 and Section 2 SO 15264 be held in the same Computer Freehold Register.
See Request

NEW CFR ALLOCATED

LOTS 1 AND 2 HEREON

LOTS 3 AND 4 HEREON

PT SECTION 2 SO 14718

PT SECTION 2 SO 14718

PT SECTION 2 SO 15310 (BOTH)

PT SECTION 1 SO 15310 (BOTH)

PT SECTION 1 SO 14720 (BOTH)

PT SECTION 1 SO 14721 (BOTH)

SECTION 1 SO 14723

SECTION 41 BLK IV STEEPLES S.D.

SECTION 2 SO 14722

LOT 1 DP 12325

LOT 1 DP 19769

SECTION 39 AND 41 SO 13711

SECTION 2 SO 14304

LOT 2 DP 19769

LOT 3 DP 19769

SECTION 2 SO 15264

NOTE

LOTS 1 TO 4 HEREON ARE
SUBJECT TO PART IVA CONSERVATION ACT 1987.

Total Area 1727.8220ha (CFR)

Comprised in CFR 509533

DATUM NOTE

Bearing Datum : Geodetic 2000
Coordinate Datum : Geodetic 2000
in terms of False Origin.
Buller Circuit 2000.
800,000 mN, 400,000 mE.

I, Christopher John Call of Wellington, being a person entitled to practise as a Licensed Cadastral Surveyor, certify the accuracy of this plan.
This plan has been prepared by me or has been prepared under my direction.
Date: 25th day of November 2015. Signature: [Signature]

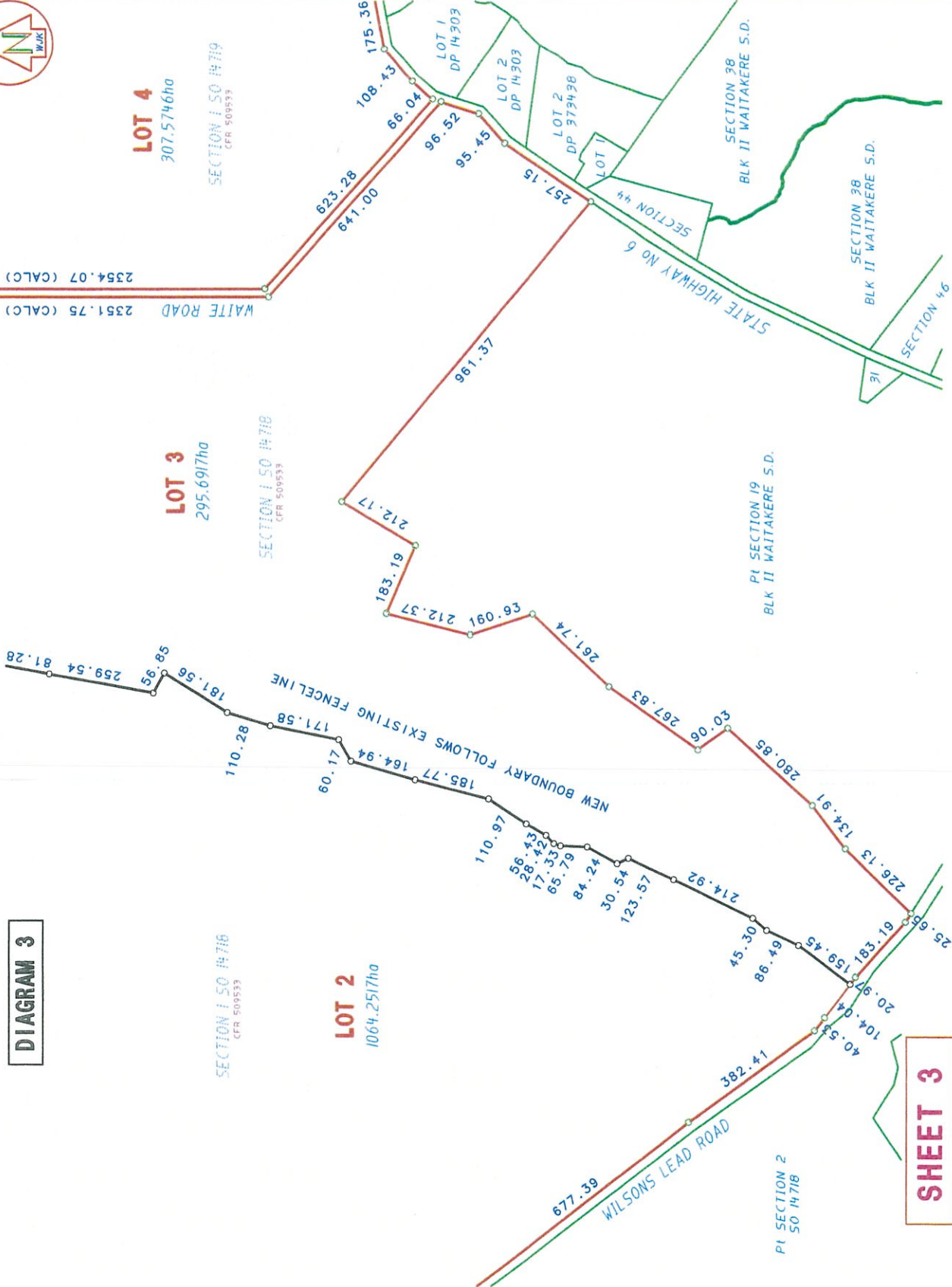


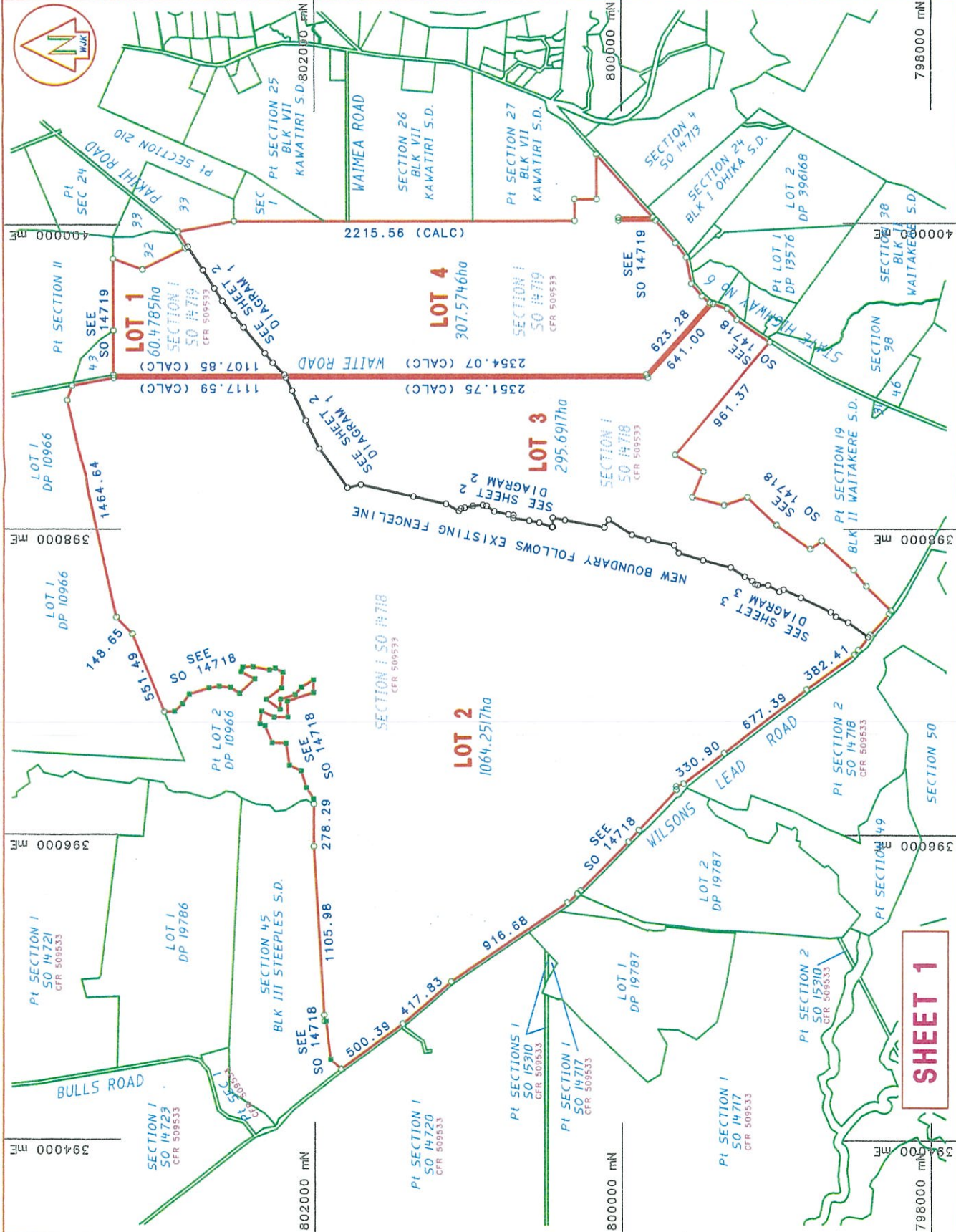
DIAGRAM 3

SHEET 3

LOTS 1 TO 4 BEING SUBDIVISION OF
SECTION 1 SO 14718 AND SECTION 1 SO 14719

LAND DISTRICT :- NELSON
SURVEY CLASS :- CLASS B
SURVEYOR'S REF :- 3162 SCHEME PLAN.2

LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: CHRIS J. COLL. SURVEYING LTD.
Scale: 1:10,000 (A3)
Date: NOV 2015



NOTE
This plan was prepared for Landcorp Farming Limited to accompany a Resource Consent Application to the Buller District Council.
This plan is not to be relied on by any other person for any purpose whatsoever.
The dimensions and areas are subject to final field survey.

AMALGAMATION CONDITIONS
That Lot 1 and 2 hereon be held in the same Computer Freehold Register.
See Request
That Lot 3 and 4 hereon and Pt Section 2 SO 14718 be held in the same Computer Freehold Register.
See Request
That Pt Section 2 SO 15310, both Pt Sections 1 SO 15310, both Pt Sections 1 SO 14717, Pt Section 1 SO 14720, both Pt Sections 1 SO 14721, Section 1 SO 14723, and Section 41 BLK IV Steeples S.D. and Section 2 SO 14722 be held in the same Computer Freehold Register.
See Request
That Lot 1 DP 12325, Lot 1 DP 19769, Sections 39 and 41 SO 13711 and Section 2 SO 14304 be held in the same Computer Freehold Register.
See Request
That Lot 2 and 3 DP 19769 and Section 2 SO 15264 be held in the same Computer Freehold Register.
See Request

NEW CFR ALLOCATED
LOTS 1 AND 2 HEREON
LOT 3 AND 4 HEREON
Pt Section 2 SO 14718
Pt Section 2 SO 15310
Pt Section 1 SO 15310 (BOTH)
Pt Section 1 SO 14720 (BOTH)
Pt Section 1 SO 14721 (BOTH)
Section 1 SO 14723
Section 41 BLK IV Steeples S.D.
Section 2 SO 14722
Lot 1 DP 12325
Lot 1 DP 19769
Section 39 SO 13711
Section 41 SO 13711
Section 2 SO 14304
Lot 2 DP 19769
Section 2 SO 15264

NOTE
LOTS 1 TO 4 HEREON ARE
SUBJECT TO PART IVA CONSERVATION ACT 1987.

Total Area 1727.8220ha (CFR)
Comprised in CFR 509533

DATUM NOTE
Bearing Datum : Geodetic 2000
Coordinate Datum : Geodetic 2000
in terms of False Origin,
Buller Circuit 2000.
800,000 mN, 400,000 mE

LAND DISTRICT :- NELSON
SURVEY CLASS :- CLASS B
SURVEYOR'S REF :- 3162 SCHEME PLAN.2

LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: CHRIS J. COLL. SURVEYING LTD.
Scale: 1:25,000 (A3) Date: NOV. 2015

**LOTS 1 TO 4 BEING SUBDIVISION OF
SECTION 1 SO 14718 AND SECTION 1 SO 14719**

SHEET 1

CERTIFICATE OF COMPLIANCE

Section 139 of the Resource Management Act 1991

Buller District Council issues the following certificate of compliance under Section 139(1) of the Resource Management Act 1991 on the following terms:

APPLICANT	Holcim (New Zealand) Limited
APPLICATION NUMBER	RC05/08
CONSENT TYPE	Certificate of Compliance
LOCATION	Tauranga Bay Road, Westport
LEGAL DESCRIPTION	Lots 41-42 Deposited Plan 13711, Part Section 12 Square 142, Part Section 42 Survey Office Plan 12367
VALUATION ROLL NO.	18850 19500, 18850 20000, 18850 26000
ZONE	Rural Zone

This certificate certifies that the particular activity described below is permitted within the location described above.

Particular Activity

Section 139(1) of the Resource Management Act 1991 requires an applicant to provide details of a "particular proposal or activity that is permitted." Holcim (NZ) Ltd have provided details of the proposed activity in an application dated 19 January 2005. Specific details can be read from that document.

In summary, the application is for a permitted activity under the Buller District Plan. The proposal is to undertake reconnaissance exploration activities involving drill sampling. The drill samples are to have a diameter of less than 100mm with a density of less than one per hectare and will be taken to a depth of 150m. The applicant is proposing to operate 24 hours per day.

The applicant applied for seven drill sites, however this may be reduced down to six, as one may be located within the Cement Production Zone.

Permitted Activity

Council is satisfied that the activity is permitted under the Buller District Plan Rules in Part 5.

Rule 5.3.2.1.4 Any prospecting activities as defined by the Crown Minerals Act 1991 and all reconnaissance exploration activities up to and including drilling, scout trenching and geophysical surveys.

The proposed activity is being carried out under an Exploration Permit and complies with the Rules outlined in Rule 5.3.2.1.4.

Compliance with Rules

Rule 5.3.2.1.4 is subject to the following:

5.3.2.1.4.1 *All drilling limited to 150mm diameter and a density of one drill site per hectare.*

The drill holes are to be less than 100mm in diameter, with 5 sites stretched over 1.5 km. The sites are all located on private land and are to be set back at least 4 metres from powerlines.

5.3.2.1.4.2 *Scout trenching or sampling by hand methods, or by mechanical means where there is existing access to the area to be trenched or sampled, or by the use of explosives where the aggregate length of the samples taken using explosives does not exceed 50 linear metres of sample per hectare.*

No explosives are to be used, and the applicant is to be drill sampling, not scout trenching.

5.3.2.1.4.3 *Geophysical surveys not using explosives.*

No explosives are to be used.

5.3.2.1.4.4 *For prospecting activities as per 5.3.2.1.4, where areas are disturbed, topsoil shall be stockpiled and replaced over such areas, and the site shall be rehabilitated and restored generally to its original condition.*

The actual drill area is less than 100mm, so any disturbance will be minimal. The driller will be located on a flat area – thus reducing the impact of machinery on the ground. There will not be any major earthworks associated with the drill holes.

All permitted activities are subject to compliance with Part 7:

Rule 7.8.1 The following maximum noise levels measured at the stated times at the boundary of any land used for a residential activity shall not be exceeded:

7.8.1.1 Monday to Friday – 8.00 am to 11.00 pm	55dBA L_{10}
Saturday – 8.00 am to 6.00 pm	55dBA L_{10}
At all other times including any public holiday	45dBA L_{10} , L_{max} 75dBA

The applicant has consulted landowners. There is one neighbour whose land is used for residential activities. The applicant has advised that the drill site located near this lot will be drilled during daylight hours and that they will monitor the noise emitted. If they near the limit of 55dBA L_{10} , they will erect a barrier to prevent noise from travelling.

Conclusion

The proposal complies with conditions for reconnaissance exploration activities under the District Plan and is a permitted activity.

The Buller District Council is satisfied that the particular activity proposed by the applicant is a permitted activity under the Buller District Plan Parts 5 and 7 in relation to the site and accordingly grants this certificate of compliance.

Under delegated authority of the Buller District Council.


Joy Donaldson
Acting MANAGER REGULATORY SERVICES

3 February 2005

Scale: 1:10,000
0 0.2 0.4
Kilometers
↑

- Legend**
- Heritage Areas
 - Heritage Sites
 - Designations
 - Airport Approach
 - Paths
 - Precincts
 - District Plan Zones
 - Settlement Zone
 - Rural Lifestyle Zone
 - General Rural Zone
 - Light Industrial Zone
 - Open Space Zone
 - Waterbody



22	151	152	153	154	155
26	27	28	29	30	31



Te Tai o Poutini
PLAN
A combined district plan for the West Coast

Proposed District Plan - Zoning

NOTE
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

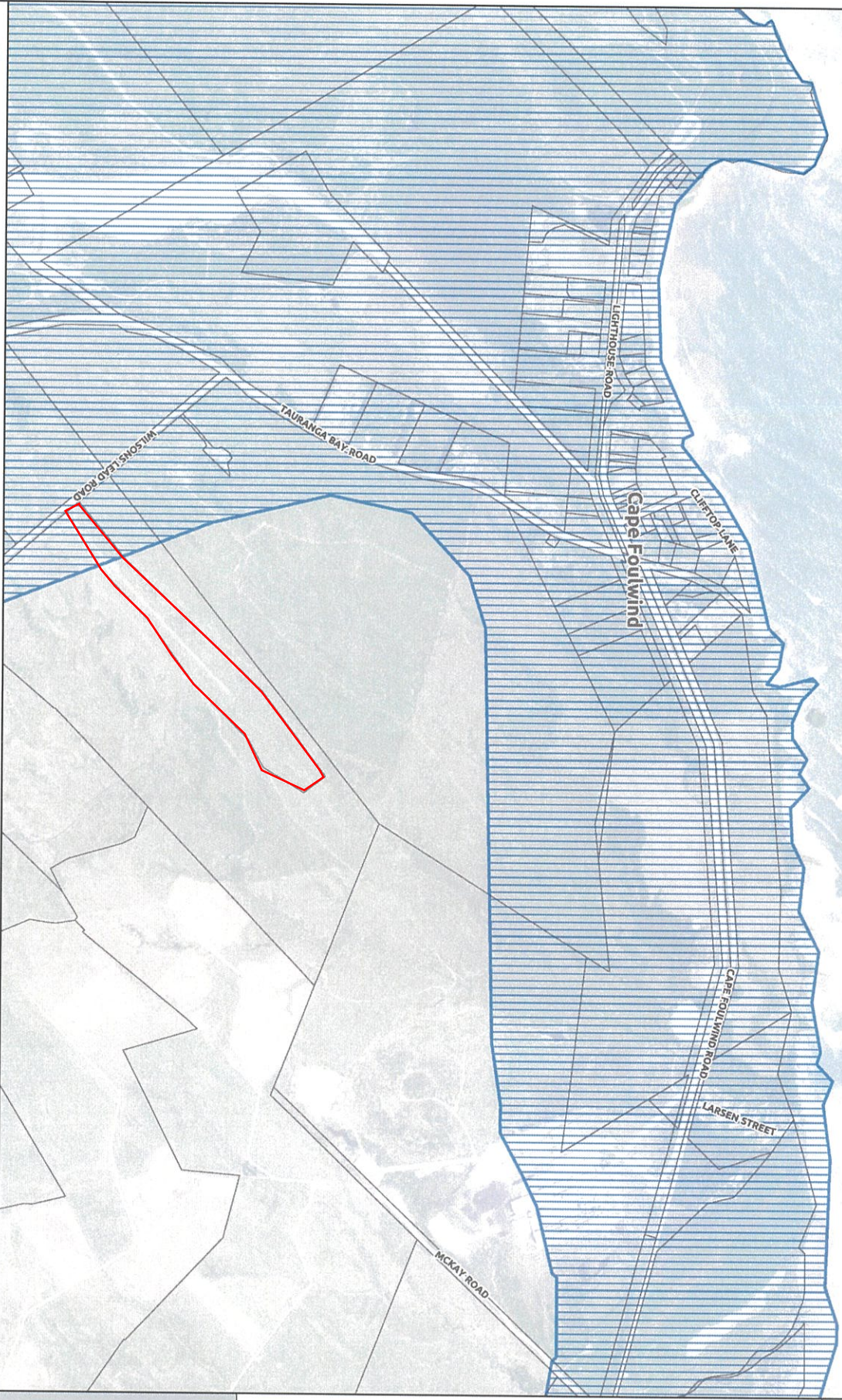
DISCLAIMER
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such errors and omissions.

Scale: 1:10,000



Legend

Coastal Environment

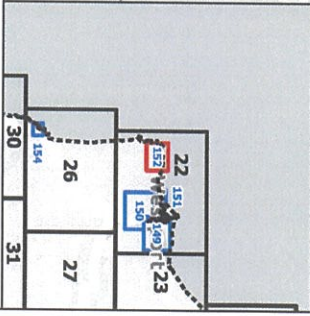


NOTE

Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

DISCLAIMER

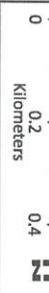
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such errors and omissions.



Te Tai o Poutini
PLAN
A combined district plan for the West Coast

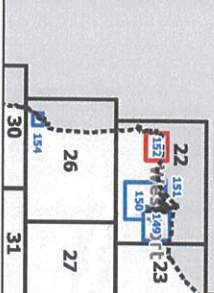
Proposed District Plan - Environmental and Cultural Values

Scale: 1:10,000



Legend

-  Coastal Alert
-  Coastal Tsunami Hazard



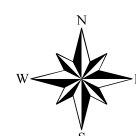
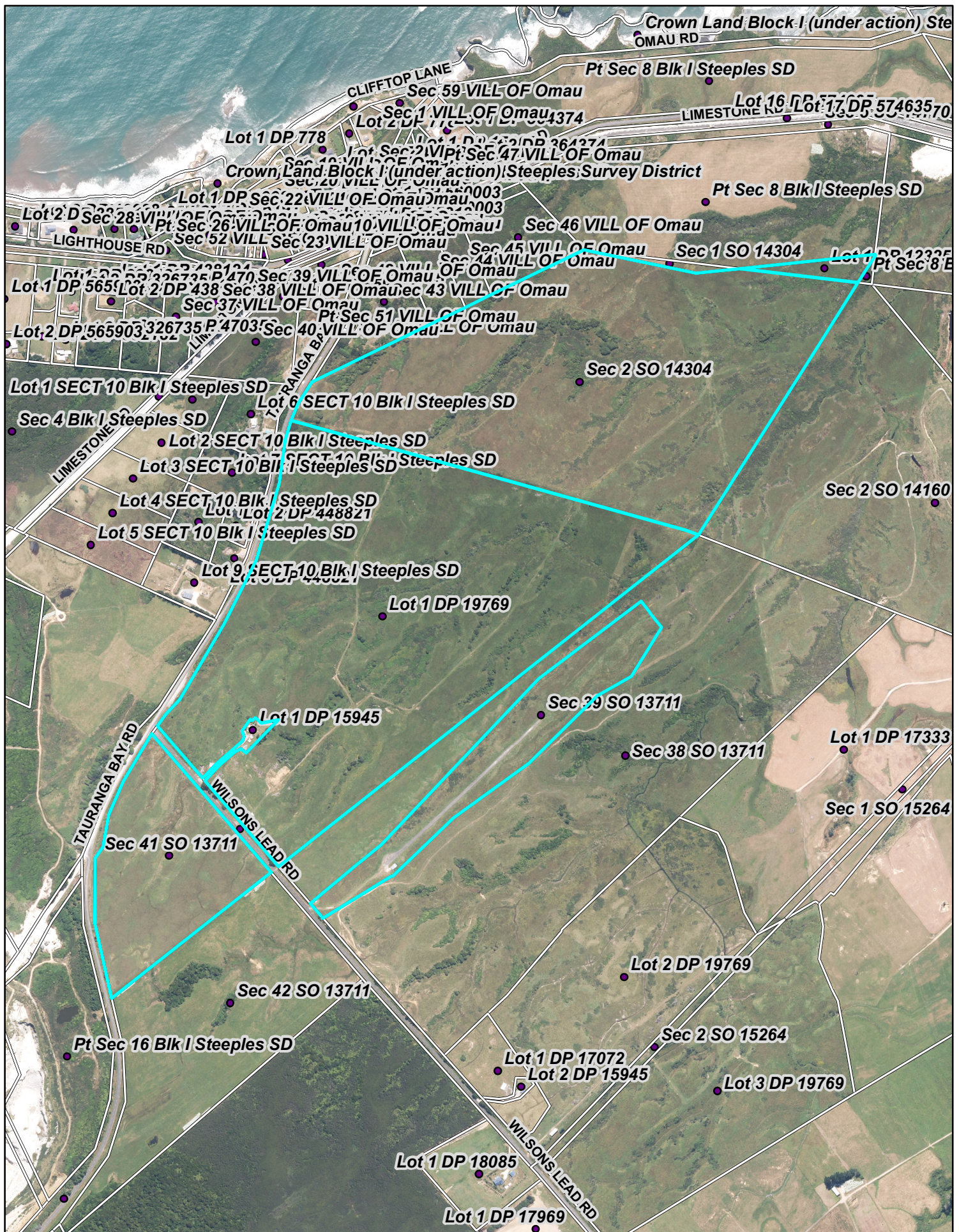
NOTE
Roads carry the same zoning as the adjoining land. If a boundary between zones follows a road, the zone boundary is located on the centreline of the formed road, or where unformed, the centreline of the legal road.

DISCLAIMER
Considerable care has been taken to avoid errors and omissions, and the latest information has been included in these District Plan maps. However, even with the greatest care inaccuracies may occur and therefore the West Coast Regional Council cannot accept any responsibility for such errors and omissions.



Te Tai o Poutini
PLAN
A combined district plan for the West Coast

Proposed District Plan - Natural Hazards



West Coast Regional Council Rule 79

On-site discharge of sewage effluent

The discharge of any sewage effluent into or onto land, other than septage, from on-site sewage treatment and disposal systems is a **permitted activity**, provided that all of the following conditions are met:

- (a) The discharge does not exceed:
 - i) a maximum of 2000L per day for secondary treatment systems; or
 - ii) a maximum of 14,000L per week for other systems; or
 - iii) a maximum of 1.3 cubic metres of greywater per day;
- (b) The discharge is not within:
 - i) 50 metres of any surface water body; or
 - ii) 50 metres of the coastal marine area; or
 - iii) 100 metres of any bore or well used for potable water supply, where the discharge is from a soak pit and there are no adverse effects on any take of water for human consumption; or
 - iv) 50 metres of any bore or well used for potable water supply where the discharge is from other treatment systems; or
 - v) 20 metres of any drain; or
 - vi) 1 metre of the groundwater table; and
 unless the system was installed before 1998 and is not contaminating water.
- (c) For systems other than soak pits, the hydraulic design loading rates for a disposal field shall not exceed those recommended for Category 1-3 soils in AS/NZS1547:2012 'On-site Domestic Waste Water Management', unless the system was installed before 1998 and is not contaminating water; and
- (d) The greywater discharge is not within:
 - i) 20 metres of any surface water body; or
 - ii) 20 metres of any coastal water; or
 - iii) 20 metres of any bore or well used for potable water supply, and there are no adverse effects on any take of water for human consumption; or
 - iv) 0.6 metres of the groundwater table; and
- (e) There is no ponding, runoff, or surface breakout; and
- (f) No stormwater enters the system; and
- (g) The discharge does not pose a risk to human health, and is not noxious, dangerous, offensive or objectionable to such an extent that it has or is likely to have an adverse effect on the environment; and
- (h) For systems which use a disposal field, the system is designed to provide for even distribution of effluent to the entire filtration surface; and
- (i) For systems which discharge onto land:
 - i) The discharge is not by way of spray irrigation, or otherwise produces any aerosol discharge to air; and
 - ii) The effluent is evenly distributed over the entire area of the disposal field; and
 - iii) The effluent conforms to the following standard:
 - BOD5 not greater than 20mg/litre;
 - Suspended solids not greater than 30 mg/litre;
 - Faecal coliforms not more than 1000/100 mls.

Notes:

- 1) The volumes stated in condition (a) are equivalent to the amount of effluent produced by approximately 10 people.
- 2) For condition (b), the setback depth from the groundwater table should be based on the maximum water table level of the groundwater.
- 3) The Council will accept as compliance with condition (g) an on-site sewage treatment and disposal system designed, constructed, operated and maintained in accordance with The New Zealand Manual of Alternative Wastewater Treatment and Disposal Systems, Volume II, Part A: On-Site Wastewater Disposal From Households and Institutions Technical Publication No 58, Third Edition (Gunn, 2004), AS/NZS1546 2008, Parts 1, 2 and 3 'On-site Domestic Waste Water Treatment Units', or AS/NZS1547:2012 'On-site Domestic Waste Water Management'.
- 4) Condition (h) refers to both gravity-fed and dosed loading systems.
- 5) When selecting a discharge site, it should be considered whether the site for the system is subject to slippage, subsidence, erosion or inundation from any source.
- 6) For systems which discharge onto land, the standards required in condition (h) apply to the discharge at the outlet of the treatment plant, prior to discharging onto land.

SECTION 5 – BRACING DESIGN

NZS 3604:2011

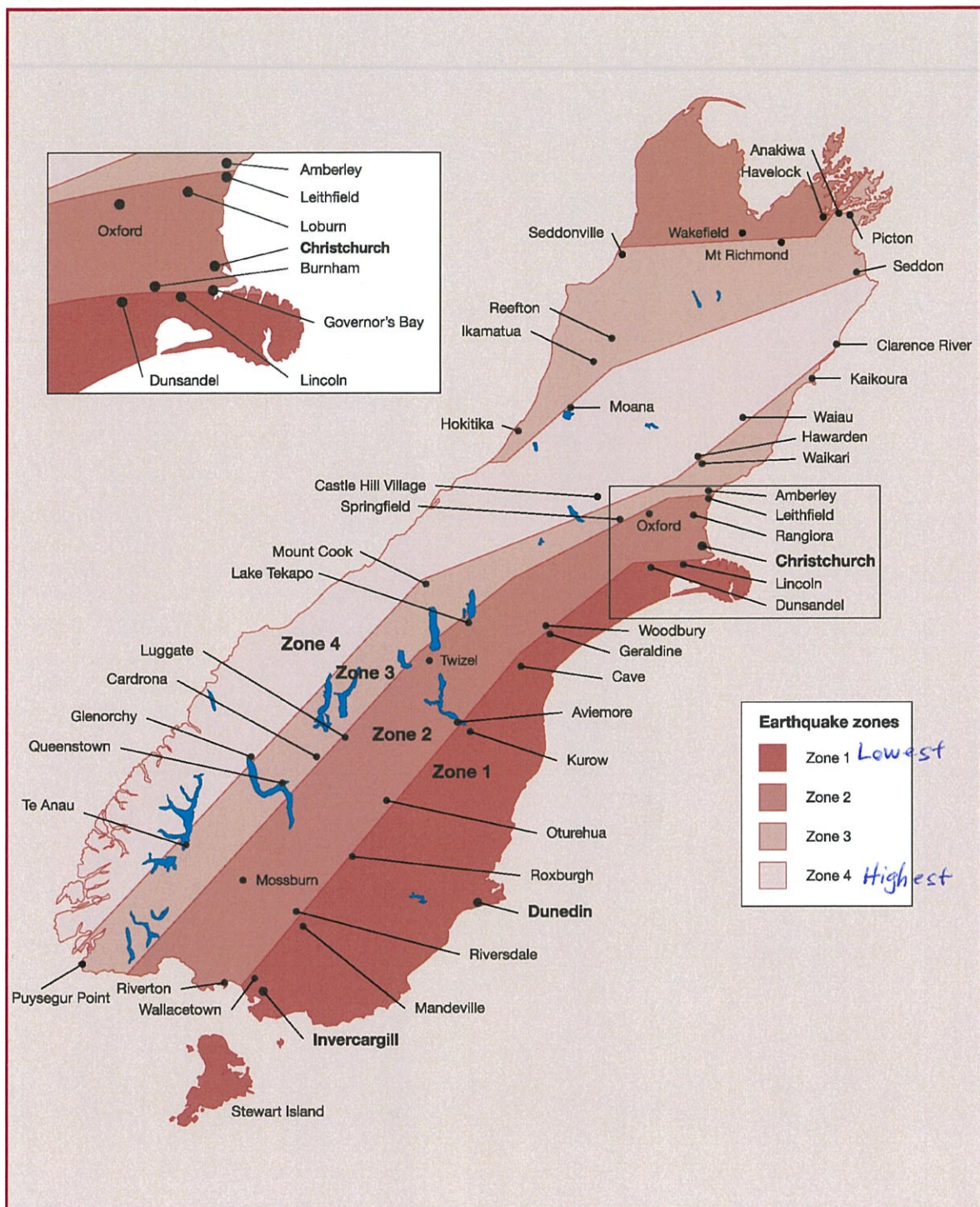


Figure 5.4 – Earthquake zones (continued) (see 5.3.2)