

Land Information Memorandum

Issued under Section 44A of the Local Government Official Information & Meetings Act

LIM Number: L260054

Applicant details – Prepared for:

Name: Arizto Limited
Address: c/o Evolution legal, Suite 2A
Dominion Road
Mount Eden
Email: info@arizto.co.nz
Client Reference: n/a

Application date: 5/03/26
Issue Date: 16/03/26

Location: 188B Powerhouse Road, Fairdown
Valuation No. 1884017807
Legal Description Lot 5 DP 18780 Lot 1 DP 506303 Blk VII Kawatiri SD
Owner ANSLEY Aileen Thelma
Area (hectares) 3.9643

Land \$ 270,000
Capital Value \$ 870,000
Improvements \$ 600,000

Date of valuation 1 September 2023

Disclaimer

1. This Land Information Memorandum (**LIM**) has been prepared for the purpose of section 44A of the Local Government Official Information and Meetings Act 1987 (**LGOIMA**). It is for the LIM applicant only and cannot be relied on by anyone else.
2. This LIM includes information about the land which is required by section 44A(2) LGOIMA. Information provided under s 44A(2)(a) has been provided in good faith.
3. This LIM may also include information about the land which Buller District Council considers, at its discretion, to be relevant. Such information is provided under section 44A(3) LGOIMA.
4. The information provided in this LIM is based on a search of Council records only. Care has been taken to ensure the information provided is accurate but does not accept any liability for errors in its records, or for any errors in the presentation of information from these records.
5. There may be other information relating to the land which is known to Buller District Council but not included in this LIM because it is not required under section 44A LGOIMA (for example, information in the Buller District Plan which does not relate to natural hazards).
6. This LIM does not include information that is held by other statutory/ government agencies but not known to Buller District Council at the time this LIM was applied for.
7. Council has not inspected the land or any buildings for the purpose of preparing this LIM. Council records may not show illegal or unauthorised building works on the land.
8. Some information in this LIM may have been provided to Buller District Council and/ or summarised by another statutory agency (such as West Coast Regional Council). Buller District Council is not able to verify or guarantee the correctness of that information and does not accept any liability for its accuracy.
9. The applicant is solely responsible for ensuring the land is suitable for a particular purpose.

Gail Dickson

**LIMS & PLANNING SUPPORT OFFICER
BULLER DISTRICT COUNCIL**

Property Location: 188B Powerhouse Road, Fairdown



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Section 1 Natural Hazards and Special Features or Characteristics of the Land

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Sections 44A (2)(a) and 44 (2)(aa) LGOIMA

Information about natural hazards that is required by [section 44B](#); and
Information about other special features or characteristics of the land concerned, including information about the likely presence of hazardous contaminants, that—

- (i) is known to the territorial authority; but
- (ii) is not apparent from a district plan under the [Resource Management Act 1991](#):

Natural Hazards

Te Tai o Poutini/the West Coast region is subject many natural hazards; river flooding, coastal erosion, coastal inundation and land instability; the impact of these natural hazards is likely to be exacerbated by climate change including sea level rise over the lifetime of this Plan. There is also natural hazard risk from earthquakes.

A natural hazard is defined in the RMA as "any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment".

Refer also to West Coast Regional Council for coastal policy statements and plans.

Publicly available Natural Hazard Reports are held by West Coast Regional Council (WCRC) and can be accessed by the following link: <https://www.wcrc.govt.nz/publications/natural-hazard-reports>

Natural Hazards – General

It should be noted that where a building consent is issued under sections 72-73 for new construction or major alteration to buildings on the part of the land affected by natural hazards Council must notify the District Land Registrar that a building consent has been issued under that provision. The District Land Registrar will then make an entry on the Record of Title. This requirement is mandatory, and the Council cannot exercise any discretion. The costs associated with endorsing the title are payable by the applicant. Council can refuse to grant a building consent in some circumstances, or it can grant consent subject to conditions under Section 72 of the Building Act 2004.

When planning building works it is important to consider any natural hazards that may affect how the project complies with the Building Act 2004 and the New Zealand Building Code. Natural hazards include erosion (including coastal, bank, and sheet erosion), falling debris (including soil, rock, snow, ice); subsidence, inundation (including flooding, overland flow, storm surge, tidal effects, ponding), slippage, wind and earthquakes (including liquefaction).

Property owners are advised that they should discuss the ramifications of building on hazardous land with their insurance company and the Earthquake Commission. Further information on building on hazardous land is provided in [Appendix I](#), Te Tai o Poutini Plan Natural Hazard Policies/Objectives and Rules provided in [Appendix I](#) (Note: This section of the Plan is currently under appeal.)

Natural Hazard Area

This property is not identified as being in a natural hazard area as known to the territorial authority and is apparent from a district plan under the Resource Management Act 1991 (Te Tai o Poutini Plan – Decisions Version / operative Buller District Plan).

Coastal Inundation

This property is not identified as being subject to coastal inundation.

Coastal Erosion

This property is not identified as being subject to coastal erosion.

Coastal erosion is a natural hazard and is occurring along the West Coast. The areas for which this hazard has been identified are general in nature and this advice note is intended to highlight the existence of this hazard within Buller. In response to concerns about coastal erosion on the West Coast, advice sheets have been developed for the West Coast Regional Council by NIWA. Further information may be obtained from the West Coast Regional Council either through their website www.wcrc.govt.nz or freephone 0508 800 118.

Inundation / River Flooding

No specific information located related to this property.

Access to Buller Rainfall and River Data (flood monitoring) is available on WCRC's website:
<https://www.wcrc.govt.nz/services/flood-monitoring>

Fault Hazard

No specific information located related to this property. Area fault and landslide hazard map provided in [Appendix I](#).

Buller District Council Lifelines Study – Alpine Fault Earthquake Scenario

Prepared for Buller District Council by Ian McCahol, Rob Dewhirst, David Elms (West Coast Engineering Lifeline Group), June 2006

Scope of Report: The aim of the report is to raise issues and make recommendations as to what should be done to make the Council and hence the community better able to withstand the effects of a major earthquake disaster and to recover from it more effectively.

Link:

<https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/Alpine%20Fault/Buller%20District%20Council%20Lifeline%20Study%20June%202006.pdf>

Landslide Hazard - Land Instability

No specific information located related to this property. Area fault and landslide hazard map provided in [Appendix I](#).

Tsunami Evacuation Zone

All of New Zealand's coast is subject to tsunami hazard. Evacuation maps are intended to act as a guide for residents of what areas could be affected should there be a threat of tsunami and are for information only. This property is not shown to be located in an area likely to experience a tsunami. An area Evacuation Zone map is provided in [Appendix I](#) for your information.

Advice from (NZ) Civil Defence getready.govt.nz describes the colours displayed on the map as being:

Red: This area could be affected even by a small tsunami. It typically covers beach and marine areas and is the most likely area to be evacuated in a tsunami event.

Orange: This area could be affected by a large tsunami.

Yellow: This area could be affected by a very large tsunami.

Liquefaction

West Coast Regional Liquefaction Assessment

Prepared for WCRC by Sarah Barrett of Beca, November 2021

Purpose of report: Beca Ltd has been commissioned by the West Coast Civil Defence and Emergency Management Group (CDEM) to undertake a regional liquefaction assessment for the West Coast region in accordance with a 'Level A' Basic Desktop Assessment as per the Ministry for the Environment/Ministry of Business, Innovation and Employment (MfE/MBIE, 2017) 'Planning and engineering guidance for potentially liquefaction-prone land' guidance. The assessment is intended to identify areas where 'Liquefaction Damage is Possible' and which therefore warrant further assessment to support land use planning and development. The 'Level A' assessment is considered sufficient for the assessment of regional liquefaction hazards as required under the RMA and November 2019 updates to the Building Code.

Link:

https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/West%20Coast/2021_BECA_WC%20Regional%20Liquefaction%20Assessment.pdf

Area Liquefaction map is provided in [Appendix I](#).

New building sites are required to have a site assessment and foundations designed to meet the Building Code and relevant engineering standards. Information for affected areas can be accessed by the link below:

https://www.wcrc.govt.nz/repository/libraries/id:2459ikxj617q9ser65rr/hierarchy/Documents/Publications/Natural%20Hazard%20Reports/West%20Coast/2021_BECA_WC%20Regional%20Liquefaction%20Assessment.pdf

Severe Weather Events

Severe weather events affected the Buller District on 16-18 July 2021 and February 2022 resulting in flooding of land and buildings in parts of the District. Council's records do not indicate that this property was affected in either event.

Hazardous Activities and Industries List (HAIL) and Sites Associated with Hazardous Substances (SAHS)

As part of the West Coast Regional Council's strategy for managing land, the Regional Council, along with all other regional councils in New Zealand, has a register of sites that have, or may have been used for activities that pose a risk of causing contamination through the storage, use, transfer or disposal of hazardous substances. Inclusion on this database does not always mean that the site is contaminated. It may mean that the site has been associated with hazardous substances at some time in the past.

The fact that an activity or industry appears on the HAIL does not mean that hazardous substances are used or stored on site. Nor does it mean that a site used by that industry will always have hazardous substances present in the land. The list just highlights that there is a greater probability of site contamination occurring than for other uses or activities. The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 may apply to particular land uses or subdivisions for properties that have or have had an activity on the site that could be associated with the HAIL.

- This property is not listed on the West Coast Regional Council's SAHS database.
- Council is currently not aware of any information relating to HAIL activity or potential soil contamination for this site.

See [Appendix I](#) for further information regarding the HAIL or contact the Council's Duty Planner planning@bdc.govt.nz.

Special Features or Characteristics of the Land

Durability Zones

This information is indicative only, for further information on BRANZ interpretation of the exposure zones in NZS 3604:2011 refer to <https://www.branz.co.nz/branz-maps-zones>. NZ Standards information can be found at <https://www.standards.govt.nz>.

Earthquake Zone

This property is within Earthquake Zone 3. Bracing Design map provided in [Appendix I](#) showing earthquake zones. This information was updated to NZS3604:2011.

Exposure (Corrosion) Zone

Refer to Exposure zones map provided in [Appendix I](#).

Zone B: Low

Inland areas with little risk from wind blown sea-spray salt deposits.

Zone C: Medium

Inland coastal areas with medium risk from wind blown sea-spray salt deposits. This zone covers mainly coastal areas with relatively low salinity. The extent of the affected area varies significantly with factors such as winds, topography and vegetation.

Zone D: High

Coastal areas with high risk of wind blown sea-spray salt deposits. This is defined as within 500m of the sea including harbours, or 100m from tidal estuaries and sheltered inlets, and otherwise as shown in figure 4.2 (attached). The coastal area also includes all offshore islands.

Wind Zone

This property is within wind region A. The wind bracing demand on a structure is assessed on the basis of the building location, the building size and shape, and the level within the building being considered. Determination of wind region is initially required. Bracing Design map provided in [Appendix I](#) showing wind zones.

Section 2 Private and public stormwater and sewage drains

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Section 44A (2)(b) LGOIMA

Information on private and public stormwater and sewerage drains as shown in the territorial authority's records.

Stormwater

There is no Council stormwater reticulation in this area. Stormwater overflow is likely managed on-site.

Wastewater

There is no Council reticulated sewerage system in this area. Domestic effluent disposal is by septic tank system. As-built drainage plans drawn in conjunction with Building Consents BC080198 and BC240016 are provided in [Appendix II](#).

Further information may be obtained from Council's Infrastructure Delivery department via email info@bdc.govt.nz or freephone 0800 807 239.

Section 3 Drinking Water

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Section 44A (2)(bb) LGOIMA

Information on (i) whether the land is supplied with drinking water and if so, whether the supplier is the owner of the land or a drinking water supplier; (ii) if the land is supplied with drinking water by a drinking water supplier, any conditions that are applicable to that supply; (iii) if the land is supplied with water by the owner of the land, any information the territorial authority has about the supply; (iv) any exemption that has been notified by Taumata Arowai to the territorial authority under section 57 of the Water Services Act 2021:

There is no Council reticulated water supply in this area. Private water supply is by rainwater collection.

Further information may be obtained from Council's Infrastructure Delivery department via email info@bdc.govt.nz or freephone 0800 807 239.

Section 4 Financial Information

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Section 44A(2)(c) LGOIMA

Information relating to any rates owing in relation to the land:

If the land concerned is located in a levy area that is subject to a levy order under the [Infrastructure Funding and Financing Act 2020](#), information about—

(i) the levy period; (ii) how liability for a levy on the land is assessed; (iii) amounts of any unpaid levy:

If the land concerned is located in a project area that is subject to a targeted rates order under the [Urban Development Act 2020](#), information about—

(i) the financial years to which the order applies; and (ii) how liability for targeted rates under that Act on the land is calculated; and (iii) amounts of any unpaid targeted rates under that Act:

Rating Information

Annual Rates	\$ 1,888.20
Current Instalment	\$ 472.10
Current Year - Outstanding Rates	\$ 0.00

Rates are charged in four equal instalments for the period commencing 1 July and ending 30 June each year. The current valuation was received in September 2023 and is used for rating purposes from 1 July 2024-30 June 2027 (3 years). The provision of Council services in Buller is subject to ongoing review through processes such as Long Term Plans and Annual Plans. This information can be found at <https://bullerdc.govt.nz/your-council/plans-policies-and-bylaws/>.

Rates and valuation information can be found here: <https://bullerdc.govt.nz/do-it-online/look-up-your-rates/>. Property transactions may result in a change in the rating classification of this property, and therefore the rates payable. Further information may be obtained from the Rating Officer – rates@bdc.govt.nz.

Note: The above does not include rates for the West Coast Regional Council – info@wrc.govt.nz.

Infrastructure Funding and Financing Act 2020

Provided under section 44A(2) (ca) if the land concerned is located in a levy area that is subject to a levy order under the Infrastructure Funding and Financing Act 2020.

No information located.

Urban Development Act 2020

Provided under section 44A(2) (cb) if the land concerned is located in a project area that is subject to a targeted rates order under the Urban Development Act 2020.

No information located.

Section 5 Consents, certificates, notices, orders, or requisitions affecting the land or any building on the land

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Sections 44A(2)(d), (da) LGOIMA

Information concerning any consent, certificate, notice, order, or requisition affecting the land or any building on the land previously issued by the territorial authority (whether under the Building Act 1991, the Building Act 2004, or any other Act); the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004; and the information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004.

Note: Resource consents and any notices, certificates, orders or requisitions under the Resource Management Act 1991 are not included in this section but are found in Section 7 along with other relevant resource management information.

Compliance with Building (Pools) Amendment Act 2016

No pool registered to this property.

Effective from 1 January 2017, the Building (Pools) Amendment Act 2016 has repealed the Fencing of Swimming Pools Act 1987 and added new provisions to the Building Act 2004.

The objective of the new provisions, involving residential pools, is to prevent injury or death to young children by restricting access to the immediate pool area. Key changes include:

- residential swimming pools must be inspected every three years; and
- safety covers will be able to be used as barriers for spa pools and hot tubs.

Further information may be obtained from the Ministry of Building, Innovation and Employment website, www.mbie.govt.nz or from the Building Department, Buller District Council.

Smoke Test Reports

Following January 1991 earthquakes, smoke tests were carried out at some properties to ascertain the structural integrity of chimneys/fireplaces.

Not applicable – vacant site in 1991.

Summary of Building Consents and Building Permits

Copies of Building Consents/Code Compliance Certificates and/or Permits are provided in Appendix III. Any further building information or plans may be requested at BDC-duty.inspector@bdc.govt.nz.

Building Consents

Consent ID:	240221	Issue Date:	18/09/24
Description:	Placement of a South Peak Homes Travers 1.2 on site (building constructed and consented under BC240016) installation and connection to site services construction of decks and stairs on site		
Status and Date:	Code Compliance Certificate issued 10/02/25		

Consent ID: 240016	Issue Date: 16/09/24
Description: Construction of a three South Peak Homes Travers dwelling on factory site to be relocated in future within district	
Status and Date: Code Compliance Certificate issued 10/02/25	

Consent ID: 090261	Issue Date: 7/7/09
Description: Construction of a three bay barn	
Status and Date: Code Compliance Certificate issued 26/8/11	

Consent ID: 080198 and 080198A	Issue Date: 26/06/08
Description: Construction of a three bedroom David Reid Homes dwelling with an amendment 5/8/13 for change in spaceheater to Woodsman Tasman	
Status and Date: Code Compliance Certificate issued 13/10/14.	

Gasfitting Certificate of Compliance 705924 issued 17/9/12 for the installation of a Rinnai VT24 water heater with continuous flow and a forced draught flue. (Main dwelling)

Building Permits

No record on file of any building permits issued for this property.

Licences/Environmental Health – Food Act 2014, Sale and Supply of Alcohol Act 2012, Camping Ground Regulations 1985

No record on file of any licence issued for this property.

Section 6 Other Building information

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Sections 44A(2)(e) and (ea) LGOIMA

Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004; and Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006.

Information concerning any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004

Any information located in Council records regarding any certificate issued by a building certifier pursuant to the Building Act 1991 or the Building Act 2004 in relation to this property will be recorded within the Summary of Building Consent Applications and any supporting information supplied in the related Appendix.

Information notified to the territorial authority under section 124 of the Weathertight Homes Resolution Services Act 2006

No information located in Council records regarding any notification under Section 124 of the Weathertight Homes Resolution Services Act 2006 in relation to this property.

Section 7 Use to which that land may be put and conditions attached to that use

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Section 44A(2)(f) LGOIMA

Information relating to the use to which that land may be put and conditions attached to that use.

Zoning: Operative Buller District Plan

Zone: Rural Zone

Full details of the zone requirements are found in the operative Buller District Plan. Relevant zone rules and planning map are provided in [Appendix IV](#).

Zoning: Te Tai o Poutini Plan (Decisions Version)

On 10 October 2025, the Decisions Version of the Te Tai o Poutini Plan (TTPP) was publicly notified. The Decisions Version, associated maps and additional information are located at tpp.nz. This notification formally marked the start of the Appeals period. An opportunity to join appeals lodged as a s274 party was open until 2 February 2026.

Appeals information sheets are located at tpp.nz. Please note that there may be further changes to the TTPP as an outcome of the appeals.

Zones and Development Areas

- General Rural Zone (*Note: This section of the Plan is currently under appeal.*)

Refer to TTPP (decision version) planning maps and relevant rules provided in [Appendix V](#). The TTPP (decision version) can be viewed here: <https://tpp.nz>.

Notable (Protected) Trees

Council does not hold any record of a notable tree being registered to this property.

Historic (Heritage) Building

Council does not hold any record of a heritage building being on this property.

Summary of Resource Consents and Town Planning Permits

Copies of Resource Consent decisions and Town Planning Permits are provided in [Appendix VI](#). Any further Planning information may be requested from Council's Duty Planner via email planning@bdc.govt.nz or phone 03 788 9603 during duty hours (10.00am-12.00noon and 2.30pm-4.30pm on Monday, Tuesday, Thursday and Friday).

Resource Consents

Consent ID:	160054
Proposal:	Subdivision of Lot 3 Deposited Plan 18780 in two allotments
Status and Date:	Granted under Delegated Authority 3/05/17 S224 Issued 13/09/18

Consent ID:	110026
Proposal:	Subdivision of land into 19 Lots creating 16 new Certificates of Title, with variation of Conditions granted 17/4/13
Status and Date:	Granted by delegated authority 10/6/11. Did not proceed and consent lapsed 10/06/16.

Consent ID: 090013	
Proposal:	Installation of a new powerline from the existing line in Powerhouse Road to service the land on Lots 3 and 4 Deposited Plan 13007 and Lots 3, 4 and 5 Deposited Plan 18780
Status and Date:	granted by delegated authority 9/4/09

Consent ID: 080082	
Proposal:	Boundary adjustment subdivision
Status and Date:	Granted by delegated authority 02/09/08

NOTE: If not given effect to, a resource consent lapses after five years from the date of the decision, unless otherwise specified in the decision or unless extended by resolution of Council.

Town Planning Permits

No record on file of any town planning permits in relation to this property.

Section 8 Information regarding this property which has been notified to Council by any other statutory organisation

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Section 44A(2)(g) LGOIMA

Information which, in terms of any other Act, has been notified to the territorial authority by any statutory organisation having the power to classify land or buildings for any purpose.

West Coast Regional Council

West Coast Regional Council is responsible for the following –

- Sustainable regional well-being.
- Managing the effects of using freshwater, land, air and coastal waters, by developing regional policy statements and regional plans (coast, air, land and water) and the issuing of consents.
- Managing rivers, mitigating soil erosion, flood control and other hazards.
- Identifying and mapping areas subject to liquefaction.
- Regional emergency management and civil defence preparedness.
- Regional land transport planning and total mobility funding.
- Marine oil spills and pollution response.

Therefore we strongly advise that you contact the West Coast Regional Council (0508 800 118) to ascertain whether there is any further information regarding this property on their records.

Note: Publicly available Natural Hazard Reports are held by WCRC and can be accessed by the following link: <https://www.wcrc.govt.nz/publications/natural-hazard-reports>

Section 9 Information regarding this property which has been notified to Council by a network utility operator

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Section 44A(2)(h) LGOIMA

Any information which has been notified to the territorial authority by any network utility operator pursuant to the Building Act 1991 or the Building Act 2004.

Network Utility Operators

Information related to the availability of supply, authorisations etc (eg, electricity or gas) can be obtained from the relevant Network Utility Operator.

Section 10 Discretionary Information

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Section 44A(3) LGOIMA

A territorial authority may provide in the memorandum such other information concerning the land as the authority considers, at its discretion, to be relevant.

Boundaries and Property Location

Property location aerial photograph supplied – aerial flown in 2016 attached as [Appendix VII](#).

For various reasons, buildings on land are not always correctly sited. They may be too close to boundaries, stop banks, waterways, across boundaries or they may be wholly or partly sited on adjacent property or legal road. Often Council will be unaware of a particular building since it may be an exempt structure in terms of Schedule 1 of the Building Act 2004.

Note that the boundary information supplied as part of the LIM is not a substitute for a legal survey. Land Information New Zealand (LINZ) parcel boundaries layer for rural properties on Council's GIS system may not be accurate and in some cases may be misaligned in excess of 10 metres, and urban properties may be misaligned by up to 1.5 metres.

Any person wishing to rely on the supplied graphical information should independently verify that information.

Access / Land Transport Requirements

There is a sealed approved vehicle crossing off Powerhouse Road that meets Buller District Council's standards. The access to this property is via a private Right of Way off Powerhouse Road and Council does not maintain this Road.

Further information may be obtained from Council's Infrastructure Delivery department via email info@bdc.govt.nz or freephone 0800 807 239.

Refuse & Recycling Collection

The Buller district is divided into three zones for recycling and refuse. Each of these zones has specific guidelines for recycling and refuse. This property is located in Zone 1 which covers Westport, the areas from Westport to the Mokihinui Bridge, Westport to Punakaiki, Westport to Reefton including Blacks Point, and Reefton to Ikamatua. All properties are rated for solid waste management.

Refuse and recycling collection is available in this area and is collected by Smart Environmental Ltd. Any recycling bin and glass crate that Smart Environmental Ltd issued to this address must remain at this property. If they have been removed from this property, there will be a charge to the owner of the property for replacement.

Information on services provided for refuse and recycling in each zone, including collection days, and fees and charges, can be viewed on Council's website www.bullerdc.govt.nz or by contacting the Council's Customer Services staff on 0800 807 239 or info@bdc.govt.nz.

Solid Fuel Heaters

Note: Solid fuel heaters and flues require regular cleaning, maintenance and safety checks. Council does not warrant the condition of the units. Anyone intending to take an interest should arrange for the units to be independently checked.

Building Act 2004

The [Building Act 2004](#) provides for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards, to ensure that:

- people who use buildings can do so safely and without endangering their health; and
- buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them; and
- people who use a building can escape from the building if it is on fire; and
- buildings are designed, constructed, and able to be used in ways that promote sustainable development.

To achieve this purpose, the Act requires anyone proposing to do building work to obtain Building Consent from a Building Consent Authority before commencing building work except if exempt under Schedule 1.

Further information, including frequently asked questions and how to apply for a building consent, can be found on our website <https://bullerdc.govt.nz/property-rates-and-building/building-and-building-consents/>

Resource Management Act 1991

A resource consent is a formal, written permission to undertake an activity on a particular site. Permission must be obtained to carry out activities that are restricted or controlled by the rules set out in the operative Buller District Plan/Te Tai o Poutini Plan – Decisions Version.

When an application for a resource consent is received, the processes set out in the Resource Management Act 1991 (RMA) are followed. A resource consent is required for activities that:

- are not permitted “as of right” in the district or regional plan or
- exceed the rules of the district or regional plan in some way.
- If you believe that your proposed activity is permitted or can be carried out without resource consent, you may wish to apply for a Certificate of Compliance.

Further information, including frequently asked questions and how to apply for a resource consent, can be found on our website <https://bullerdc.govt.nz/property-rates-and-building/planning-and-resource-consent/>.

RAPID Numbers ~~Delete if not applicable~~

A RAPID number has been allocated to this property. A Rural Address Property Identification (RAPID) is an identification number assigned to any rural property in the district and helps emergency services and the public find your property. The system is based on the distance to a property entrance from a clearly defined reference point, usually the beginning of the road on which it is located.

As RAPID numbers are allocated, this information is sent to Landonline for inclusion on Land

Information New Zealand's (LINZ) national property database. Many rural property owners use RAPID numbers as their postal address. An information sheet is provided in [Appendix VI](#).

Rural Land

Rural Zones incorporates a productive agricultural environment, where the Council will uphold the amenity standards associated with the normal conduct of farming operations in the zone. Potential purchasers of rural land should be aware that typical activities associated with rural land such as vehicle and animal noise, smells and other similar activities are to be expected in rural areas.

Livestock Movements Bylaw

The Buller District Council Livestock Movements Bylaw provides for the acceptance of long-term, intermittent, or temporary movement of livestock on, across or along public roads in the district. The bylaw can be viewed online at the link provided below, or a copy can be provided on request.

Link: <https://bullerdc.govt.nz/media/oi2cgeib/livestock-movements-bylaw.pdf>

Civil Defence and Emergency Management in Buller

The West Coast Civil Defence Emergency Management Group (CDEM) manages civil defence in Buller.

The [West Coast CDEM Group](#) consists of the four West Coast Councils:

- West Coast Regional Council
- Buller District Council
- Grey District Council
- Westland District Council.

In an emergency within Buller, the [Buller Civil Defence Facebook](#) page will be updated as frequently as possible to keep the community informed.

Further information on Civil Defence and Emergency Management in Buller can be found on our [Buller District Council website](#).

Record of Title

No title search has been done on this property. The Record of Title may note restrictions on the property or building by way of Consent Notices, Easements or Covenants registered to the Title. You may wish to consult a solicitor if the Record of Title has any of these instruments registered to the Record of Title.

- A consent notice would alert current and future property owners of certain obligations that must be complied with on a continuing bases or at the time of building and in some instances, vegetation maintenance. The process to change or cancel a consent notice would require a Section 221 application under the Resource Management Act 1991.
- Land covenants and may also affect how you can use the land and are often private covenants. The rules can either make a landowner do something or prevent the landowner from doing something on the land. These rules can apply for a set period of time or stay on the land forever.
- An easement is defined as a right for the owners of one lot to carry out some form of activity over another lot (e.g. an electricity easement allows electricity to be conveyed to a property over another property). A right-of-way is a particular type of easement, which allows the owners of a lot vehicle and/or pedestrian access over a portion of another lot. When considering building work, it is important that the property owner is aware of where easements are located as they cannot be built over.

Buller District Council Website

Visit Buller District Council's website <https://bullerdc.govt.nz/> for more Council related information including but not limited to:

- Request a Service
- Planning and resource consents
- Waste and Recycling
- Annual/Long Term Plans
- Building and building consents
- Rating information
- Facilities
- Fees and Charges
- Online payments
- Public notices (including water restrictions)
- Road closures (local roads)
- Media Releases
- Dogs and Animal Control
- Licences and permits