

Building on land subject to a Natural Hazard

If you are thinking about carrying out 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); and
- slippage.

A Land Information Memorandum (LIM) or Project Information Memorandum (PIM) will provide information about hazards that the Council knows about.

New building works or alterations should be designed with any natural hazard in mind. The Building Act 2004 requires the Council to look closely at building consents for new buildings or major alterations to a building on land subject to a natural hazard.

The 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.

If I apply for a building consent in a known hazard area will I need to have a report from a Geotechnical Engineer or Hydrologist ?

Unless the work is of a minor nature you may need a report from one of these professionals.

You should check with the Council prior to lodging a building consent.

Will a building consent be issued in these areas?

Section 72 of the Building Act 2004 states that Council shall refuse to grant a building consent for the construction of a building or major alterations unless it is satisfied that adequate provision has been or will be made to protect the land or building work, or other property concerned from those hazards, or restore any damage to the land or property concerned that may result from the building work.

Where a building consent is applied for on land that is subject to one or more of the above hazards and the territorial authority considers that the building work itself will not accelerate, worsen, or result in erosion, falling debris, subsidence, inundation or slippage, then the building consent can be issued subject to Section 72.

When a building consent is issued subject to Section 72 for Crown land the Surveyor-General is notified or for Maori land the Registrar of the Maori Land Court is advised, and they will enter the particulars of the notification into their records together with any relevant PIM.

For all other land the Registrar-General of Land is notified who must record as an entry on the Computer Freehold Register (CFR) (formerly known as a Certificate of Title) that a building consent has been granted under section 72 and particulars that identify the natural hazard concerned.

Will all building consents in hazard areas be issued subject to Section 72 ?

Not necessarily. Section 72 allows the Council to issue a building consent if it is satisfied that adequate provision has been made either to protect the land or building work or other property from the hazard or to restore any damage to the land or other property arising out of the building work.

Section 72 applies to the construction of a building or major alterations to a building. While there is no definition of major alterations, the Council considers that the installation of domestic fires and minor interior alterations would not attract action under Section 72.

The Council strongly recommends that you or your advisors discuss your proposals with our Consents staff prior to lodging your building consent application.

Can a Section 72 endorsement be entered on my CFR if I don't apply for a building consent ?

No.

How do I know if there is already a hazard-related endorsement on the CFR ?

You need to obtain a copy of the CFR from Land Information New Zealand.

Contact: Land Information New Zealand

Phone 0800 665 463 (New Zealand call free only)

Email: info@linz.govt.nz

NOTE: If a CFR endorsement is required for the issue of a Building Consent you will be asked to sign a Section 72 Request acknowledging that you are aware of the implications of a Section 72 notice on the CFR for your property.

What are the implications of having a Section 72 on the CFR?

If there is a Section 72 endorsement on the CFR and the building is subsequently damaged by a hazard event then the owner, and subsequent owners, cannot claim against the Council for issuing the consent.

"The existence of an entry under Section 74 of Building Act 2004 may limit statutory natural disaster insurance. Refer Clause 3(d) of Third Schedule to the Earthquake Commission Act 1993."

You are strongly advised to contact your solicitor, insurance company and the

Earthquake Commission if you are purchasing a property in these areas or you are planning on doing any alterations or additions in the future.

Contact: Earthquake Commission

P O Box 790, WELLINGTON

Phone: 04-978-6400 Fax: 04-978-6431

E-mail: info@eqc.govt.nz

You should notify your insurer immediately of a section 73 notification. Your insurer will more than likely request that you obtain an independent engineer's report commenting on the stability of the property. Should the report be favourable, then the insurer may continue to provide top up cover and difference in conditions cover.

Contact: Insurance Council of NZ

P O Box 474, WELLINGTON

Phone: 04-472-5230 Fax: 04-473-3011

E-mail: icnz@icnz.org.nz

Please Note: Section 36 of the Building Act 1991 covered natural hazards. Prior to the Building Act 1991 all building permits were issued under the Local Government Act 1974. Section 641(A) of the Local Government Act is similar to Section 72 of the Building Act so check your CFR for any relevant endorsement.

You can find out more about Sections 72 and 73 of the Building Act 2004 from the Ministry of Business, Innovation and Environment

Contact: MBIE

P O Box 1473, Wellington 6011

Freephone: 0800 24 22 43

E-mail: info@building.govt.nz

Website: <http://www.mbie.govt.nz>

This section has rules that are subject to appeal.

PROVISIONS SOUGHT TO BE ADDED BY APPEAL

NEW OBJECTIVE: To recognise and provide for the constraints imposed by the locational, technical, functional and operational requirements of energy activities, including energy aspects of infrastructure and critical infrastructure, with regard to natural hazards.

NEW RULE: CONTROLLED ACTIVITY FOR STATUTORY AGENCIES TO CONSTRUCT NATURAL HAZARD MITIGATION STRUCTURES

NH

Natural Hazards - Ngā Mōreareatanga Aotūroa

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".

The risks associated with natural hazards vary on Te Tai o Poutini/the West Coast, with its sparse population and low level of development in some areas, compared with discrete areas of larger populations in the towns and settlements. In the larger populated and developed areas the consequences of natural hazards are considerably greater - hence the risk is higher. A risk-based approach to natural hazards has been taken in Te Tai o Poutini Plan and means that the focus of the natural hazard provisions is in the areas where there is greatest risk.

- Coastal Hazard Overlays - Coastal Hazard Erosion and Inundation Overlay where risk from coastal erosion and inundation over the next 100 years with 1m of sea level rise has been modelled and mapped, Coastal Hazard Inundation Overlay 1 where risk from coastal inundation in a 1% AEP coastal storm event with 1m of sea level rise has been modelled and mapped. Coastal Hazard Inundation Overlay 2 which is a 30m wide buffer from the edge of the active shoreline to capture seasonal changes in the shoreline and corresponding inundation hazard.
- Hokitika Coastal Hazard Overlay — applies to parts of Hokitika where the design and consent process for planned upgrades have not yet occurred, and a significant risk remains.
- Flood Hazard Overlays — "Flood Severe" and "Flood Susceptibility" where risk from flooding has been modelled, and due to depth and speed of water, mapped as either severe or susceptibility.
- Westport Hazard Overlay - specific provisions managing flooding and coastal inundation. This applies to the area identified in the West Coast Regional Council Long Term Plan as to be protected. Design and consent work is underway.
- Earthquake Hazard Overlay — These overlays apply either side of the active fault traces for the Alpine, Hope, Clarence and Awatere Faults. A large earthquake on these faults will result in ground shaking outside of these areas. The Earthquake Hazard Overlay should not be considered the total extent of the hazard but are considered to reflect the likely extent of the most significant hazard.
- Land Instability Overlay — This overlay applies to areas where there is risk from slope instability, landslide, debris flow and rockfall.

The spatial extent of the overlays is where rules apply. Some properties may have more than one natural hazard overlay, the rules from all overlays apply.

Natural Hazard Mitigation Structures

Where Natural Hazard Mitigation Structures are located or proposed in the Coastal Environment or Riparian Areas of Waterbodies, the rules for these are to be found in the relevant Coastal Environment and Natural Character and Margins of Waterbodies Chapters.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to this chapter, a number of General District-wide Matters chapters also contain provisions that may be relevant for natural hazards and in particular the specific provisions around the construction of natural hazard mitigation structures such as seawalls, flood walls and stop banks.

In particular the Coastal Environment Chapter, Natural Character and Margins of Waterbodies Chapter, Earthworks Chapter, Ecosystems and Indigenous Biodiversity and Natural Features and Landscapes Chapters may be relevant.

Natural Hazards Objectives

NH - O1	Adopt a risk-based approach to natural hazard management where: 1. Subdivision, use and development within Severe Natural Hazard Overlays reduces or does not increase the existing risk from natural hazards to people, buildings, and regionally significant infrastructure. 2. Subdivision, use and development within all other Natural Hazard Overlays manages and does not increase the risk from natural hazards to people, buildings, and regionally significant infrastructure.
NH - O2	To only locate regionally significant infrastructure within the Severe Natural Hazard Overlays where there is an operational need or functional need to be located within these overlays, and to design the infrastructure so as not to increase the risk to people and other buildings.
NH - O3	Green Infrastructure that reduces the susceptibility of people, buildings, and regionally significant infrastructure to damage from natural hazards are created, retained, or enhanced and protected
NH - O4	To recognise and provide for the impacts of climate change, and its influence on the frequency and severity of natural hazards.
NH - O5	Measures taken to mitigate natural hazards do not increase the risks to people, buildings and regionally significant infrastructure.

Also the Strategic Objectives and Policies

Policies

NH - P1	Identify areas subject to natural hazards within Te Tai o Poutini Plan and take a risk-based approach to the management of subdivision, use and development based on: a. The sensitivity of the activities to the impacts of natural hazards; b. The risk posed to people's lives and wellbeing, buildings and regionally significant infrastructure, by considering the likelihood and consequences of natural hazard events; and c. The operational need or functional need for some activities to locate within the Natural Hazard Overlays.
NH - P2	Where a natural hazard has been identified and the natural hazard risk to people and communities is uncertain apply a precautionary approach to allowing subdivision, use and development of the area.
NH - P3	When managing natural hazards: a. Promote the use of green infrastructure and appropriate risk management approaches in preference to hard engineering solutions in mitigating natural hazard risks; and b. Avoid increasing risk to people, and buildings; while c. Recognising that in some circumstances hard engineering solutions may be the only practical means of protecting communities and regionally significant infrastructure; and d. Enabling natural hazard mitigation works where these works are being

	undertaken by a Statutory Agency or their nominated contractor acting on their behalf and these will decrease the existing risk to people's lives and wellbeing, buildings and regionally significant infrastructure.
NH - P4	Natural hazard assessment for subdivision, use and development (including for managed retreat) will consider the impacts of climate change. In particular the following matters will be considered: a. Change in sea level over the next 100 years; b. Increased inundation of low lying areas; c. Changes in rainfall patterns; d. Increase in cyclonic storms; and e. Changes in the magnitude, frequency and duration of severe weather events.
NH - P5	When assessing areas suitable for managed retreat, the following matters will be considered: a. That the natural hazard risk of the area is less than the existing location, and b. The potential future need to protect the community and associated infrastructure by hazard mitigation works.
NH - P6	Allow for subdivision, use and development for Less Hazard Sensitive Activities in all Natural Hazard Overlays.
NH - P7	Avoid subdivision, use and development for Potentially Hazard Sensitive and Hazard Sensitive Activities in the Severe Natural Hazard Overlays unless it can be demonstrated that: a. The subdivision, use or development has an operational or functional need to locate within the hazard area; and b. The subdivision, use or development incorporates mitigation measures that reduce or do not increase the existing risk to people, buildings and regionally significant infrastructure; and c. In the Flood Severe Overlay the risk to people, buildings and regionally significant infrastructure on adjacent sites is not increased as a result of the activity proceeding; or d. In the Coastal Hazard Erosion and Inundation Overlay there are existing or proposed coastal erosion mitigation structures that are certified by an engineer to provide protection from coastal erosion and meeting the following design requirements: ▪ Have a batter slope of 1:2.5 or less; ▪ Must be embedded a minimum of 1.0 metre into the beach terrain, ideally reaching a level below the low water mark level; ▪ The rock must be of sound composition with a minimum density of 2.6 tonnes per cubic metre; and ▪ The rock must have a minimum D50 (median diameter) of 800mm and be well graded and constructed to form a competent lining.
NH - P8	Provide for subdivision, use and development for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Land Instability, Coastal Hazard Inundation Overlay 1, Coastal Hazard Inundation Overlay 2, Flood Alert, Flood Susceptibility and Earthquake Susceptibility Hazard Overlays where: a. Measures are incorporated to mitigate the risk to people, buildings and regionally significant infrastructure; and b. In the Flood Susceptibility and Land Instability Overlays the risk to people and buildings on adjacent sites is not increased as a result of the activity proceeding.
NH - P9	When assessing the actual and potential effects of subdivision, use and development in the Natural Hazard Overlays consider: a. The level of risk posed by natural hazards to people, buildings and regionally significant infrastructure; b. Existing and proposed technological and engineering mitigation measures and other non-engineered options; c. The location and design of proposed sites, buildings, vehicle access, earthworks and on-site infrastructure in relation to the natural hazard risk; d. The clearance or retention of vegetation or other natural features to mitigate natural

	hazard risk; e. The timing, location, scale and nature of any earthworks in relation to the natural hazard; f. The potential for the proposal to exacerbate natural hazard risk, including transferring risk to any other site.; g. The functional need or operational need to locate in these areas; and h. Any adverse effects on the environment of any proposed mitigation measures.
NH - P10	Allow subdivision, use and development within the Westport Hazard Overlay where the risk to people and buildings is mitigated from the: a. 1% annual exceedance probability flood event ; and b. 1% annual exceedance probability plus 1m sea level rise coastal event.
NH - P11	Allow subdivision, use and development within the Hokitika Coastal Hazard Overlay where the risk to people and buildings is mitigated from the 1% annual exceedance probability coastal storm event plus 1m sea level rise.
NH - P12	Only allow for hard engineering natural hazards mitigation works for the reduction of the risk from coastal hazards where: a. The engineering measures are needed to protect existing nationally and regionally significant infrastructure and it can be demonstrated that there is no practicable alternative; b. There is a demonstrable risk to existing nationally and regionally significant infrastructure, life or private property from the coastal hazard; c. The construction of the hard engineering measures will not increase the risk from Coastal Hazards on adjacent properties that are not protected by the hard engineering measures; d. Hard engineering structures are designed to minimise adverse effects on the coastal environment e. Adverse effects on significant natural features and systems and their function as natural defences are avoided, remedied or mitigated; and f. It can be demonstrated that green infrastructure measures would not provide an appropriate level of protection in relation to the significance of the risk.
NH - P13	Only allow for the construction of a single residential unit on an existing vacant site located within the Severe Natural Hazard Overlays, where: a. Locating a residential unit on a site outside of the Severe Natural Hazard Overlays is not a practicable option; and b. Mitigation measures are incorporated into the building to minimise the risk to life of the occupants and the structural integrity of the building in the event of a natural hazard that relates to the overlay.
NH - P14	Only allow for the construction of buildings associated with Hazard Sensitive Activities and Potentially Hazard Sensitive Activities within the Scenic Visitor Zone and within the Coastal Hazard Erosion and Inundation Overlay, where: a. Locating a building on the site outside of the Coastal Hazard Erosion and Inundation Overlay is not a practicable option; and b. Mitigation measures are incorporated into the building to mitigate the risk to life of the occupants and maintain the structural integrity of the building from coastal erosion or coastal inundation.
NH - P15	Only allow for the construction of buildings associated with Hazard Sensitive Activities and Potentially Hazard Sensitive Activities within a Severe Natural Hazard Overlay where: a. Locating a building on the site outside of the Severe Natural Hazard Overlay is not a practicable option on Māori Purpose Zone land; and b. Mitigation measures are incorporated into the building to mitigate the risk to life of the occupants and maintain the structural integrity of the building from the severe natural hazard.

Note:

1. There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan.

In those cases, unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.

2. Regional rules relating to the diversion of water are contained with the West Coast Regional Land and Water Plan. Resource consents may also be required under this Plan.
3. Reconstruction or replacement of a lawfully established building or structure may be subject to existing use rights. In these instances increasing the finished floor level in flood or coastal inundation overlays is strongly encouraged.

Rules - All Natural Hazard and Coastal Hazard Overlays

Permitted Activities

NH- R1 Replacement of Lawfully Established Buildings for Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Natural Hazard Overlays

Activity Status Permitted

Where:

1. This is the replacement of a lawfully established building; and
2. The building has been destroyed or substantially damaged due to fire, or a natural hazard event and is located in the Flood Susceptibility, Earthquake Susceptibility, Land Instability, Coastal Hazard Inundation Overlay 1, Coastal Hazard Inundation Overlay 2, Hokitika Coastal Hazard Overlay or Westport Hazard Overlay; and
3. If the building is to contain a Potentially Hazard Sensitive or Hazard Sensitive Activity and is within the Flood Susceptibility, Hokitika Coastal Hazard Overlay, or Westport Hazard Overlay, then the replacement building complies with the minimum floor level requirement of the specific Natural Hazard Overlay Rules; and
4. The rebuild has commenced within 5 years after the date of the natural hazard event or fire which caused the damage or destruction of the building; and
5. The gross floor area of the replacement building is the same, or smaller than the building that was destroyed.

Activity status where compliance not achieved:

Refer to specific Natural Hazard Overlay Rules.

NH - R2 Repairs, Maintenance and Upgrades to Existing Natural Hazard Mitigation Structures

Activity Status Permitted

Where:

1. The structure has been lawfully established;
2. Only cleanfill is used where fill materials are part of the structure;
3. There is no reduction in public access;
4. There is no change to more than 10% to the overall dimensions, orientation, height or length of the structure from that originally lawfully established structure; and
5. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing.

Advice Notes:

1. Where any natural hazard mitigation structure is also located in the Coastal Environment another Overlay Chapter area as identified on the planning maps and in the Schedules 1-8 then resource consent may be required under the relevant Overlay Chapter rules.
2. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan.

Activity status where compliance not achieved:

Restricted Discretionary

NH - R3	Demolition and Removal of a Natural Hazard Mitigation Structure within all zones and Overlay Areas
Activity Status Permitted Where: 1. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing. 2. Within one month of the natural hazard mitigation structure being removed, evidence is provided to Council of the completion of works and certification that any engineering requirements specified in the assessment (clause 1) are fulfilled. Advice Note: Where any natural hazard mitigation structure is also located in the Coastal Environment or another Overlay Chapter area as identified on the planning maps and in the Schedules One to Eight then resource consent may be required under the relevant Overlay Chapter rules.	Activity status where compliance not achieved: Restricted Discretionary
Restricted Discretionary Activities	
NH - R4	New Natural Hazard Mitigation Structure and Repairs, Maintenance and Operation of any Minor Upgrades to, or Demolition of, Existing Natural Hazard Mitigation Structures not meeting Permitted Activity Standards
Activity Status Restricted Discretionary Where: 1. The structure is constructed by a Statutory Agency or their nominated authorised contractor acting on its behalf; 2. There is no reduction in public access; 3. It is accompanied by an assessment undertaken by a Chartered Professional Engineer confirming that the natural hazard mitigation structure does not increase the natural hazard risk to other properties or any other lawfully established natural hazard mitigation structure, and this assessment is provided to the relevant District Council 10 working days prior to works commencing. Discretion is Restricted to: a. the effects on people and property; b. The effects on the natural character of the coastal environment; c. The effects on Poutini Ngāi Tahu values, and archaeological sites, historic heritage or on any Site and Areas of Significance to Māori identified in Schedule Three; d. The effects on public access; e. Volume and area of earthworks; f. Effects on ecosystems and indigenous biodiversity; g. Measures to mitigate landscape effects; and h. The functional need or operational need of the activity. Advice Notes: 1. A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan. 2. Natural Hazard Mitigation Structures constructed in the Coastal Environment, or within the Riparian Margins of Waterbodies or within areas identified in Schedules 1 - 8 will be subject to the provisions in the relevant Overlay Chapters. 3. if the Overlay Chapters don't provide for this activity then NH-R3 prevails	Activity status where compliance not achieved: Discretionary
NH - R5	The construction of buildings that will contain a residential unit within the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard

Erosion and Inundation Overlay		
Activity Status Restricted Discretionary Where: 1. It involves the construction of one residential unit on an existing vacant site that existed prior to 1 July 2022 where the residential unit is located within the Severe Natural Hazard Overlays. Discretion is restricted to: a. The location of the residential unit on the site and whether there are any other practicable locations on the site to locate the residential unit outside of the natural hazard overlay; b. The mitigation measures incorporated into the residential unit to minimise the risk to life to the occupants and maintain the structural integrity of the building from the natural hazard which relates to the overlay; and c. Within the Flood Severe and the Coastal Hazard Erosion and Inundation Overlay the incorporation of mitigation measures into the residential unit to allow for the building to be relocated due to the future risk presented to the building from natural hazards.		Activity status where compliance not achieved: Non-complying
NH - R6	The construction of buildings, and additions to buildings, that will contain Hazard Sensitive Activities or Potentially Hazard Sensitive Activities and are within the Scenic Visitor Zone and within the Coastal Hazard Erosion and Inundation Overlay	
Activity Status Restricted Discretionary Where: 1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person. Discretion is restricted to: a. The risk from coastal hazards to people and property and any measures to reduce or mitigate this risk; b. The management of vegetation or other natural features to mitigate natural hazard risk; c. The potential for there to be an increase in the risk of coastal erosion to either neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings. d. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures used to reduce the risk to the building; e. In respect to Community Facilities, Retirement Homes, Healthcare Facilities, Childcare Services and Educational Facilities the ability for people to be able to safely evacuate from the site in a coastal hazard event; and f. In respect to Emergency Facilities the ability for emergency vehicles and services to be able to operate during and after a coastal hazard event		Activity status where compliance not achieved: Non-complying
NH - R7	The construction of buildings, and additions to buildings, that will contain Hazard Sensitive Activities or Potentially Hazard Sensitive Activities and are within a Severe Natural Hazard Overlay	
Activity Status Restricted Discretionary Where: 1. The construction is within Māori Purpose Zone land; and 2. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person. Discretion is restricted to:		Activity status where compliance not achieved: Non-complying

a. The risk from natural hazards to people and property and any measures to reduce or mitigate this risk; b. The management of vegetation or other natural features to mitigate natural hazard risk; c. The potential for there to be an increase in the risk to either neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings. d. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures used to reduce the risk to the building. e. In respect to Community Facilities and Educational Facilities the ability for people to be able to safely evacuate from the site in a natural hazard event; f. In respect to Emergency Facilities the ability for emergency vehicles and services to be able to operate during and after a natural hazard event.	
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Discretionary Activities

NH - R8	Repairs, Maintenance, Upgrade to Existing Natural Hazard Mitigation Structures and New Natural Hazard Mitigation Structures not meeting Restricted Discretionary Activity Standards
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Activity Status Discretionary

Advice Notes:

- Where any natural hazard mitigation structure is also located in the Coastal Environment or another Overlay Chapter area as identified on the planning maps and in the Schedules 1-8 then resource consent may be required under the relevant Overlay Chapter rules.
- A West Coast Regional Council resource consent may be required under the West Coast Regional Land and Water Plan and/or Regional Coastal Plan.

Activity status where compliance not achieved: N/A

Non-complying Activities

NH - R9	The construction of buildings that will contain a residential unit within the Flood Severe Overlay, Earthquake Severe Overlay or Coastal Hazard Erosion and Inundation Overlay or; The construction of buildings, and additions to buildings, that will contain Hazard Sensitive Activities or Potentially Hazard Sensitive Activities and are within the Scenic Visitor Zone and within the Coastal Hazard Erosion and Inundation Overlay; or The construction of buildings, and additions to buildings, that will contain Hazard Sensitive Activities or Potentially Hazard Sensitive Activities and are within or the Māori Purpose Zone; not meeting the Restricted Discretionary Activity Standards
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Activity Status Non-complying

Activity status where compliance not achieved: N/A

Rules - Flood Severe Overlay and Flood Susceptibility Overlay

Permitted Activities

NH - R10	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Flood Susceptibility and Flood Severe Hazard Overlays
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Activity Status Permitted

Activity status where

		compliance not achieved: N/A
NH - R11	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Susceptibility Hazard Overlays	
Activity Status Permitted Where: - Any new buildings or additions for Potentially Hazard Sensitive Activities have a minimum finished floor level of 300mm above a 1% annual exceedance probability flood event. - Any new buildings or additions for Hazard Sensitive Activities have a minimum finished floor level of 500mm above a 1% annual exceedance probability flood event.		Activity status where compliance not achieved: Restricted Discretionary

Restricted Discretionary Activities

NH - R12	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities not meeting Permitted Activity Standards in the Flood Susceptibility Hazard Overlays	
Activity Status Restricted Discretionary Discretion is restricted to: - The risk to people and buildings on the site from the 1% Annual Exceedance Probability Flood and the mitigation measures to reduce this risk. - The risk to people and buildings on adjacent properties from the 1% Annual Exceedance Probability Flood, and the mitigation measures to reduce this risk. - The impacts of the building on the conveyance of flood waters, including any potential for flood waters to be blocked or diverted onto adjacent properties		Activity status where compliance not achieved: N/A

Non-complying Activities

NH - R13	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Flood Severe Hazard Overlay.	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

Rules - Earthquake Susceptibility and Earthquake Severe Hazard Overlays - All

Permitted Activities

NH - R14	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Earthquake Susceptibility and Earthquake Severe Hazard Overlays	
Activity Status Permitted		Activity status where compliance not achieved: N/A

Restricted Discretionary Activities

NH - R15	Additions to Existing Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility and Earthquake Severe Hazard Overlays	
Activity Status Restricted Discretionary Where: The additions are not to a Critical Response Facility.		Activity status where compliance not achieved: Non-complying

Discretion is restricted to: - The location of the addition or building in relation to the fault trace; and - Consideration of the mitigation measures incorporated into the addition to minimise the risk to life to the occupants and maintain the structural integrity of the building in the event of a fault rupture.	
NH - R16	New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Susceptibility Hazard Overlays
Activity Status Restricted Discretionary Where: - A hazard risk assessment undertaken by a suitably qualified and experienced geotechnical or geological specialist is provided; and - The new building is not a Critical Response Facility. Discretion is restricted to: - The recommendations of the hazard risk assessment; - The location, design and construction materials of the building, vehicle access and regionally significant infrastructure in relation to the likely fault deformation area; and - Consideration of the mitigation measures incorporated into the building to minimise the risk to life to the occupants and maintain the structural integrity of the building in the event of a fault rupture.	Activity status where compliance not achieved: Non-complying
Non-complying Activities	
NH - R17	New Buildings containing Potentially Hazard Sensitive Activities or Hazard Sensitive Activities in the Earthquake Severe Hazard Overlay
Activity Status Non-complying Where: The new building is not a Critical Response Facility.	Activity status where compliance not achieved: Prohibited
Prohibited Activities	
NH - R18	New Buildings containing Critical Response Facilities in the Earthquake Severe Hazard Overlay
No application for resource consent will be accepted for this activity	
Rules - Land Instability Overlay	
Permitted Activities	
NH - R19	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Land Instability Hazard Overlay
Activity Status Permitted	Activity status where compliance not achieved: N/A
Restricted Discretionary Activities	
NH - R20	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Land Instability Overlay
Activity Status Restricted Discretionary Where: - A geotechnical assessment prepared by a suitably qualified and experienced geotechnical engineer is provided. Discretion is restricted to: - Requirements for measures in relation to building location, design or construction that, if carried out, will be adequate to avoid any damage to the proposed building work or to any adjoining or downslope property	Activity status where compliance not achieved: Non-complying

- and its identified values, arising from slope instability during the useful life of the building or structure; and
- b. Requirements for geotechnical certification that subject to those measures specified:
- The proposed building or structure will not be likely to be subject to damage from slope instability during its useful life; and
 - The proposed works will not be likely to result in or contribute to damage to any adjoining or downslope property and its identified values within or adjoining the natural hazard overlay — land instability alert.

Non-complying Activities

NH - R21	Additions to Existing Buildings and New buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Land Instability Overlay not meeting Restricted Discretionary Activity Standards
Activity Status Non-complying	Activity status where compliance not achieved: N/A

Rules for the Coastal Hazard Erosion and Inundation Overlay and Coastal Hazard Inundation Overlay 1 and 2

Permitted Activities

NH - R22	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay and Coastal Hazard Inundation Overlay 1
Activity Status Permitted	Activity status where compliance not achieved: N/A
NH - R23	Additions to Existing Buildings containing Potentially Hazard Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay and Coastal Hazard Inundation Overlay 1
Activity Status Permitted Where: 1. Any increase in net floor area of any building meets a minimum finished floor level of 300mm above a 1% annual exceedance probability (AEP) plus 1m sea level rise coastal event .	Activity status where compliance not achieved: Restricted Discretionary

Restricted Discretionary Activities

NH - R24	Additions to Existing Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 1
Activity Status Restricted Discretionary Discretion is Restricted to: a. The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk; b. The management of vegetation or other natural features to mitigate natural hazard risk; c. The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings; and d. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures used to reduce the risk to the building.	Activity status where compliance not achieved: N/A

NH - R25	New Buildings containing Potentially Hazard Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay or Coastal Hazard Inundation Overlay 1 or Additions not meeting a Permitted Activity Standard	
Activity Status Restricted Discretionary Discretion is restricted to: - The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk; - The management of vegetation or other natural features to mitigate natural hazard risk; - The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings; and - Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures use to reduce the risk to the building.		Activity status where compliance not achieved: N/A
NH - R26	New Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 1	
Activity Status Restricted Discretionary Where: - This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person. Discretion is restricted to: - The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk; - The management of vegetation or other natural features to mitigate natural hazard risk; - The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings; and - Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures used to reduce the risk to the building.		Activity status where compliance not achieved: Non - complying
Non-complying Activities		
NH - R27	Additions to Existing Buildings and New Buildings containing Hazard Sensitive Activities in the Coastal Hazard Erosion and Inundation Overlay	
Activity Status Non-complying		Activity status where compliance not achieved: N/A
Coastal Inundation Overlay 2		
Permitted Activities		
NH - R28	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities and Potentially Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2	
Activity Status Permitted		Activity status where compliance not achieved: N/A
NH - R29	Additions to Existing Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2	
Activity Status Permitted		Activity status where

	compliance not achieved: N/A
--	------------------------------

Restricted Discretionary Activities

NH - R30	New Buildings containing Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2
-----------------	--

Activity Status Restricted Discretionary

Where:

1. This is accompanied by a natural hazard risk assessment prepared by a suitably qualified and experienced person.

Discretion is restricted to:

- a. The risk from coastal hazards on people and property and any measures to reduce or mitigate this risk;
- b. The management of vegetation or other natural features to mitigate natural hazard risk;
- c. The potential for there to be an increase in the risk of coastal erosion to neighbouring properties or Regionally Significant Infrastructure from either the design of the proposed development or any mitigation measures to reduce the risk to future occupants or buildings; and
- d. Any potential impacts on the natural environment or changes in natural processes as a result of any natural hazard mitigation measures used to reduce the risk to the building.

Activity status where compliance not achieved:
Non - complying

Non-complying Activities

NH - R31	New Buildings for Hazard Sensitive Activities in the Coastal Hazard Inundation Overlay 2 not meeting Restricted Activity Standards
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Activity Status Non-complying

Activity status where compliance not achieved: N/A

Hokitika Coastal Hazard Overlay

Permitted Activities

NH - R32	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Hokitika Coastal Hazard Overlay
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Activity Status Permitted

Activity status where compliance not achieved: N/A

NH - R33	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Hokitika Coastal Hazard Overlay
-----------------	--

Activity Status Permitted

Where:

1. New buildings or additions to existing buildings have a minimum floor level as follows:
 - i. Buildings or additions containing Hazard Sensitive Activities 500mm above the 1% annual exceedance probability plus 1m sea level rise coastal event;
 - ii. Buildings or additions containing Potentially Hazard Sensitive Activities - 300mm above the 1% annual exceedance probability plus 1m sea level rise coastal event.

Activity status where compliance not achieved:
Discretionary

Discretionary Activities

NH - R34	New Buildings in the Hokitika Coastal Hazard Overlay not meeting Permitted Activity standards
-----------------	--

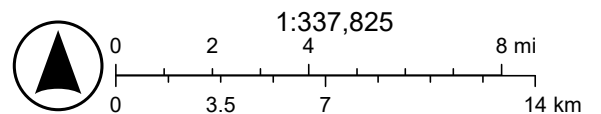
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Westport Hazard Overlay		
Permitted Activities		
NH - R35	Additions to Existing Buildings and New Buildings containing Less Hazard Sensitive Activities in the Westport Hazard Overlay	
Activity Status Permitted		Activity status where compliance not achieved: N/A
NH - R36	Additions to Existing Buildings and New Buildings containing Potentially Hazard Sensitive Activities and Hazard Sensitive Activities in the Westport Hazard Overlay	
Activity Status Permitted Where: 1. New buildings or additions to existing buildings have a minimum floor level as follows: - Buildings or additions containing Hazard Sensitive Activities - 500mm above a 1% annual exceedance probability plus 1m sea level rise coastal event and a 1% annual exceedance probability flood event; and - Buildings or additions containing Potentially Hazard Sensitive Activities - 300mm above a 1% annual exceedance probability plus 1m sea level rise coastal event and a 1% annual exceedance probability flood event. Advice Note: The finished floor level required shall be obtained from West Coast Regional Council.		Activity status where compliance not achieved: Discretionary
Discretionary Activities		
NH - R37	New Buildings and Additions and Alterations to Existing Buildings in the Westport Hazard Overlay not meeting Permitted Activity Standards.	
Activity Status Discretionary		Activity status where compliance not achieved: N/A

Westport Area- Faults, Landslides



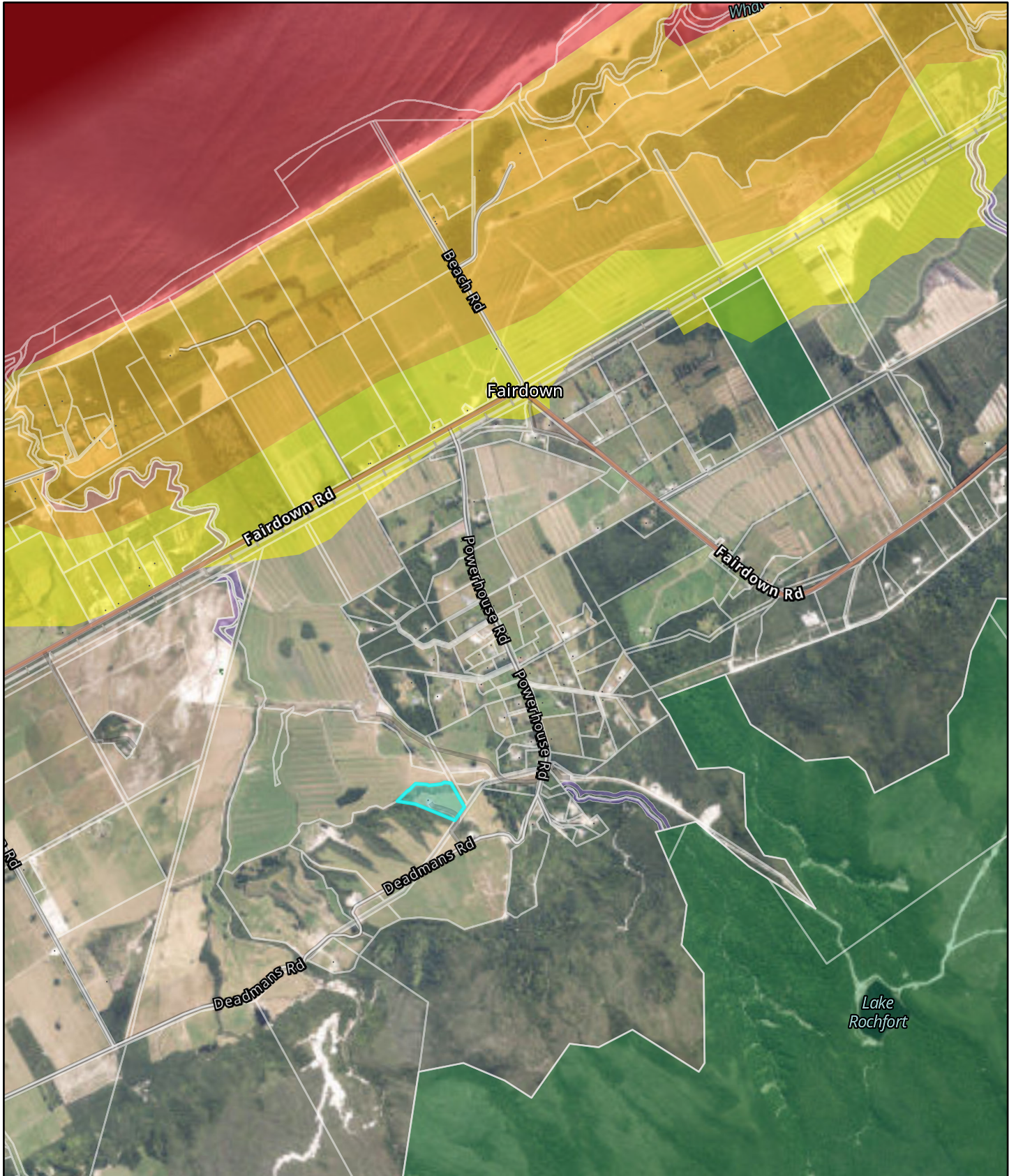
23/10/2025, 11:36:35

- Inactive Folds
- Active Faults
- Inactive Faults
- Faults - Unknown Activity - Faults Unknown Activity
- Landslide Catalog
- Earthquake Landslides
- Rain Landslides
- BDC Property Master - Parcel
- LINZ NZ Roads - Addressing
- Rockfall Hazards - Rockfall Hazard
- DOC Public Conservation Land
- Marginal Strip
- Reserve
- Conservation Area
- National Park
- New Zealand Imagery



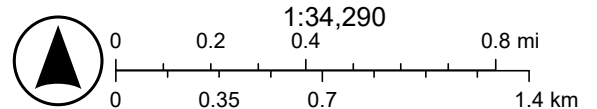
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Tsunami Evacuation Zones

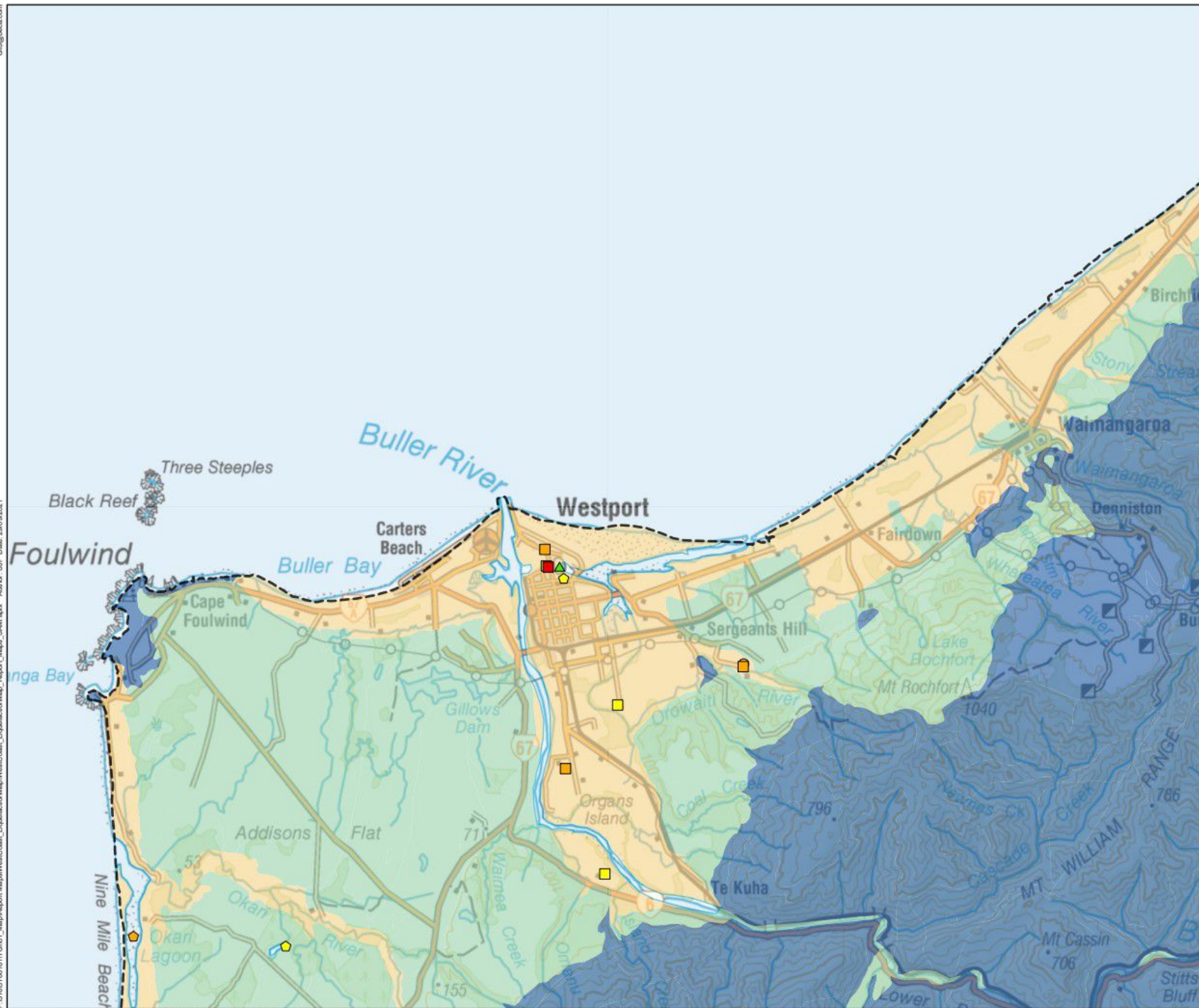


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- BDC Property Master - Parcel
- LINZ NZ Addresses
- LINZ NZ Roads - Addressing
- Coastal Hazards - Coastal Hazard
- Rockfall Hazards - Rockfall Hazard
- DOC Public Conservation Land
- Marginal Strip
- Reserve
- Conservation Area
- National Park
- Wildlife Area
- Marine Area
- Tsunami Evacuation Zones
 - Red
 - Orange
 - Yellow
- New Zealand Imagery



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West Coast Region Liquefaction Assessment

Map : E9

Page 10 of 52

Legend

- Water
- West Coast Regional Boundary

Historic Liquefaction Cases

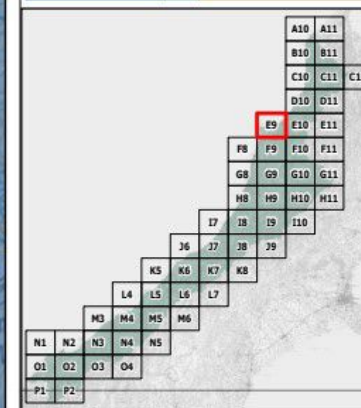
Earthquake Name

- 1929 Murchison
- 1962 Westport
- 1968 Inangahua
- 1991 Hawks Crag

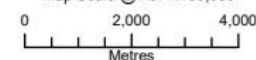
Damage

- No Recorded Land Damage
- Minor Recorded Land Damage
- Moderate Recorded Land Damage
- Major Recorded Land Damage

Liquefaction Damage is Unlikely	Liquefaction Damage is Possible
Very Low Liquefaction Vulnerability	



Map Scale @ A3: 1:100,000



Revision	Author	Valid	Approved	Date	
4	BDL	DRAFT	DRAFT	20/09/2021	
3	SJF	BDL	Swat B	08/09/2021	
Client: West Coast Regional Council					Discipline: GIS
Project: West Coast Civil Defense and Emergency Management Group					Drawing No: GIS-3160181-01-E9



Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

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

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)

2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

1. Explosive or ordinance production, maintenance, dismantling, disposal, bulk storage or re-packaging
2. Gun clubs or rifle ranges, including clay targets clubs that use lead munitions outdoors
3. Training areas set aside exclusively or primarily for the detonation of explosive ammunition

D Metal extraction, refining and reprocessing, storage and use

1. Abrasive blasting including abrasive blast cleaning (excluding cleaning carried out in fully enclosed booths) or the disposal of abrasive blasting material
2. Foundry operations including the commercial production of metal products by injecting or pouring molten metal into moulds
3. Metal treatment or coating including polishing, anodising, galvanising, pickling, electroplating, or heat treatment or finishing using cyanide compounds
4. Metalliferous ore processing including the chemical or physical extraction of metals, including smelting, refining, fusing or refining metals
5. Engineering workshops with metal fabrication

E Mineral extraction, refining and reprocessing, storage and use

1. Asbestos products manufacture or disposal including sites with buildings containing asbestos products known to be in a deteriorated condition
2. Asphalt or bitumen manufacture or bulk storage (excluding single-use sites used by a mobile asphalt plant)
3. Cement or lime manufacture using a kiln including the storage of wastes from the manufacturing process
4. Commercial concrete manufacture or commercial cement storage
5. Coal or coke yards
6. Hydrocarbon exploration or production including well sites or flare pits
7. Mining industries (excluding gravel extraction) including exposure of faces or release of groundwater containing hazardous contaminants, or the storage of hazardous wastes including waste dumps or dam tailings

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities

6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

1. Cemeteries
2. Drum or tank reconditioning or recycling
3. Landfill sites
4. Scrap yards including automotive dismantling, wrecking or scrap metal yards
5. Waste disposal to land (excluding where biosolids have been used as soil conditioners)
6. Waste recycling or waste or wastewater treatment

H Any land that has been subject to the migration of hazardous substances from adjacent land in sufficient quantity that it could be a risk to human health or the environment

I Any other land that has been subject to the intentional or accidental release of a hazardous substance in sufficient quantity that it could be a risk to human health or the environment

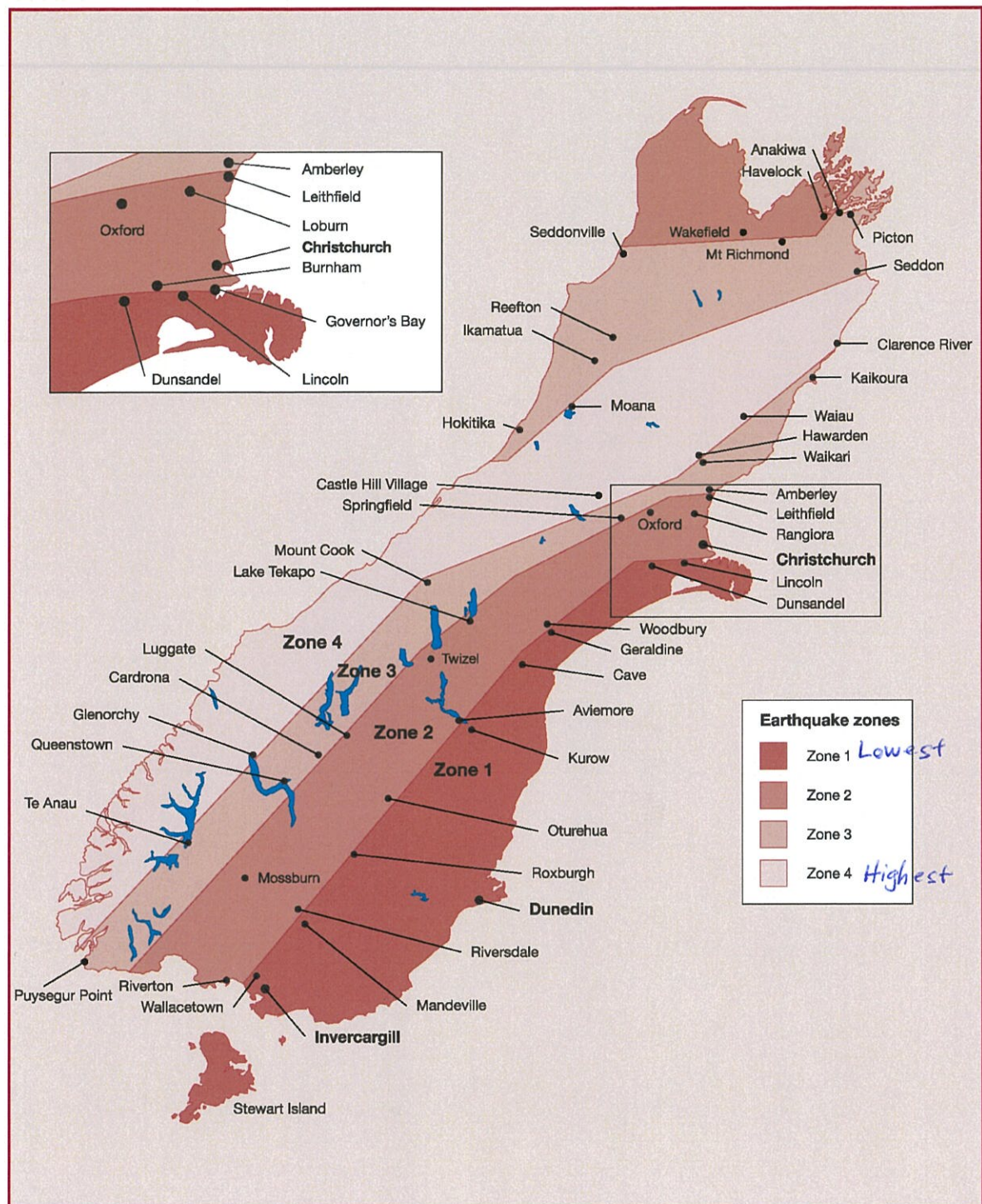


Figure 5.4 – Earthquake zones (continued) (see 5.3.2)

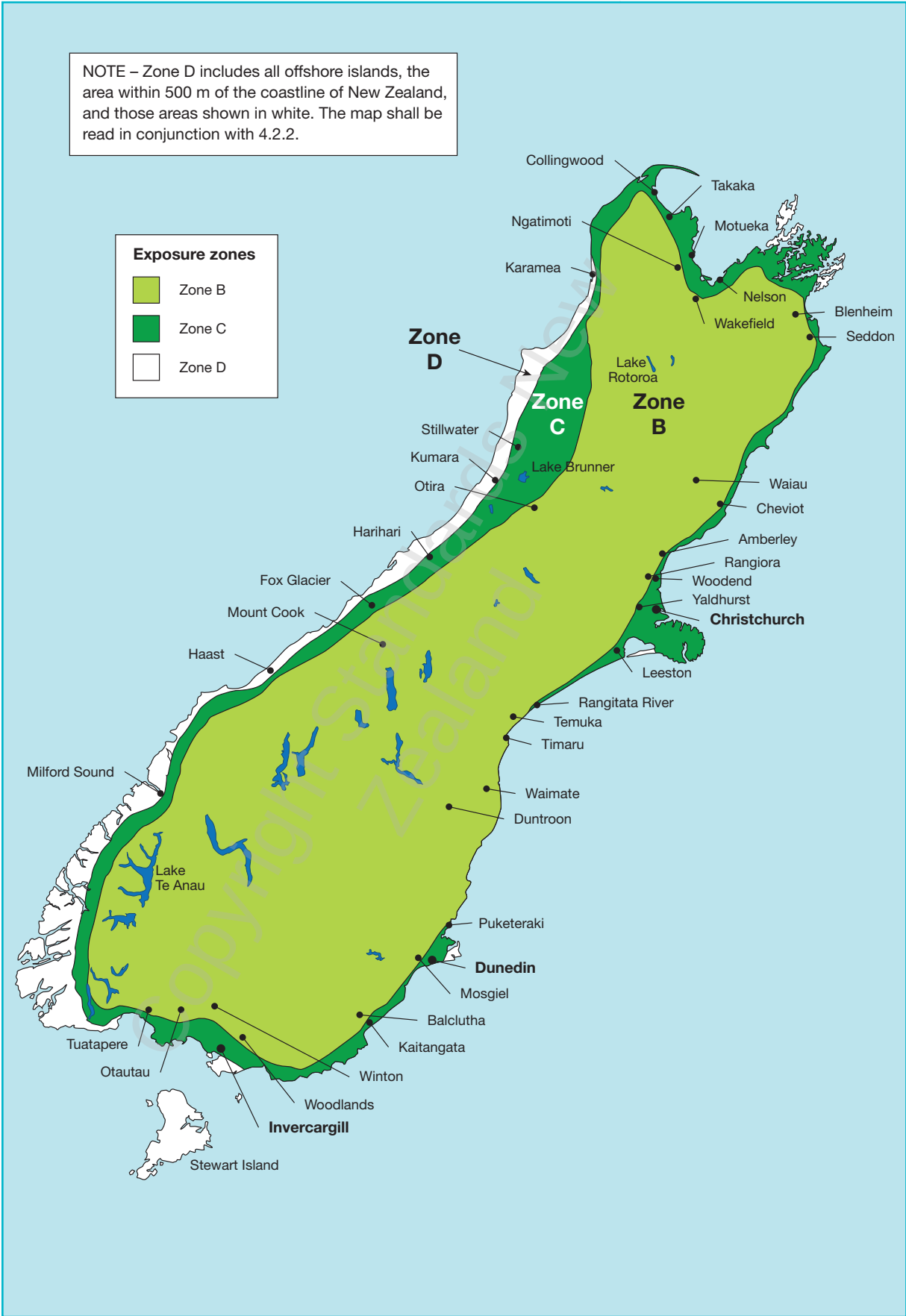


Figure 4.2 – Exposure zone map (continued) (see 4.2.2)

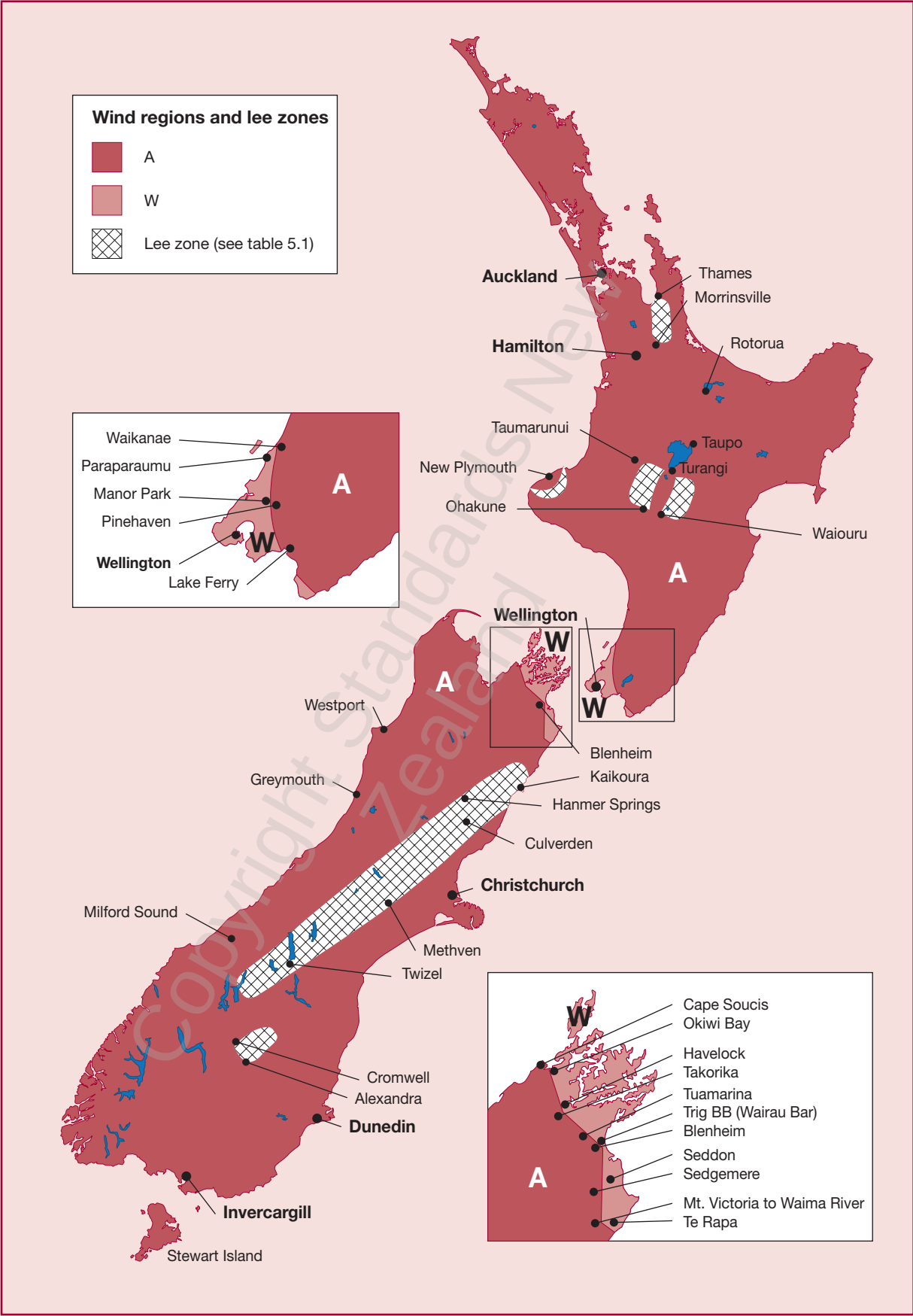


Figure 5.1 – Wind regions and lee zones (see 5.2.2)

PROPERTY OWNER

Aileen Aynsley

LOCATION / STREET

188B POWER HOUSE ROAD, Westport

NORTH



DRAINLAYING FIRM

WSDS Ltd

DATE

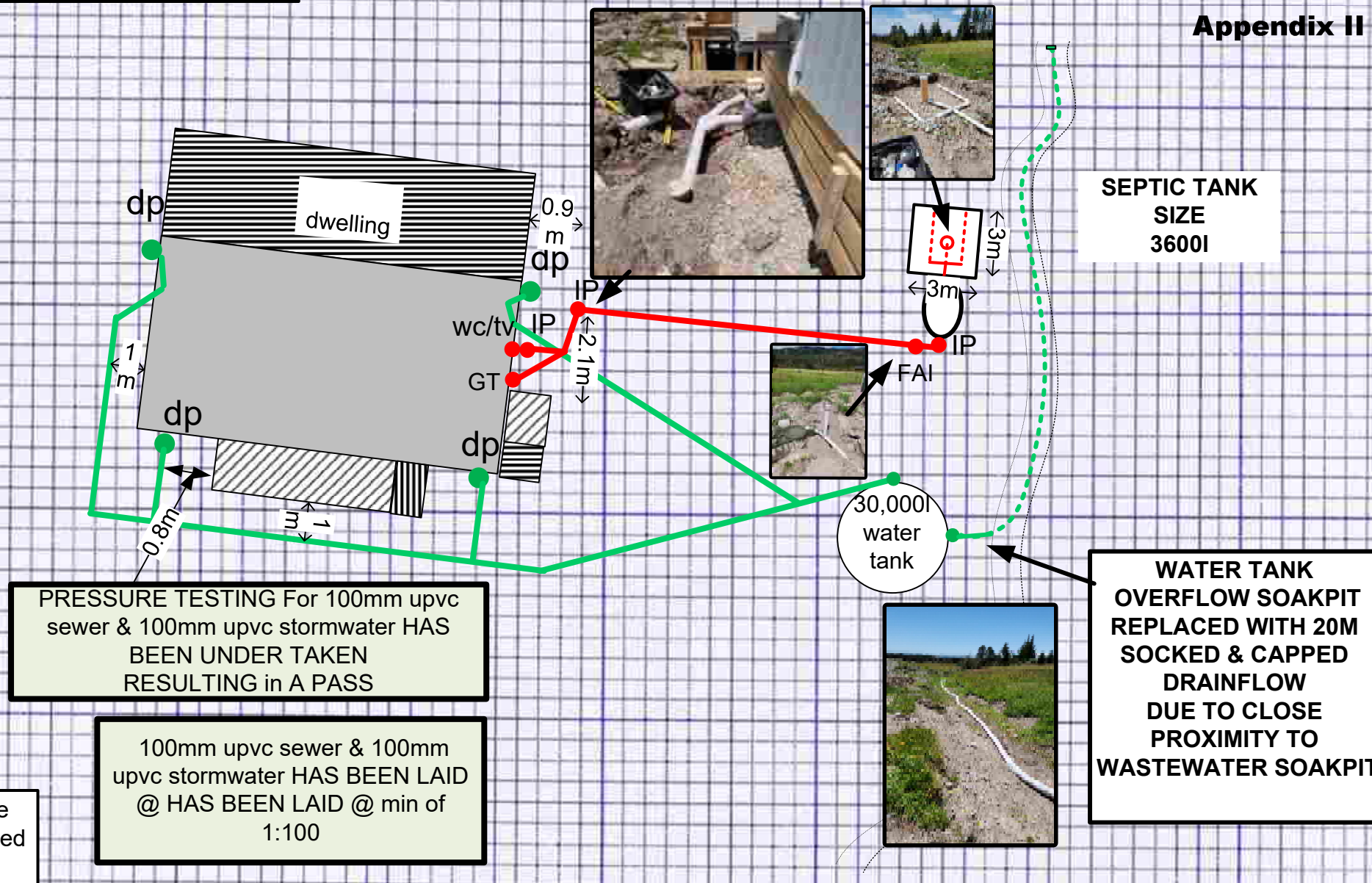
08.01.2025

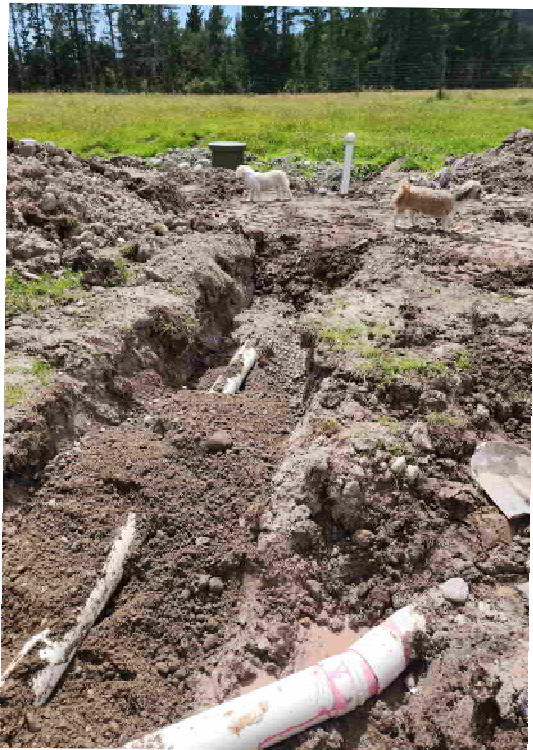
INSTALLED to Building Code G13 ,E1
AS/NZS1547-2012 & WCRC RULE 79

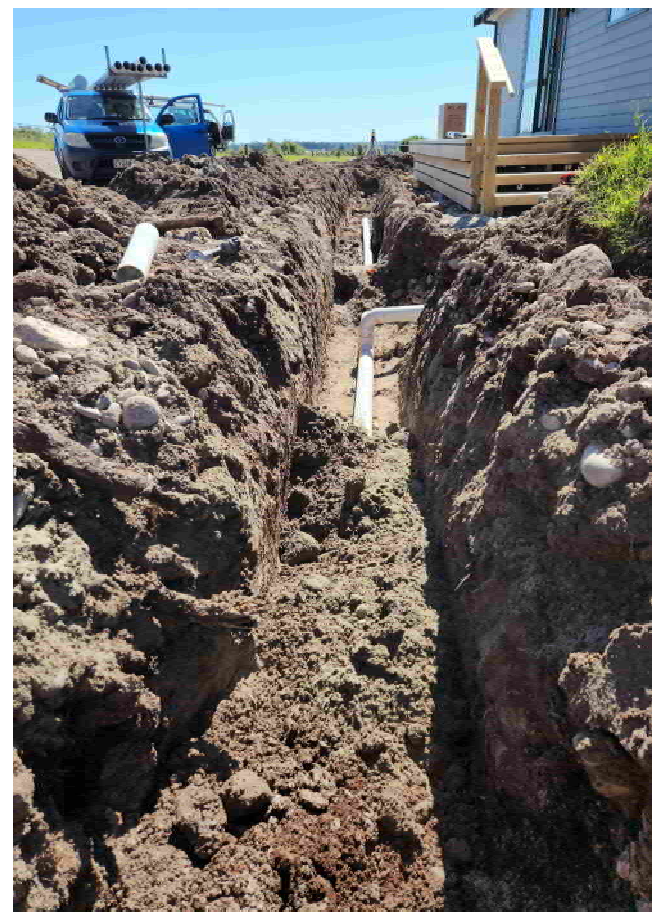
DRAINAGE PLAN

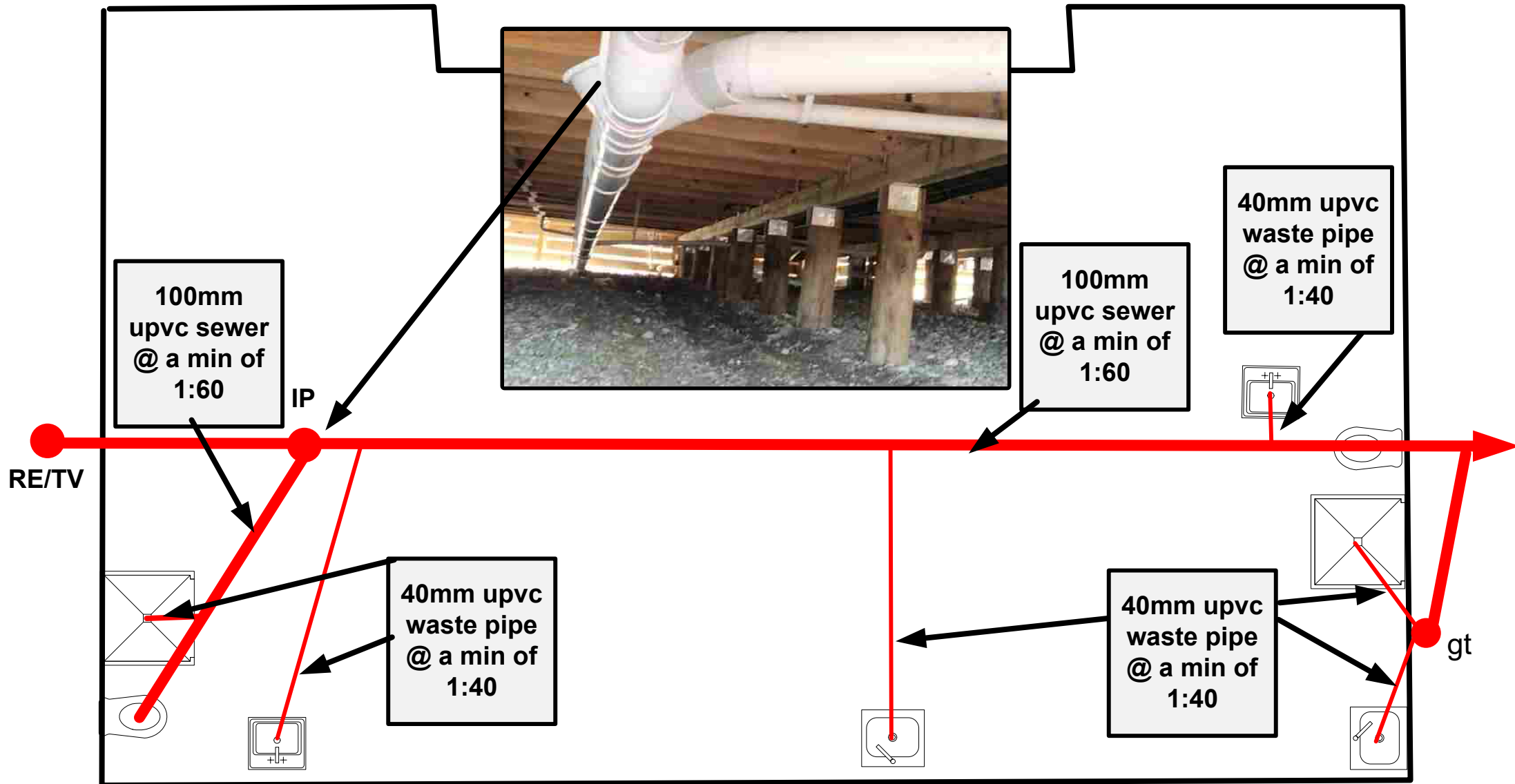
SUPERVISING DRAINLAYER BRIAN
PARKINSON reg No 14722

Appendix II









080198



'AS BUILT' PLANS

WALL FRAMING NOTES:

EXTERIOR WALLS:-	90x45 140x35+90x45 90x45 Pink Batts R2.6 Insulation	H1.2 MSG8 @ 600 crs H1.2 MSG8 top plate H1.2 MSG8 bottom plate on dpc
INTERIOR LOAD BEARING:-	90x45 140x35+90x45 90x45	H1.1 MSG8 @ 600 crs H1.1 MSG8 top plate H1.1 MSG8 bottom plate on dpc
INTERIOR NON LOAD BEARING:-	90x45 140x35+90x45 90x45	H1.1 MSG8 @ 600 crs H1.1 MSG8 top plate H1.1 MSG8 bottom plate on dpc

GENERAL NOTES

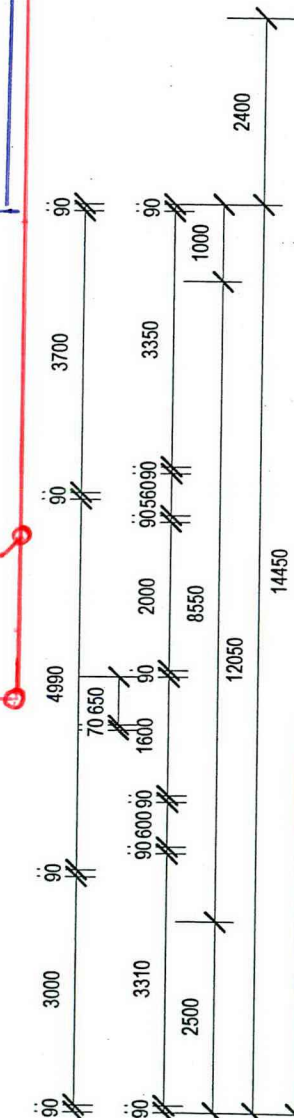
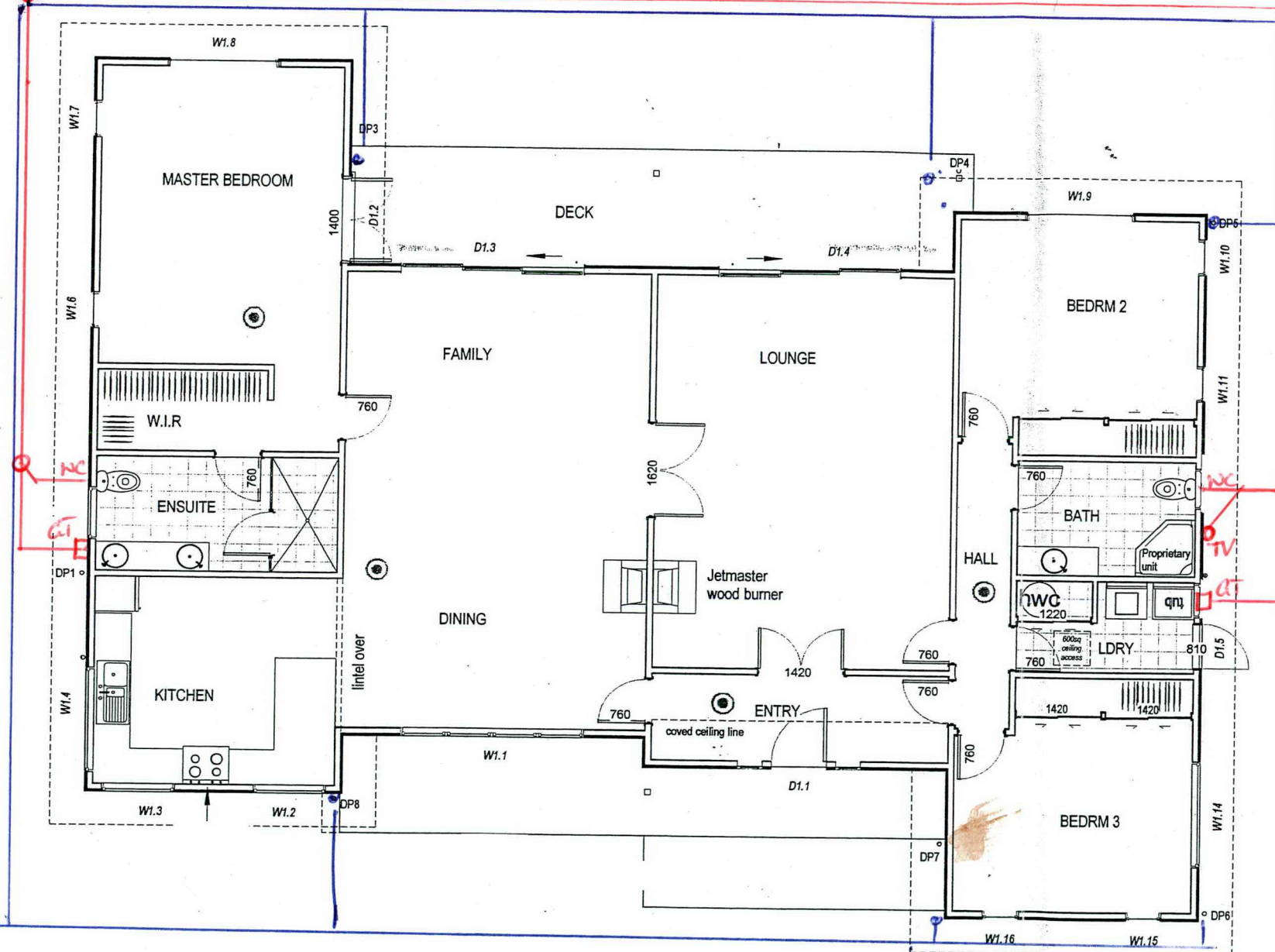
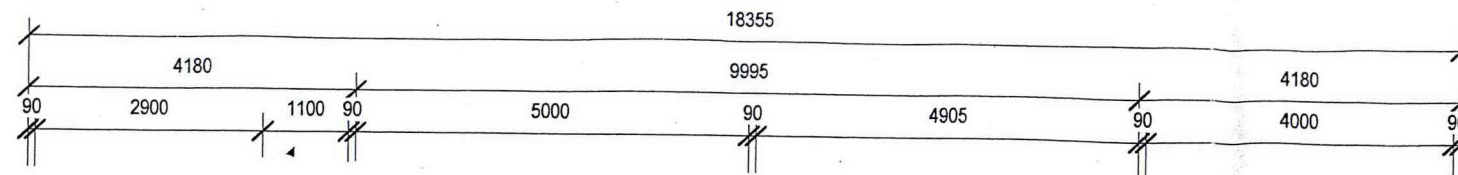
- Smoke detector to be installed throughout the dwelling to comply with NZBC F7/AS1 Sect 3.1 to 3.3. Fitted with hush facility as required. ensure 300mm min from walls
- 300lt mains pressure HWC to be fitted with tempering valve and seismic restraints: 3-25 x1mm galv steel straps, tensioned when fixed in place. Fix with 8mm coach screws with 30 x 2mm washers. Install 50x50 vertical blocking full height both sides of HWC, nail to framing @ 600 crs max with 100 x 3.75 nails. refer to NZBC G12/AS1 Figure 14.
HWC relief valve drain - Copper pipe in accordance with NZBC G12/AS1 6.7.2
- Provide 600x600mm ceiling access.
- Provide mechanical ventilation to Bathrooms and Ensuites.
Vent dryer to outside of building
- Ensure all wet areas, wall and floor linings comply with NZBC E3/AS1 '3.0: Watersplash' Gib Aqualine wall and ceiling linings. (semi gloss or gloss paint finish over Gib Aqualine linings to walls & ceilings, 150mm min impervious lining upstand around bath) as per E3/AS1 Figure 3
- Minimum R3.6 Insulation in Ceiling, R2.6 insulation in walls, R1.3 in floor
- Corrosion Zone Sea Spray Zone: Steel fixings and fastenings to comply with NZS 3604:1999 Table 4.1. Nails to comply with NZS 3604:1999 Table 4.3
- All exposed structural steelwork to be hot dip galvanised. *& Resene coat*
- epoxy 2 part mix

SCHEDULE OF TIMBER TREATMENTS B2/AS1 3602:2003:

Exterior Wall Framing	H1.2
Interior Wall Framing	H1.1
Exposed Veranda Beam	H3.2
Posts	H5
Enclosed Flat Roof Framing	H3.1
Trusses & purlins @ less than 10°	H3.1
Trusses & purlins @ greater than or equal to 10°	H1.1

APPROVED in compliance
with the Building Act and NZ Building Codes
Neville Burnby for
BULLER DISTRICT COUNCIL

Inspector *16-6-02* Date

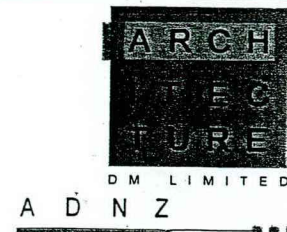


FLOOR LEVEL

1:100



76a WAIMEA ROAD
P.O. BOX 1613, NELSON
P (03) 548 4671
F (03) 548 4713
E nelson@davidreidhomes.co.nz
www.davidreidhomes.co.nz
(C) copyright David Reid Homes 2008



AVERY RESIDENCE

Deer Hills Farm Limited,
Utopia Road
Westport 367

FLOOR PLAN

REVISIONS:

REV:	DESCRIPTION:	DATE:
a	revised corrosion zone	12-6-2008

IF IT ISN'T DIMENSIONED - DO NOT SCALE!

DATE: 21-05-2008
SCALE: 1:100 @A3
JOB NUMBER: ADM 08-05
DRAWN BY: KATHRYN MEAD
DESIGNED BY: DAVID REID HOMES

A02a

Form 5**Building consent - BC240221***Section 51, Building Act 2004***The building**

Street address of building: 188B Powerhouse Road, Fairdown
 Legal description of land where building is located: LOT 1 DP 506303
 Building name: Travers dwelling (Constructed under BC240016)
 Location of building within site/block number: 188B Powerhouse Road, Fairdown
 Level/unit number: 2

The owner

Name of owner: Aileen Ansley
 Contact person: Aileen Ansley
 Mailing address: 188B Powerhouse Road
 RD 1
 Westport 7891
 Street address/registered office: No information provided
 Phone number: Landline: N/A Mobile: 0211359575
 Daytime: No information provided
 After hours: No information provided
 Facsimile number: N/A
 Email address: bearharts@hotmail.com
 Website: N/A
 First point of contact for communications with the building consent authority:
 Troy Adams (South Peak Homes); Mailing Address: 14 Bentham Street, Westport 7825 7825; Mobile: 021 517 995; Fax: No information provided; Email: troy.a@southpeakhomes.co.nz

Building work

The following building work is authorised by this building consent:

Placement of a SPH travers 1.2 on site (building constructed and consented under BC240016)
 installation and connection to site services (as per storm water and foul water design attached) construction of decks and stairs on site.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction,

alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Construction monitoring requirements

Please contact the following consultants directly to arrange the construction monitoring identified which they have been engaged to carry out.

- Andrew Melvin King-Turner Ltd AMK:
Pile Driving

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to bca@bdc.govt.nz referencing the building consent number.

Inspections

The following inspections are required:

- Prepour
- Sub-floor Framing
- Drainage
- Wastepipes
- Preline
- Final

Documents required

Prepour

- B1: Piles - Construction Monitoring Records AMK LTD

Wastepipes

- G12: Pipework pressure test documentation
- G12: Water potability certification - Non NUO supply

Sub-floor Framing

- Record of Work

Drainage

- E1: Stormwater drain leakage test and as-built plans
- G13: As-builts, drainlayer details, pipework test
- G13 VM4 - Onsite wastewater treatment system as-built and installer details

Final

- Record of Work

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes
- Project Information Memorandum (PIM): BC240221

Holly Oldham

Building Control Officer

On behalf of: Buller District Council

Issue Date: 19 September 2024

Advice notes

Section 92 - Application for code compliance certificate (CCC): An owner must apply to a building consent authority for a code compliance certificate after all building work to be carried out under a building consent granted to that owner is completed.

The application must be made as soon as practicable after the building work is completed; and in the prescribed form (Form 6A) to Buller District Council. An application can also be lodged online via Objective Build customer portal if the consent was applied for online.

If applicable, the owner must include with the application any records of work provided by licensed building practitioners under section 88(1) for all restricted building work undertaken.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

Liquefaction: This site has been identified (in the Regional Council report), as being susceptible to liquefaction. Please ensure that specific design requirements are adhered to.

Siting of building(s): The applicant and builder are responsible for the correct siting of buildings or alterations thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.

Request of a Building Location Certificate: Council reserves the right to request a building location certificate to confirm that the building has been placed / set-out in accordance with the approved building consent documents and district plan.

Design Engineer: Council reserves the right to call on the project design engineer, at any time to inspect the fabrication and construction of the structure, referenced on the design drawings, to verify that the structure meets the relevant regulatory performance requirements and publicised standards. The design engineer will, following satisfactory inspection (including remedial actions and re-inspection), provide copies of the site inspection / instruction(s) and verify that the works have been completed / installed correctly.

Driven Piles: The owner will be required to obtain a copy of the pile driving records and a completion certificate from the pile driver and submit these to the Building Consent Authority upon completion of pile driving.

Hazardous Materials: As with any construction project there is a likelihood that some materials used may

potentially emit quantities of gas, liquid, radiation or solid particles i.e. glues, paints, dust or particles from insulation etc. that could be harmful. Please ensure spaces remain well ventilated and clean to mitigate potential build-up or concentration of these.

Potable Water Supply: Confirmation of potability of the individual supply criteria of New Zealand Drinking Water Standards 1995, is required to be supplied as part of the documentation for code compliance certificate application.

Proof of potability of water supply must be demonstrated before the code compliance certificate is issued by provision of suitable bacteriological and chemical test results from an approved laboratory. Sampling results provided from a sampling routine of one chemical and one bacteriological test from pipe work as close to the well head as possible, followed by two further bacteriological tests at 30 day intervals from the same sampling point will be accepted as giving adequate assessment of water quality.

Effluent Disposal System - limitation of inspections: Inspection of any onsite effluent system by Council is limited to relevant "building work" which terminates at the discharge point to the septic tank/effluent treatment system and excludes the effluent field/drip lines/bore discharge system from that point.

Effluent disposal system -

An installation record (refer to AS/NZS1547:2012 section C6.2.5.4) must be provided to Council prior to the issue of the code compliance certificate and must include:

- a) A detailed 'as-built' plan showing the location of all parts of the wastewater management system, site facilities (buildings, driveways, services and so on) and property boundaries;
- b) Details of separation distances, irrigation areas, reserve areas, planting plan (if required by design)
- c) The sizes and capacities of any equipment, such as pump(s), siphon(s), automatic sequencing valve(s), and the wastewater treatment unit;
- d) The equipment supplier's repair or maintenance agency contact details;
- e) The servicing schedule and duties;
- f) An emergency contact number for the maintenance contractor; and
- g) The date of the plan

Effluent Holding Tanks: Human effluent holding tanks are to be emptied by a licensed operator and disposed of at a Regional Council approved site. It is the owners responsibility for ongoing maintenance of the holding tank and provision of an ongoing contract with prospective purchasers.

Inspection Charges: As some inspections are able to be combined, we have charged for **5** inspections only. If additional inspections are required these will be identified and charged prior to issuing of code compliance certificate.

Project information memorandum

Section 34, Building Act 2004



Application

PIM Number: 240221
Owner: Aileen Ansley
C/- South Peak Homes
14 Bentham Street, Westport 7825 7825
Issue Date: 16 September 2024

Project

Description: Placement of a SPH travers 1.2 on site (building constructed and consented under BC240016) installation and connection to site services (as per storm water and foul water design attached) construction of decks and stairs on site .
Intended use: 2.0 Housing: 2.0.2 Detached Dwelling
Location: 188B Powerhouse Road, Fairdown
Legal description: LOT 1 DP 506303
Valuation number: 1884017807

Building work can proceed following formal notification of building consent approval being received from the Buller District Council Building Consent Authority and approvals being obtained from the agencies identified in this project information memorandum.

This project information memorandum does NOT constitute a building consent.

Heritage status of the building

Building work associated with this project will not be affecting land or structures that have heritage status. This project is exempt from the rules of the district plan that relate to heritage buildings.

Notable trees

The council is not aware of there being any notable trees associated with this site. Therefore the project is exempt from the rules of the district plan that relate to notable trees.

Special features of the land concerned

There are no known special features of the land concerned - this includes potential natural hazards, or the likely presence of hazardous contaminants that is likely to be relevant to the design and construction or alteration of the building or proposed buildings; and that is known to the Territorial Authority; and that is not apparent from the district plan under the Resource Management Act 1991.

"Land concerned" means the land on which the proposed building work is to be carried out; and includes any other land likely to affect or be affected by the building work.

"Special feature of the land concerned" includes, without limitation, potential natural hazards, or the likely presence of hazardous contaminants, that -

- a) are likely to be relevant to the design and construction or alteration of the building or proposed building; and*
- b) is known to the Territorial Authority; and*
- c) is not apparent from the District Plan under the Resource Management Act 1991.*

Details of existing stormwater or wastewater systems relating to proposed building work

- Water - private water supply
- Sewer - domestic effluent disposal by septic tank system.
- Stormwater - to be managed on-site.

Authorisations

The existing unsealed vehicle crossing accessing the property meets BDC infrastructure standards

Section 75 - 79 of the Fire and Emergency New Zealand Act 2017

The Territorial Authority considers that the project doesn't relate and is unlikely to be required, under section 75 - 79 of Fire and Emergency NZ Act 2017, to make provision for a scheme that provides evacuation from the scene of a fire.

Information that is likely to be relevant to the proposed building work, that in terms of any other act, has been notified to the Territorial Authority by a statutory authority

WSDS Limited has provided a PS1 for onsite wastewater disposal, consisting of a report and design for this property.

Based on the information within the report provided, it appears that all conditions have been met in regard to West Coast Regional Council, Rule 79 Requirements.

The design shall be further assessed during the processing of this building consent application.

Section 118 - Provisions for access and facilities for persons with disabilities

The building is not intended to be used for, or associated with purposes specified in schedule 2 of the New Zealand Building Act 2004.

Other information

BRANZ Maps

Parcel ID: 3630315

Appellation: Lot 5 DP 18780

Location: Westport

Climate Zone: 4

Earthquake Zone: Zone 3

Exposure Zone: Zone D

Lee Zone: No

Rainfall Range: 70 - 80

Wind Region: A

Wind Zone: Very High

Liquefaction

Building sites are required to have a site assessment and foundations designed to meet New Zealand Building code clause B1 (Structure) to ensure new buildings are built strong enough to withstand liquefaction effects. The proposed building work has been identified in an area where liquefaction damage is possible.

Please refer to the attached West Coast Regional Council Map attached to this PIM. Information for affected areas can also 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

Operative Buller District Plan

This property is located in the Rural Zone of the District. Full details of the zone requirements are found in the Buller District Plan which can be accessed through our website: <https://bullerdc.govt.nz>.

Proposed Te Tai o Poutini Plan

The combined Proposed District Plan for the West Coast, named the Te Tai o Poutini Plan (TTPP) has been notified 14 July 2022 and is likely to result in some zoning changes throughout the Buller District. The submission period closed at 5.00pm on 11 November 2022. Hearings are currently being held as a result of submissions.

Proposed zoning and layers of this site are: General Rural Zone

The Proposed TTPP can be viewed here: <https://tpp.nz>, and on the District Council and Regional Council websites.

If you have any questions regarding the Te Tai o Poutini Plan proposed overlays for this property, we recommend that you contact the West Coast Regional Council (0508 800 118). Note: Some rules are effective immediately and are indicated by a "**red hammer**" symbol, next to a particular rule. When evaluating a proposal, Council is required to consider both the Operative District Plan and the Proposed District Plan. The evaluation of Operative Plan provisions vs Proposed Plan provisions is complex, and the Council must give certain weighting to particular provisions.

There are no rules currently in effect for this property.

.

Notes:

1. The information supplied in the sections of this project information memorandum is specific to the building project to which the application relates by reference to Council files and records. No property inspection, or title search, has been undertaken. To enable the Council to measure the accuracy of this document based on our current records we would appreciate your response should you find any information contained herein which may be considered to be incorrect or omitted. Please telephone the Council (03) 788 9111.
2. The Council has used its best endeavors to ensure that all information provided in this project information memorandum is correct and complete in all material respects. In the event that a material error or omission can be proven the Council's liability, whether in contract or in tort shall be limited to the fee paid to Council to obtain this report.
3. This information reflects the Buller District Council's current understanding of information which is relevant to the project. This is based only on the information thus far provided to it and held on record. As a result the Council is not in a position to warrant that the information is complete or without error and accepts no liability for any inaccuracy in, or omission from, this information.
4. The information contained in this project information memorandum is current at the date the memorandum is issued. Further relevant information may come into the Council's possession subsequent to the date of issue.

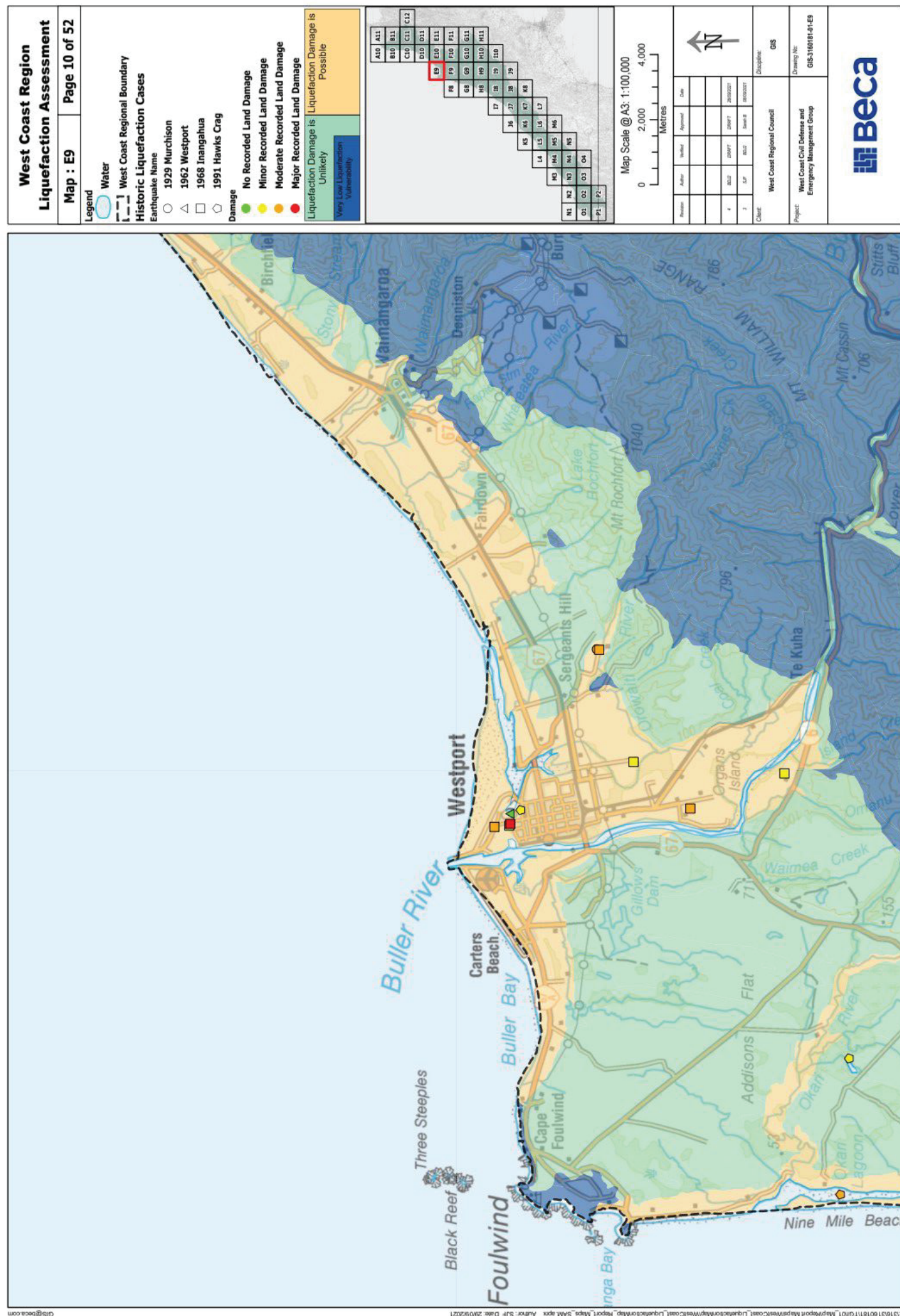
Holly Oldham

Building Control Officer

On behalf of: Buller District Council

Issue Date: 16 September 2024

Liquefaction Assessment





Property Report

Date: Sunday 15 September 2024

Address: 188 Powerhouse Road, Fairdown, Westport

Parcel ID: 7842705

Appellation: Lot 1 DP 506303

Location: Fairdown

TLA: Buller District



LINZ, Stats NZ, Esri, HERE, Garmin, USGS

Scale: 1:4289

Climate Zone: 4

Earthquake Zone: Zone 3

Exposure Zone: Zone D

Lee Zone: No

Rainfall Range: 70 - 80

Wind Region: A

Wind Zone: 4

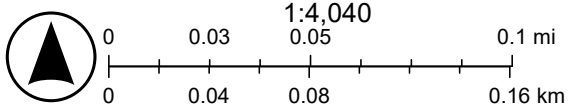
BRANZ does not recommend using BRANZ Maps as the primary source of wind zone data for making bracing calculations or preparing building consent application documents if other more reliable data (such as an up-to-date council map) is available.

188B Powerhouse Road Westport - BDC ArcGIS Web Map



16/09/2024, 11:22:16

- | | | | | | | | |
|--|--|--|--|--|--|---|--|
| BDC Property Master - Parcel | | Non Current Applications - Polyline | | <ul style="list-style-type: none"> Coastal Permit Discharge Permit Land Use Consent Structure PA Water Permit | | <ul style="list-style-type: none"> Water Permit | |
| <ul style="list-style-type: none"> DCDB Fee Simple Title | | <ul style="list-style-type: none"> <all other values> Active | | <ul style="list-style-type: none"> Consent Shapes <all other values> Coastal Permit Discharge Permit Land Use Consent | | | |
| Current Applications - Point | | Current Applications - Polygon | | <ul style="list-style-type: none"> Consent Lines <all other values> Coastal Permit Discharge Permit Land Use Consent | | | |
| <ul style="list-style-type: none"> Active Active – Submissions | | <ul style="list-style-type: none"> Active – Submissions Active | | | | | |
| Non Current Applications - Point | | Non CurrentApplications - Polygon | | | | | |
| <ul style="list-style-type: none"> <all other values> Active Active – Submissions | | <ul style="list-style-type: none"> <all other values> Active – Submissions | | | | | |
| | | Consent Points | | | | | |
| | | <ul style="list-style-type: none"> <all other values> | | | | | |
| | | | | | | <ul style="list-style-type: none"> LINZ NZ Roads - Addressing Road Parcel | |



Eagle Technology, LINZ, StatsNZ, NIWA, Natural Earth, © OpenStreetMap contributors., Eagle Technology, Land Information New Zealand, GEBCO, Community maps contributors

Holly Oldham

FINAL POSITION & DIMENTIONS TO BE DETERMINED BY CERTIFYING DRAINLAYER AND WSDS AT THE TIME OF INSTALLATION

LEGAL DESCRIPTION
LOT 1
DP 506303
AREA 3.9643HA

WATER STORAGE TANK 1 X 30000 LTR
WITH FILTER AND UV TREATMENT
FOR POTABLE WATER SUPPLY

EXISTING RESIDENCE AND SHEDS

**PROPOSED NEW SOUTH PEAK HOMES
TRAVERS 1.2**

BOUNDARY 90.16m 279°41'

BOUNDARY 132.43m 150°30'40"

SITE ZONES

WIND ZONE

EARTHQUAKE ZONE

EXPOSURE ZONE

SNOW LOAD

CLIMATE ZONE

VERY HIGH

3

D

1.0KPa

4

SITE PLAN
1 : 750

BOUNDARY 207.18m 292°33'20"

EXISTING DRIVEWAY

DELIVERY PATH

18079
APPROX

ROOM FOR DUPLICATION
100% RESERVE AREA

A STANDARD 3600L
SEPTIC TANK TRICKLE TO
SOAK PIT

SOAK PIT
WIDTH 3M LENGTH 3M
DEPTH3M VOLUME 27M³

26314
APPROX

ROCK SOAKPIT =1X 1.9M
WIDE X1.9M LONG X 0.85M
DEEP ROCK SOAKPIT

SECONDARY PATH
GROUND SOAKAGE

ROOM FOR DUPLICATION
100% RESERVE AREA

21979
APPROX

BOUNDARY 79.91m 214°41'

68327
APPROX

69033
APPROX

SITE PLAN

A ANSLEY

188B Powerhouse Road, Fairdown, WESTPORT
TRAVERS 1.2

REVISION By No. Date

SCALE 1:750
ORIGINAL DRAWING @ A3
Drawn By BP
Issued :iDate
:iNote

Drawing No.
S-01
OF 25



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FLOOR PLAN NOTES:

INSULATION
R-2.6 EXTERIOR WALLS
R-6.6 INSULATION TO CEILINGS (MINIMUM)
(MIN 25MM CLEARANCE BELOW ROOF UNDERLAY)

ALL ACCESS ROUTES, BOTH EXTERNAL AND INTERNAL
,PROVIDE ANTI -SLIP SURFACES COMPLYING WITH NZBC
CLAUSE D1/AS1(2.1 SLIP RESISTANCE)

THIS HOUSE IS PRODUCED IN THE FACTORY
AND IS CONSTRUCTED TO

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	4
EXPOSURE ZONE	D
SNOW LOAD	1.0KPa
CLIMATE ZONE	6

ACTUAL SITE ZONES

WIND ZONE	VERY HIGH
EARTHQUAKE ZONE	3
EXPOSURE ZONE	D
SNOW LOAD	1.0KPa
CLIMATE ZONE	4



TRAVERS 1.2
FLOOR PLAN

FLOOR AREA 94.836M²



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FLOOR PLAN

A ANSLEY

188B Powerhouse Road, Fairdown, WESTPORT
TRAVERS 1.2

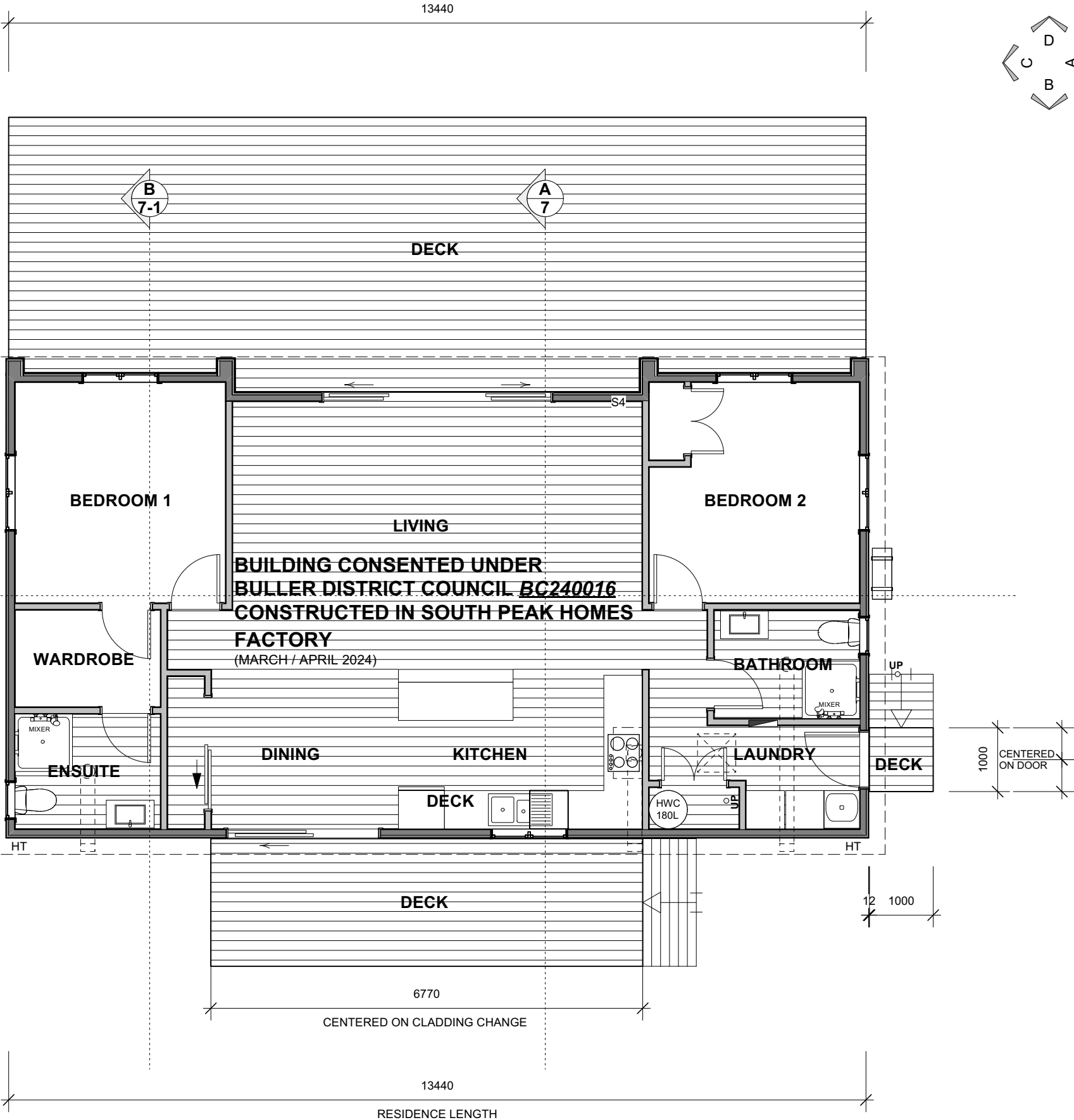
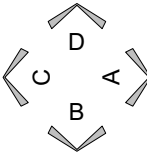
REVISION By No. Date

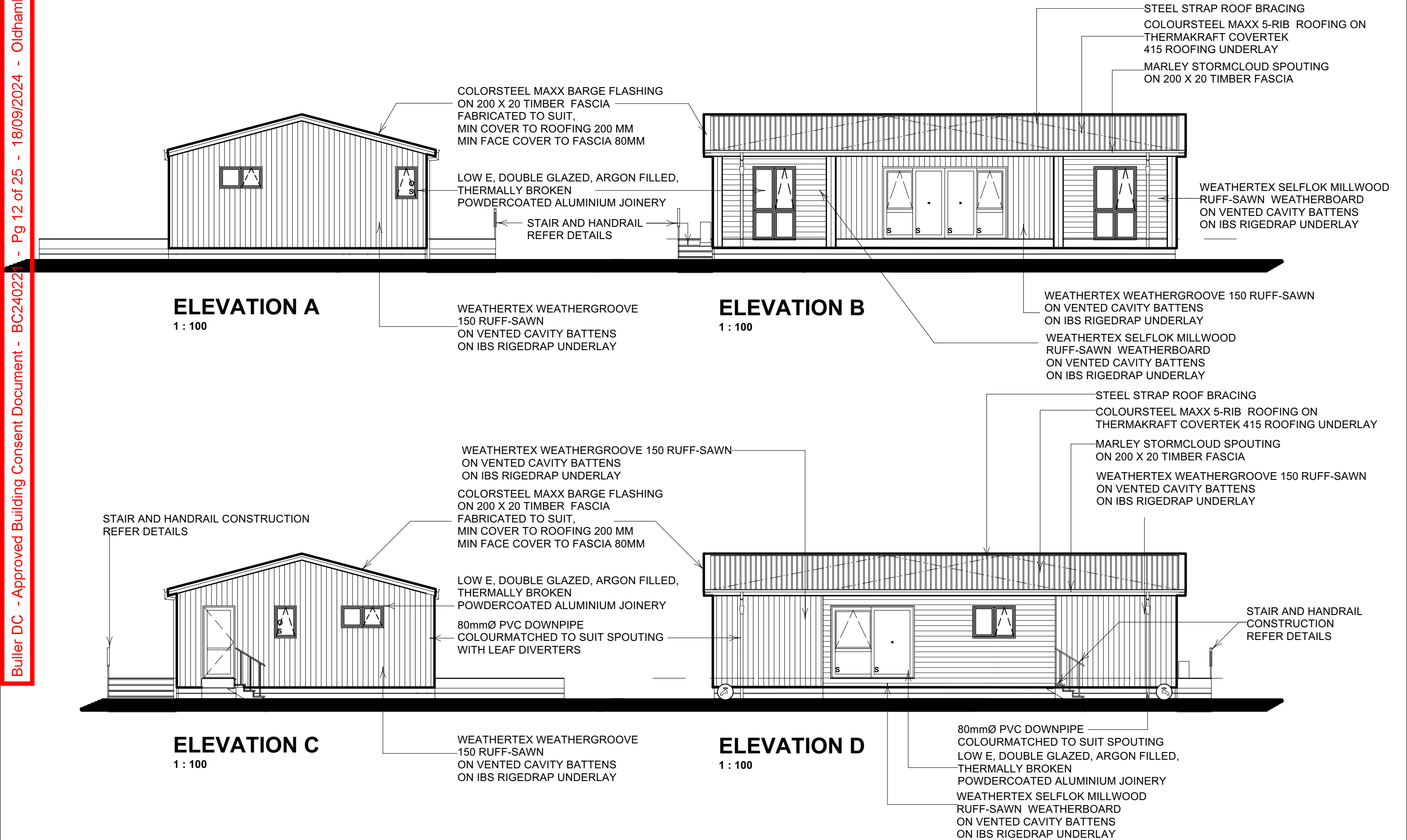
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ORIGINAL DRAWING @ A3
Drawn By BP
Issued ISSUE A 12-01-24
iNote

Drawing No.

S-04
OF 25

ELEVATION REFERENCE





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ELEVATIONS

A ANSLEY

188B Powerhouse Road, Fairdown, WESTPORT
TRAVERS 1.2

REVISION By No. Date

SCALE 1:100

ORIGINAL DRAWING @ A3

Drawn By BP

Issued ISSUE A 12-01-24

iNote

Drawing No.

S-05

OF 25

Form 7

Code compliance certificate

Section 95, Building Act 2004



The building

Street address of building: 188B Powerhouse Road, Fairdown
Legal description of land where building is located: LOT 1 DP 506303
Building name: Travers dwelling (Constructed under BC240016)
Location of building within site/block number: 188B Powerhouse Road, Fairdown
Level/unit number: 2
Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 3 occupants
Year first constructed: 2024

The owner

Name of owner: Aileen Ansley
Contact person: Aileen Ansley
Mailing address: 188B Powerhouse Road, RD 1, Westport
Street address/registered office: No information provided
Phone number: Landline: N/A Mobile: 0211359575
Daytime: Landline: N/A Mobile: 0211359575
After hours: Landline: N/A Mobile: 0211359575
Facsimile number: N/A
Email address: bearharts@hotmail.com
Website: N/A
First point of contact for communications with the council/building consent authority:
Troy Adams (South Peak Homes); Mailing Address: 14 Bentham Street, Westport 7825 7825; Mobile: 021 517 995; Fax: No information provided; Email: troy.a@southpeakhomes.co.nz

Building work

Building consent number: BC240221
Description: Placement of a SPH travers 1.2 on site (building constructed and consented under BC240016) installation and connection to site services (as per storm water and foul water design attached) construction of decks and stairs on site.
Issued by: Buller District Council

Code compliance

The building consent authority named below is satisfied, on reasonable grounds, that -
the building work complies with the building consent.

Signature: Rachael Schurr

Position: Building Control Officer

On behalf of: Buller District Council

Date: 10 February 2025

Form 5 Building consent - BC240016

Section 51, Building Act 2004



The building

Street address of building:	32 Robertson Street, Westport 7825
Legal description of land where building is located:	Lots 24-25 DP 47 town of Westport
Building name:	Travers 1.2 New Stock Build For South Peak Homes
Location of building within site/block number:	Factory
Level/unit number:	0

The owner

Name of owner:	Southpeak Homes
Contact person:	Rick Hayman
Mailing address:	32 Robertson Street, Westport 7825
Street address/registered office:	
Phone number:	Landline: 0212259493 Mobile:
Daytime:	No information provided
After hours:	No information provided
Facsimile number:	No information provided
Email address:	rick.h@southpeakhomes.co.nz
Website:	No information provided
First point of contact for communications with the building consent authority:	
Daniel Swiggs; Mailing Address: 32 Brougham Street, Westport 7825; Phone: 021393809; Email: daniel.s@southpeakhomes.co.nz	

Building work

The following building work is authorised by this building consent:
Single Storey Prefabricated Dwelling, 2 bedroom home based on the Travers + 1.2 Plan.
Factory Construction only, Site to be consented seperatley.

This building consent is issued under section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Conditions

This building consent is subject to the following conditions:

Section 90 - Inspections by Building Consent Authorities: (1) Every building consent is subject to the condition that agents authorised by the building consent authority for the purposes of this section are entitled, at all times during normal working hours or while building work is being done, to inspect-

- (a) land on which building work is being or is proposed to be carried out; and
- (b) building work that has been or is being carried out on or off the building site; and
- (c) any building.

(2) The provisions (if any) that are endorsed on a building consent in relation to inspection during the carrying out of building work must be taken to include the provisions of this section.

(3) In this section, inspection means the taking of all reasonable steps to ensure that building work is being carried out in accordance with a building consent.

Copies of all site reports/records must be provided to the Building Consent Authority as work proceeds for their records, please forward these to bca@bdc.govt.nz referencing the building consent number.

Inspections

The following inspections are required:

- Wastepipes
- Framing / Pre-wrap
- Preline
- Final
- Sub-floor Framing
- Post Wrap / Cavity
- Post Line

Booking inspections

The owner, their agent or builder must request an inspection **at least 48 hours in advance** (*preferably longer for rural areas*) to ensure the inspection can be carried out at a time that is suitable.

To book an inspection, contact the customer services staff at Council in Westport, **phone 03 788 9111**

You will need to provide the following:

- The building consent number
- The type of inspection required
- Site location

- Contact person
- Phone number
- Licensed Building Practitioner (LBP) details

Documents required

Wastepipes

- G12: Pipework pressure test documentation

Framing / Pre-wrap

- B1: Truss certification

Preline

- G12: Pipework pressure test documentation

Final

- F1: Compliance documentation
- G9: Energy works certificate

Compliance schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

- Advice notes

Sattyajit Ghogare

Building Inspector

On behalf of: Buller District Council

Issue Date: 23 February 2024

Advice notes

Section 92 - Application for code compliance certificate (CCC): An owner must apply to a building consent authority for a code compliance certificate after all building work to be carried out under a building consent granted to that owner is completed.

The application must be made as soon as practicable after the building work is completed; and in the prescribed form (Form 6A) to Buller District Council. An application can also be lodged online via Objective Build customer portal if the consent was applied for online.

If applicable, the owner must include with the application any records of work provided by licensed building practitioners under section 88(1) for all restricted building work undertaken.

Site Safety: Please ensure all appropriate site safety measures are provided throughout the contract works to comply with NZ Building Code Clause F5 and all occupational safety and health requirements.

Pressure Test Certificate: Upon completion of the building work the plumber shall provide a pressure test certificate to the owner to submit with their documentation for code compliance certificate application.

Electrical Energy Works Certificate: The Building Consent Authority places full reliance of the issue of energy work certificates to verify that the installation and completion of electrical services comply with the provisions of New Zealand Building Code Clauses G9. Code compliance certificate will not be issued unless the energy works certificates identifies compliance with this specific code clause and confirms compliance with this building consent.

Inspection Booking: To book an inspection please refer to the guidance shown in the above Form 5 document.

Important Note:

We aim to merge inspections within the Reefton/Ikamatua/Springs Junction and Karamea areas to one day per week where possible.

Please aim to request bookings at least 72 hours in advance for these locations.

Inspection Charges - As some inspections are able to be combined, we have charged for 7 inspections only. If additional inspections are required these will be identified and charged prior to issuing of code compliance certificate.

FLOOR PLAN NOTES:

GENERAL
ALL JOINERY SIZES ARE TO FINISH SIZES ADD 10MM EACH SIDE OF
BOX (UNIT) SIZE (FOR PACKERS)
(IE 1300W WINDOW FRAMED @ 1820)

CONFIRM KITCHEN LAYOUT WITH OWNER & KITCHEN
MANUFACTURER BEFORE COMMENCING PIPEOUT, ALL DIMENSIONS
OF WOOD FRAME FRAMING NOT FINISHED ROOM SIZES

ALL FRAMING & BOTTOM PLATES TO BE H 1.2 TREATED UNLESS
SPECIFIED OTHERWISE

INTERNAL DOOR HEIGHTS 2045MM TO FRAMING FROM FFL

INSULATION
R-2.5 EXTERIOR WALLS
R-6.5 INSULATION TO CEILINGS (MINIMUM)
(MIN 25MM CLEARANCE BELOW ROOF UNDERLAY)

JOINTS BETWEEN FIXTURES & WALL LININGS ; WHERE BATHS,
BASINS, TUBS OR SINKS ABUTT IMPERVIOUS LININGS THE JOINT
BETWEEN FIXTURE & LINING SHALL BE SEALED TO PREVENT WATER
PENETRATION TO CONCEALED SPACES OR BEHIND LININGS

ALL CEILINGS TO BE METRAPANEL 25MM.
ALL WALLS TO BE 10MM STANDARD PLASTERBOARD ,
WET AREA WALLS TO BE LINED WITH 10MM WET AREA
PLASTERBOARD

SHOWERS TO HAVE 6MM TOUGHENED SAFETY GLASS
DOOR PANEL UNLESS SPECIFIED

ALL GLAZING TO WET AREAS TO BE GRADE A
TOUGHENED SAFETY GLASS

ALL ACCESS ROUTES, BOTH EXTERNAL AND INTERNAL
PROVIDE ANTI -SLIP SURFACES COMPLYING WITH NZBC
CLAUSE D1/AS1(2.1 SLIP RESISTANCE)

ENSURE ADDITIONAL NOGGING IS PROVIDED FOR

- TOilet ROLL HOLDERS
- TOWEL RAILS / TOWEL HOOPS
- BATH BASIN / VANITY UNITS
- BATH & SHOWER FITTINGS
- RANGEHOOD
- TELEVISION UNIT

HOLDBACK DOOR STOP

WALL MOUNTED DOOR STOP

LEGEND

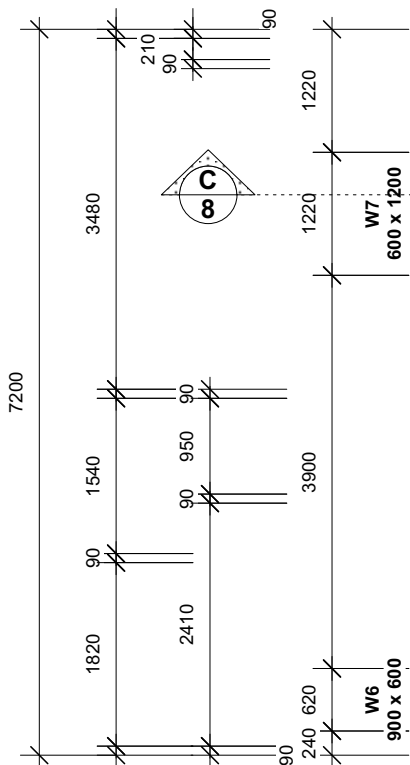
SMOKE ALARMS TO BE INSTALLED TO AS 1670.6 REQUIREMENTS . EQUIPMENT
TO COMPLY WITH AS 3786 REFER ELECTRICAL LAYOUT PLAN FOR LOCATIONS

FLOOR COVERINGS AS PER DETAILED SPECIFICATION
BELGOTEX DELTA CARPET WITH 11MM UNDERLAY

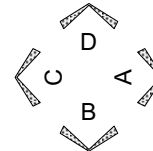
KITCHEN,WC,LAUNDRY, BATHROOM , ENSUITE TO HAVE SELECTED
WOODLAND LIFESTYLE SENTRY STRATA LAMINATED PLANK FLOORING
FLEXI-SEAL P.U.D WATERPROOFING MEMBRANE TO ALL WET AREA FLOORS

BRASS EXTERIOR HOSE TAP (HT)

METRAPANEL ROUND
CEILING CAVITY VENTS
FITTED TO SOFFIT



ELEVATION REFERENCE



TRAVERS 1.2
FLOOR PLAN

FLOOR AREA 94.836M²



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FLOOR PLAN

TRAVERS 1.2

(Stock Build)

REVISION

By

No.

Date

SCALE

1: 75

ORIGINAL DRAWING @ A3

Drawn By BP

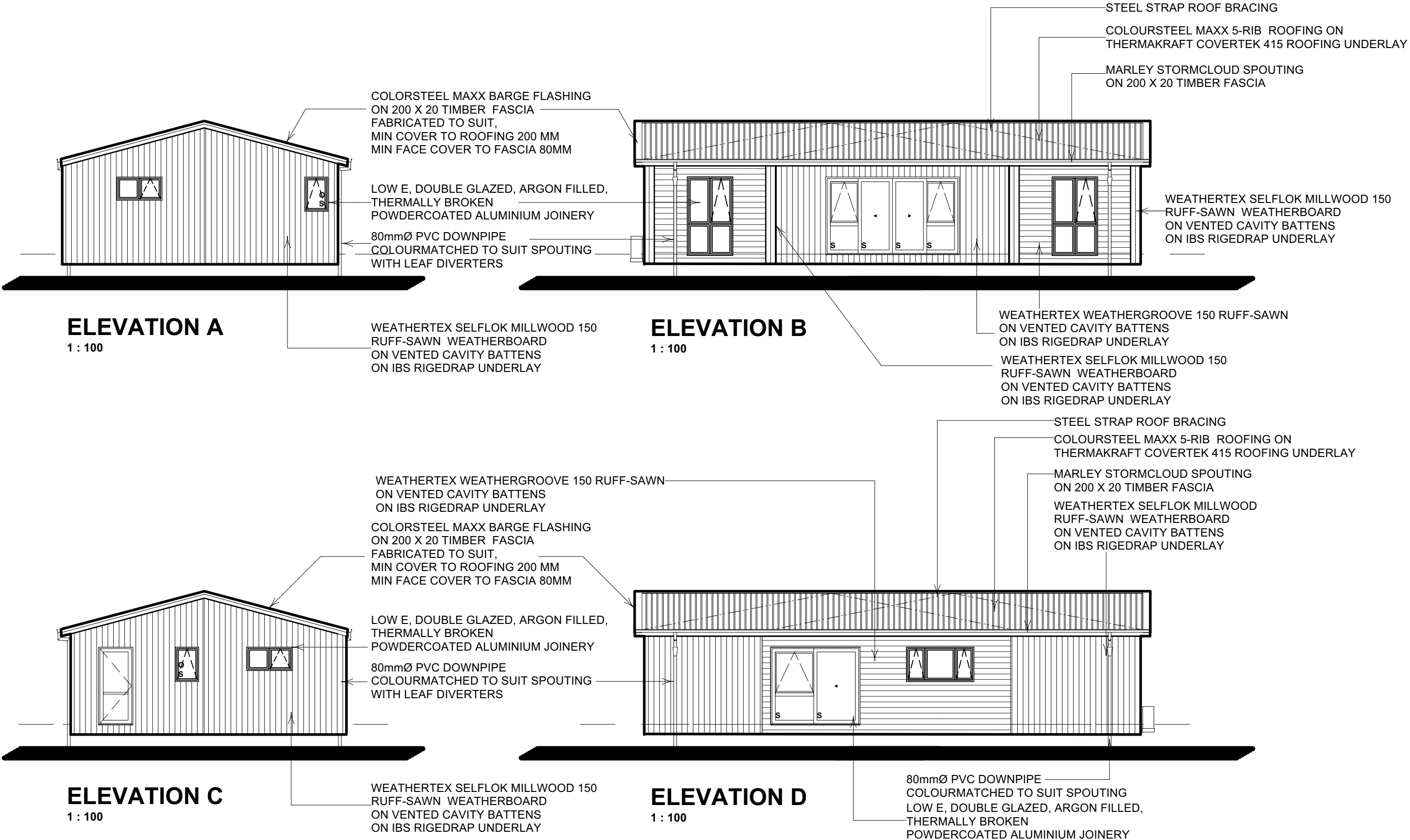
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OF 25





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ELEVATIONS

TRAVERS 1.2
(Stock Build)

REVISION	By	No.	Date

SCALE	1:100
ORIGINAL DRAWING @ A3	
Drawn By	BP
Issued	ISSUE A 12-01-24
Note	

Drawing No.
04
OF 25

Form 7 Code compliance certificate

Section 95, Building Act 2004

The building

Street address of building: 32 Robertson Street, , Westport 7825
 Legal description of land where building is located: Lots 24-25 DP 47 town of Westport
 Building name: Travers 1.2 New Stock Build For South Peak Homes
 Location of building within site/block number: Factory
 Level/unit number: 0
 Current, lawfully established, use: 2.0 Housing: 2.0.2 Detached Dwelling with 1 occupant
 Year first constructed: 2024

The owner

Name of owner: Southpeak Homes
 Contact person: Rick Hayman
 Mailing address: 32 Robertson Street, , Westport
 Street address/registered office: N/A
 Phone number: Landline: 0212259493 Mobile: N/A
 Daytime: Landline: 0212259493 Mobile: N/A
 After hours: Landline: 0212259493 Mobile: N/A
 Facsimile number: No information provided
 Email address: rick.h@southpeakhomes.co.nz
 Website: No information provided
 First point of contact for communications with the council/building consent authority:
 Daniel Swiggs; Mailing Address: 32 Brougham Street,
 Westport 7825; Phone: 021393809; Email: daniel.s@southpeakhomes.co.nz

Building work

Building consent number: BC240016
 Description: Single Storey Prefabricated Dwelling, 2 bedroom home based on the Travers + 1.2 Plan.
 Factory Construction only, Site to be consented separately.
 Issued by: Buller District Council

Code compliance

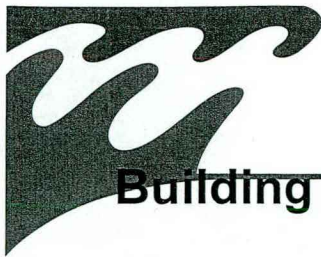
The building consent authority named below is satisfied, on reasonable grounds, that -
 the building work complies with the building consent.

Signature: Richard Knudsen

Position: Building Unit Manager

On behalf of: Buller District Council

Date: 11 June 2024



Building Consent 090261

BAM 005

Section 51, Building Act 2004

Being Stage 1 of an intended 1 Stages

THIS COPY MUST BE
RETAINED ON WORKS

The Applicant	The Building
NEIL & DONNA AVERY	Cawthron Rd, Fairdown
367 UTOPIA ROAD	Legal Description: LOT 3 DP 18435
RD 1	Valuation or Property No: 1884017801
WESTPORT	Level/Unit No: [If applicable]

First Point of Contact:

First point of contact for communications with the building consent authority will be with:
As above

Building Work:

The following building work is authorised by this building consent:

Construction of three bay barn

OUTBUILDING

Estimated Value: \$15,000

Compliance Schedule:

A compliance schedule is not required for the building.

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signed for and on behalf of the Buller District Council:

Date: 7/07/09


J A DONALDSON
REGULATORY TEAM LEADER

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

This building consent is issued subject to the following conditions:

1. If building work has not commenced within 12 calendar months after the date of issue of the consent, or any such further period that the Building Consent Authority may allow, this consent will lapse.
2. The owner must apply for a Code Compliance Certificate within two years of when the building consent was issued, or any further period agreed between the owner and the Building Consent Authority.
3. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
4. The approved plans and specifications (stamped copies) must be available on site for each inspection. Failure to abide by this requirement may incur further inspection/s and charges, on completion of construction and before a Code Compliance Certificate is issued.
5. Inspections are required as shown on attached 'Inspection Requirement and Record' sheet. Any additional inspections required during construction will be debited at the completion of works.
6. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.

Attachments:

Copies of the following documents are attached to this building consent:

Project information memorandum 090261



LEGAL DESCRIPTION

LOT 3 DP 18780

: 24.0491 ha

COUNCIL

ZONE

: RURAL

HEIGHT PLANE (10m)

: COMPLIANT

RECESSION PLANES

: NOT APPLICABLE

SET BACKS

: NOT APPLICABLE

SITE COVERAGE

: COMPLIANT

WIND ZONE

REGION (R1)

: 0

TERRAIN (COASTAL)

: 1

EXPOSURE (EXPOSED)

: 1

TOPOGRAPHIC (GENTLE)

: 0

HIGH

: 2

CORROSION ZONE

: SEA SPRAY ZONE

SNOW ZONE

: 2

EARTHQUAKE ZONE

: A

AREAS

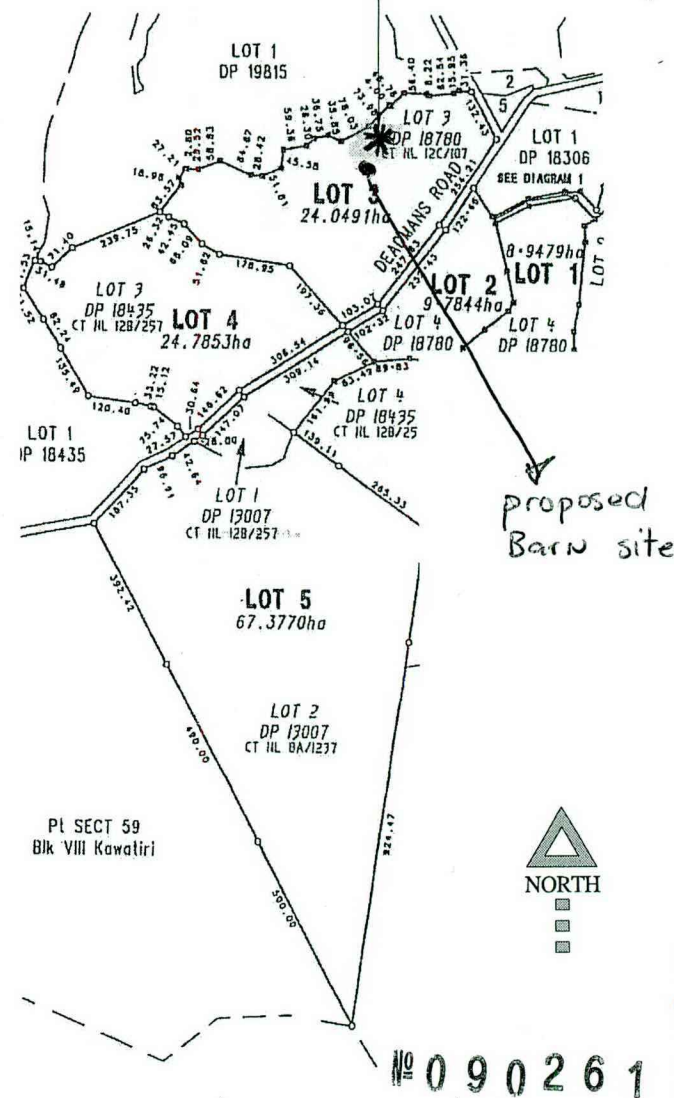
HOUSE

: 185.4m²

FOOTPRINT

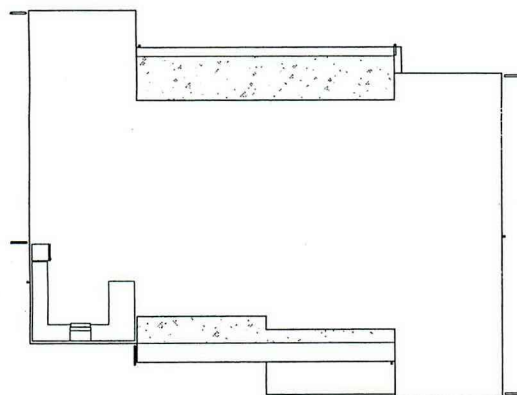
: 209.3m²

PROPOSED NEW HOUSE LOCATION



LOCATION

N.T.S



SITE

1:200



76a WAIMEA ROAD
P.O. BOX 1613, NELSON

P (03) 548 4671

F (03) 548 4713

E: nelson@davidreidhomes.co.nz

W: www.davidreidhomes.co.nz

(C) copyright David Reid Homes 2008



DM LIMITED

A D N Z

ARCHITECTURAL DESIGNERS NZ INC

AVERY RESIDENCE

Deer Hills Farm Limited,
Utopia Road
Westport 367

SITE PLAN

REVISIONS:

REV: DESCRIPTION: DATE:

IF IT ISN'T DIMENSIONED - DO NOT SCALE!

DATE: 21-05-2008

SCALE: As indicated @A3

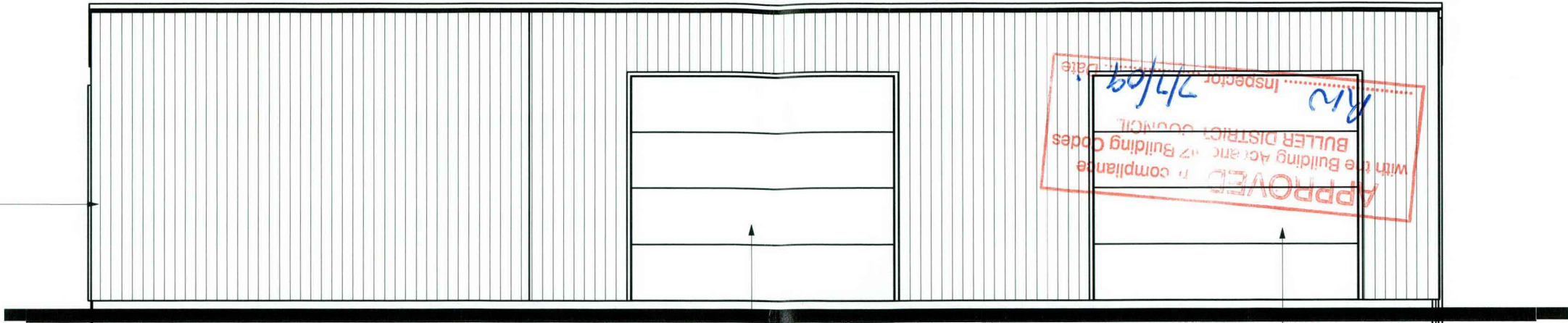
JOB NUMBER: ADM 08-05

DRAWN BY: KATHRYN MEAD

DESIGNED BY: DAVID REID HOMES

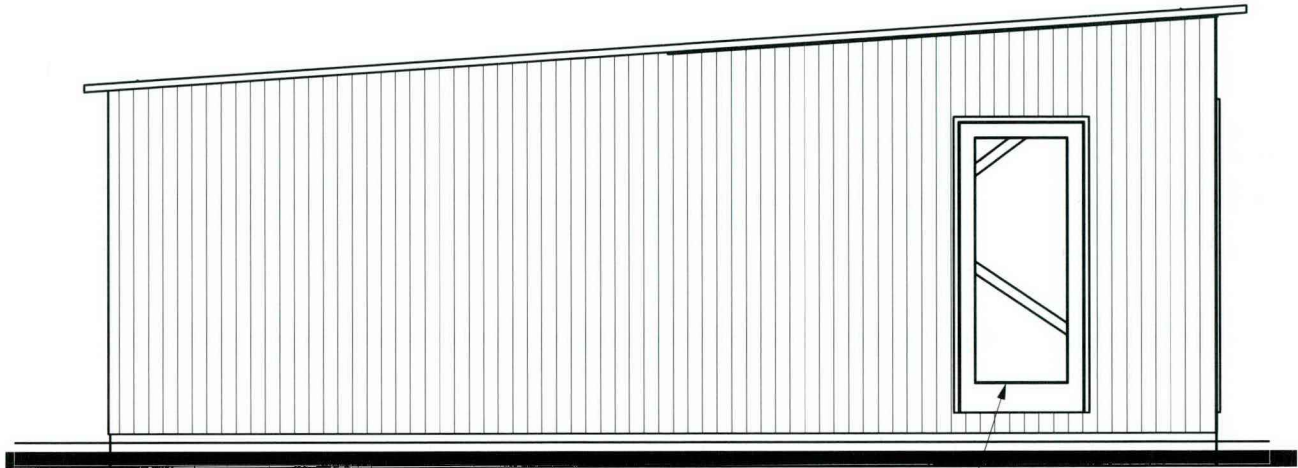
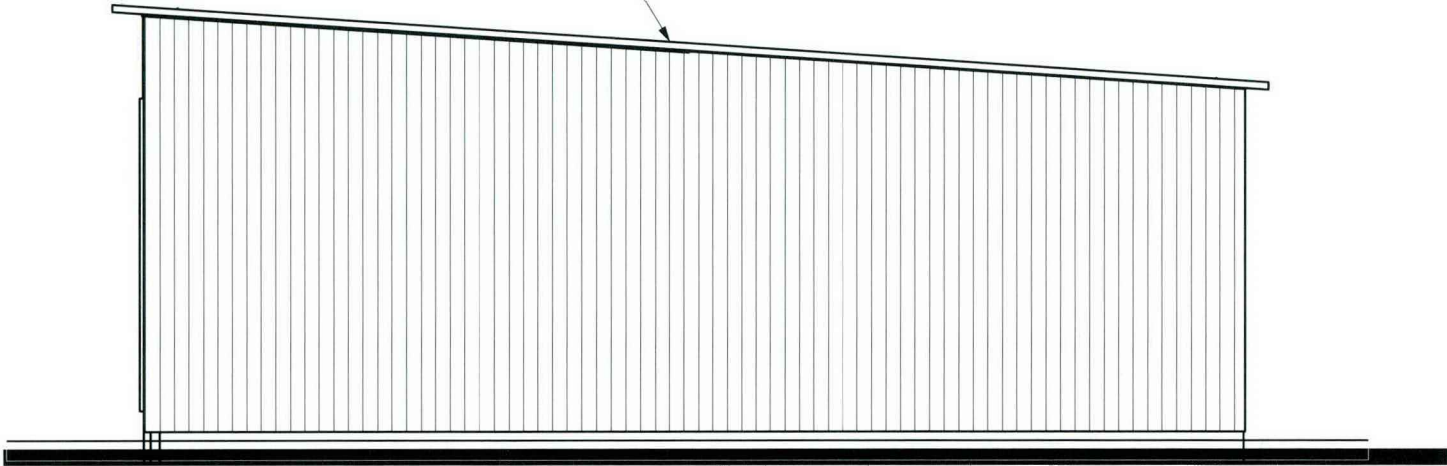
A01

CORRUGATED COLORSTEEL
CLADDING ("MAXX" IF WITHIN
SEA SPRAY ZONE, OTHERWISE
"ENDURA"

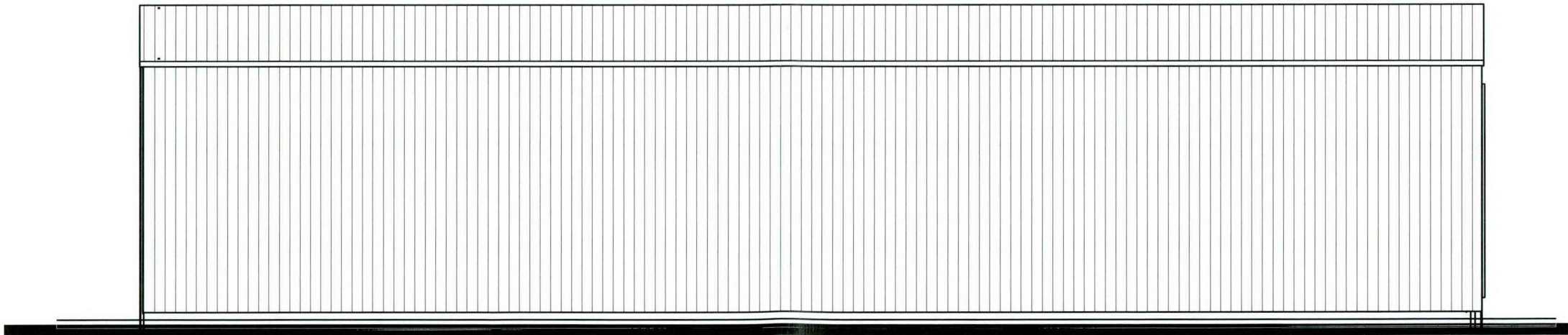


TRAPEZOID COLORSTEEL
ROOFING ("MAXX" IF WITHIN
SEA SPRAY ZONE, OTHERWISE
"ENDURA" 4° PITCH

2400 W X 2200 H SELECTED
GARAGE DOORS



ALUMINIUM GLAZED SIDE
DOOR WITH H3.2 TIMBER
REVEALS TO NZS3602:2003



COAST TO COAST
KITSET HOMES
UTOPIA ROAD, WESTPORT
PH 0800 6 KITSET

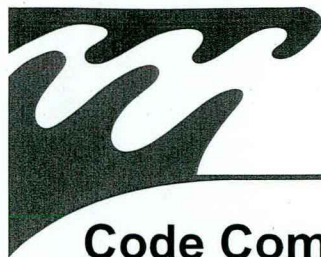
COPYRIGHT 2009. THESE
PLANS ARE NOT TO BE
REPRODUCED OR ADAPTED
WITHOUT THE WRITTEN
PERMISSION OF COAST TO
COAST HOMES LTD

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE
WITH NZS3604:1999 AND THE BUILDING ACT 2004.
THE CONSTRUCTOR SHALL VERIFY ALL MEASUREMENTS ON SITE
BEFORE COMMENCING WORK.
WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED
DIMENSIONS
ALL PLANS ARE TO BE READ IN CONJUNCTION WITH THE
SPECIFICATION (AND ANY ENGINEERING DESIGNS WHERE
APPLICABLE)

AVERY BARN
WORKING PLANS

A3/02
ELEVATIONS

SCALE 1:50 AT
A3
JUL 3 2009 1400PM
DRAWN: TW



Code Compliance Certificate 090261

Section 95, Building Act 2004

BAM 007

[Form 7]
Building (Forms) Regulations

The Applicant	The Building
NEIL & DONNA AVERY 367 UTOPIA ROAD RD 2 WESTPORT 7892	Cawthron Rd, Fairdown Legal Description: LOT 3 DP 18435 Valuation or Property No: 1884017801

Building Work:

Description of Building Work: Construction of three bay barn

Estimated Value: \$15,000

Current, lawfully established, use: OUTBUILDING

Year first constructed: 2009

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
As above

Code Compliance:

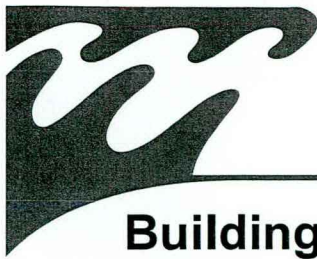
The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.

R J KNUDSEN
SENIOR BUILDING INSPECTOR

On behalf of: Buller District Council

Date: 26/08/11



COPY

Building Consent 080198

Section 51, Building Act 2004

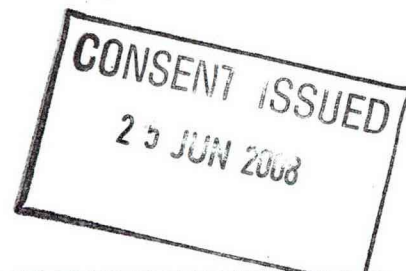
Being Stage 1 of an intended 1 Stages

The Applicant	The Building
DAVID REID HOMES PO BOX 1613 NELSON	Cawthron Rd, Fairdown Legal Description: Lots 1-2 DP 13007 Lots 3-4 DP 18435 Lots 3-5 DP 18780 Blks IV VIII Kawatiri SD Valuation or Property No: 1884017801 Level/Unit No: [If applicable]

First Point of Contact:

First point of contact for communications with the building consent authority will be with:

Full Name: DAVID REID HOMES
Mailing Address: PO BOX 1613, NELSON
Phones:: 021802203: 03 548 4671 EXT 210
Fax: 03 548 4713
Email: wayne.vollmer@davidreidhomes.co.nz



Building Work:

The following building work is authorised by this building consent:

CONSTRUCTION OF A 3 BEDROOM DAVID REID HOME WITH JETMASTER DOUBLE SIDED
OPEN WOOD FIREPLACE.

DOMESTIC

Estimated Value: \$330,000

Compliance Schedule:

A compliance schedule is not required for the building.

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Signed for and on behalf of the Buller District Council:


.....
J A DONALDSON
REGULATORY TEAM LEADER

THIS IS A VALUABLE DOCUMENT AND SHOULD BE KEPT IN A SAFE PLACE. YOU MAY WISH TO PRODUCE THIS CONSENT WHEN YOU DECIDE TO SELL THE PROPERTY.

This building consent is issued subject to the following conditions:

1. Restrictions on the Erection of Buildings, Scaffolding and other Structures: Under the Electricity Regulations 1997, it is an offence to erect any buildings, scaffolding and other structures within certain prescribed distances of an overhead electric line.
2. To inquire about these restrictions contact the nearest office of Trans Power NZ or your local Power Supply Company.
3. Inspections are required as shown on attached 'Field Inspection' sheet.
4. The building, structure or appliance being erected subject to the conditions of this consent, is not to be occupied or used without a Code Compliance Certificate being issued which verifies that the work complies with the New Zealand Building Code.
5. An owner must apply to the consent authority for a CCC on the enclosed form - Application for Code Compliance Certificate (CCC) after all building work relating to this consent is completed. All certificates, including producer statements must accompany this application.
6. This consent is issued on the basis that **11** Inspections will be carried out during construction. Any additional inspections required during construction will be debited at the completion of the works.
7. NOTE: To ensure that ALL the work contained within this consent has been approved, it is recommended that final payment to contractors should not be made until a Code Compliance Certificate has been received.
8. The cost of any damage to footpaths, roads, berms or crossings during construction, demolition or relocation will be required to be met by the applicant.
9. If high voltage electricity transmission lines, towers or pylons are on, over or adjacent to property, applicant to ensure that the proposed building complies with the clearances prescribed in the NZ Electrical Code of Practice for Electrical Safety Distances.
10. It is the responsibility of the applicant to ensure compliance and if necessary to contact the line owner to determine whether the proposed building will comply prior to commencing construction.
11. After a consent has been issued no deviation or alteration from the original plans and specifications is permissible without the written approval of the Inspector and it is an offence to convert the building to any other use than that stated on the consent.
12. A building consent shall lapse and be of no effect if:- The building work concerned has not been commenced within 12 calendar months after the date of issue of the consent or within such further period as the territorial authority in its absolute discretion may allow.
13. A building consent shall expire if an application for a Code Compliance Certificate has not been made within two (2) years of when the building consent was first issued.
14. The applicant and builder are responsible for the correct siting of buildings or additions thereon. As such, they shall ascertain the true position of survey pegs before building operations commence.
15. The approved plans and specifications (stamped copies) must be available on site in order for the inspection to be carried out. Failure to abide by this requirement may necessitate a further inspection and may require the payment of a re-inspection fee, on completion of construction and before a Code Compliance Certificate is issued.
16. The solid fuel burning appliance and/or chimney installed pursuant to this consent is to be installed in accordance with AS/NZS 2918:2001.
17. For inbuilt spaceheaters an inspection is also required to check the register before installation of the new appliance.
18. Gib board manufacturers recommend that for levels of Gib Board finish 3, 4 or 5 that the framing moisture content should not be greater than 16% at the time of lining. This recommendation is to minimise instances of joint or surface defects developing.

080198



'AS BUILT' PLANS

WALL FRAMING NOTES:

EXTERIOR WALLS:-	90x45 140x35+90x45 90x45 Pink Batts R2.6 Insulation	H1.2 MSG8 @ 600 crs H1.2 MSG8 top plate H1.2 MSG8 bottom plate on dpc
INTERIOR LOAD BEARING:-	90x45 140x35+90x45 90x45	H1.1 MSG8 @ 600 crs H1.1 MSG8 top plate H1.1 MSG8 bottom plate on dpc
INTERIOR NON LOAD BEARING:-	90x45 140x35+90x45 90x45	H1.1 MSG8 @ 600 crs H1.1 MSG8 top plate H1.1 MSG8 bottom plate on dpc

GENERAL NOTES

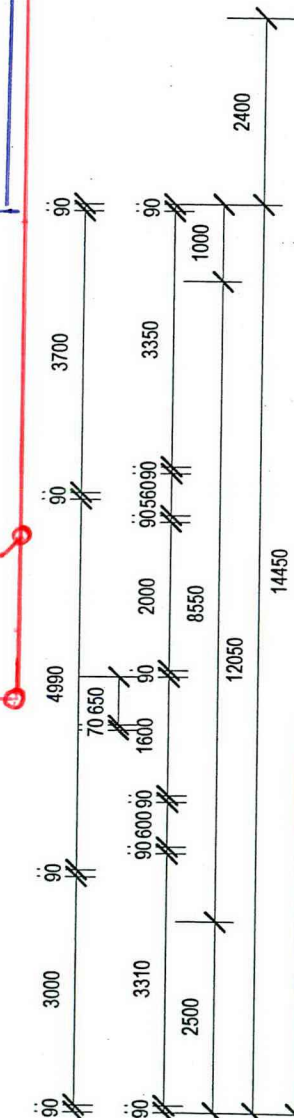
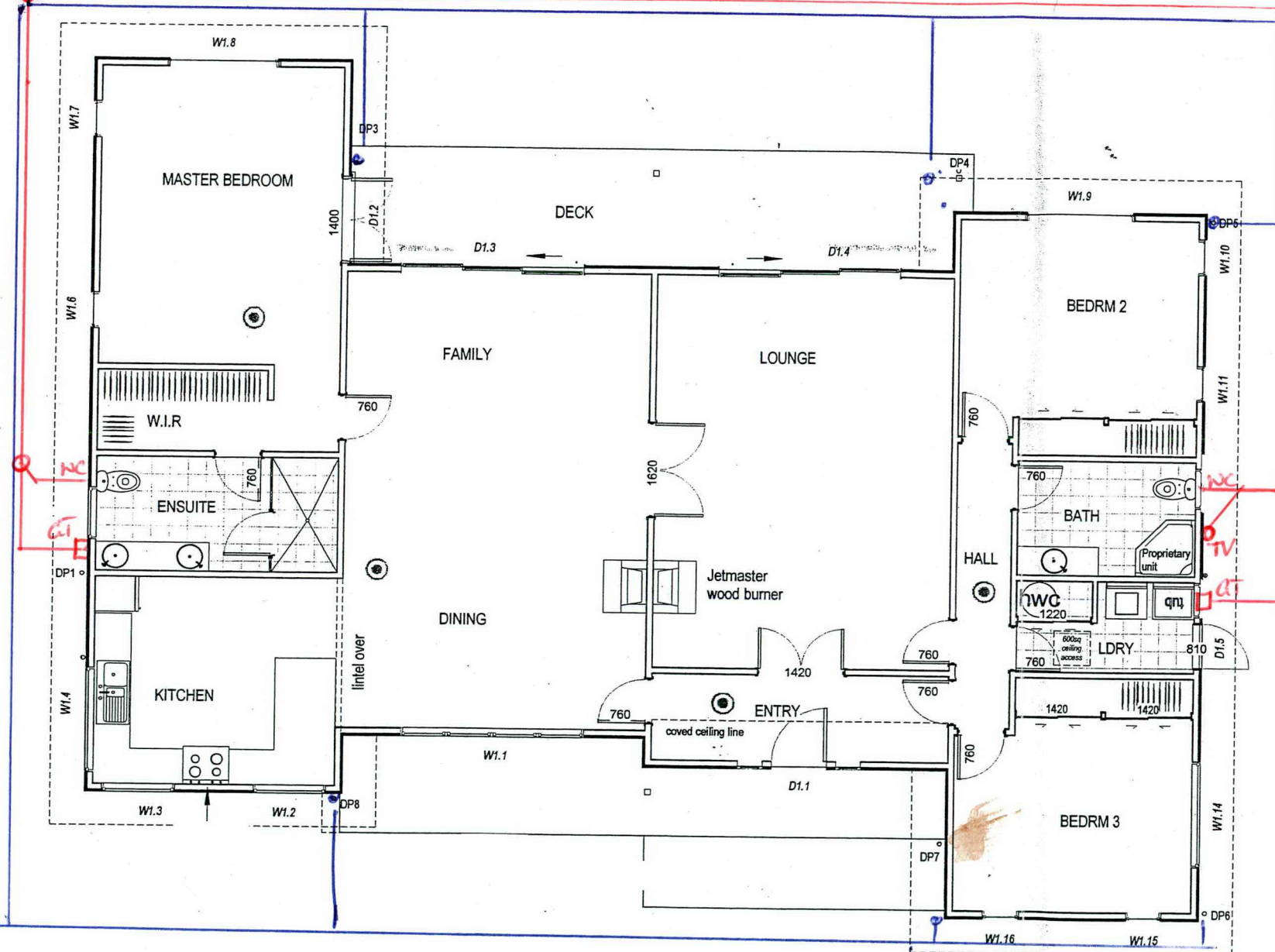
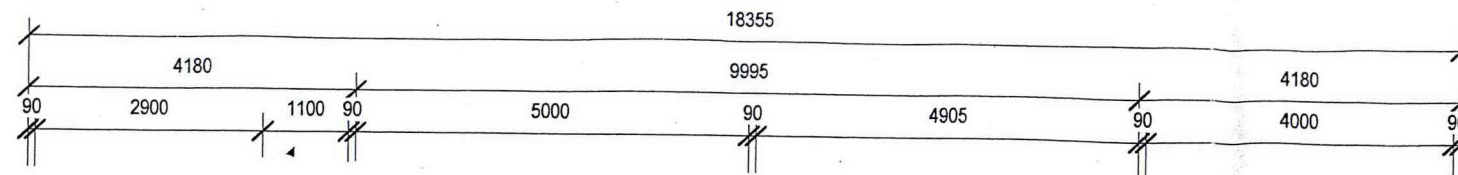
- Smoke detector to be installed throughout the dwelling to comply with NZBC F7/AS1 Sect 3.1 to 3.3. Fitted with hush facility as required. ensure 300mm min from walls
- 300lt mains pressure HWC to be fitted with tempering valve and seismic restraints: 3-25 x1mm galv steel straps, tensioned when fixed in place. Fix with 8mm coach screws with 30 x 2mm washers. Install 50x50 vertical blocking full height both sides of HWC, nail to framing @ 600 crs max with 100 x 3.75 nails. refer to NZBC G12/AS1 Figure 14.
HWC relief valve drain - Copper pipe in accordance with NZBC G12/AS1 6.7.2
- Provide 600x600mm ceiling access.
- Provide mechanical ventilation to Bathrooms and Ensuites.
Vent dryer to outside of building
- Ensure all wet areas, wall and floor linings comply with NZBC E3/AS1 '3.0: Watersplash' Gib Aqualine wall and ceiling linings. (semi gloss or gloss paint finish over Gib Aqualine linings to walls & ceilings, 150mm min impervious lining upstand around bath) as per E3/AS1 Figure 3
- Minimum R3.6 Insulation in Ceiling, R2.6 insulation in walls, R1.3 in floor
- Corrosion Zone Sea Spray Zone: Steel fixings and fastenings to comply with NZS 3604:1999 Table 4.1. Nails to comply with NZS 3604:1999 Table 4.3
- All exposed structural steelwork to be hot dip galvanised. *& Resene coat*
- epoxy 2 part mix

SCHEDULE OF TIMBER TREATMENTS B2/AS1 3602:2003:

Exterior Wall Framing	H1.2
Interior Wall Framing	H1.1
Exposed Veranda Beam	H3.2
Posts	H5
Enclosed Flat Roof Framing	H3.1
Trusses & purlins @ less than 10°	H3.1
Trusses & purlins @ greater than or equal to 10°	H1.1

APPROVED in compliance
with the Building Act and NZ Building Codes
Neville Burnby for
BULLER DISTRICT COUNCIL

Inspector *16-6-02* Date

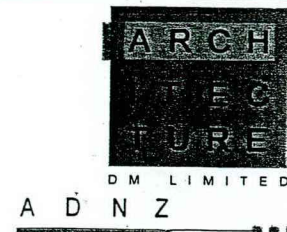


FLOOR LEVEL

1:100



76a WAIMEA ROAD
P.O. BOX 1613, NELSON
P (03) 548 4671
F (03) 548 4713
E nelson@davidreidhomes.co.nz
www.davidreidhomes.co.nz
(C) copyright David Reid Homes 2008



AVERY RESIDENCE

Deer Hills Farm Limited,
Utopia Road
Westport 367

FLOOR PLAN

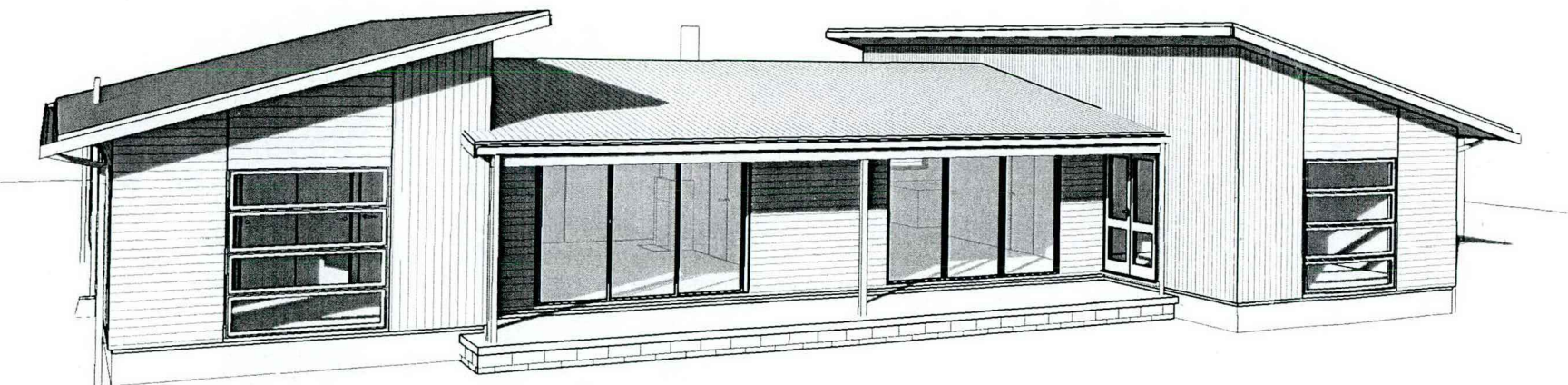
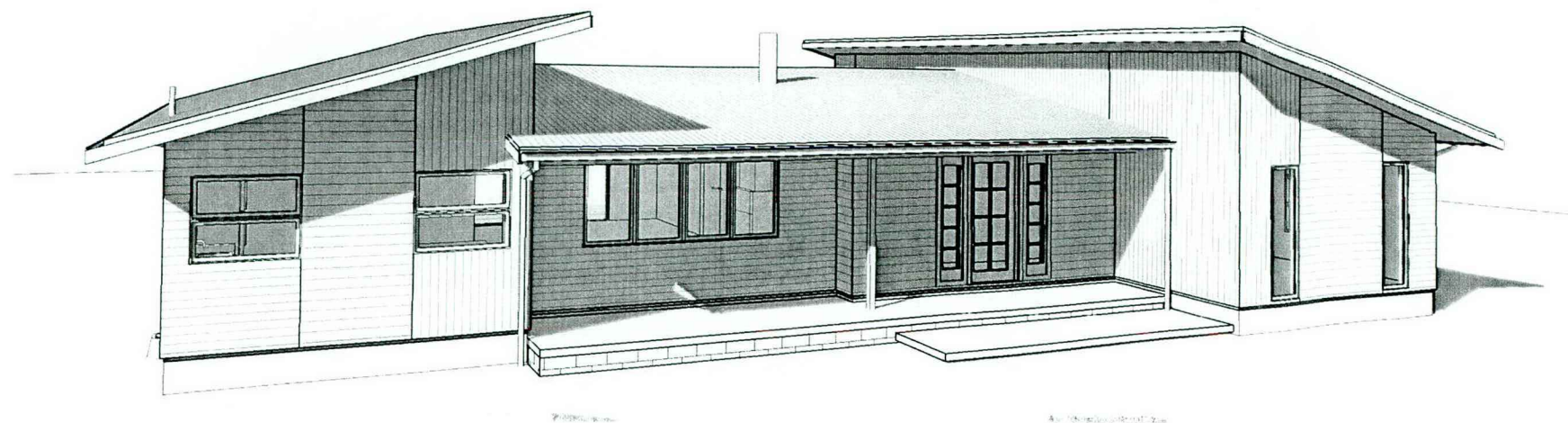
REVISIONS:

REV:	DESCRIPTION:	DATE:
a	revised corrosion zone	12-6-2008

IF IT ISN'T DIMENSIONED - DO NOT SCALE!

DATE: 21-05-2008
SCALE: 1:100 @A3
JOB NUMBER: ADM 08-05
DRAWN BY: KATHRYN MEAD
DESIGNED BY: DAVID REID HOMES

A02a



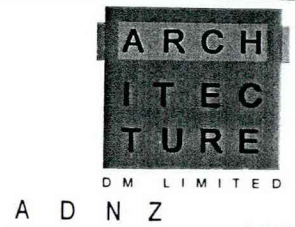
Sheet Number	Sheet Name	Scale	Rev a
A00a	COVER PAGE	N.T.S	12-6-08
A01	SITE PLAN	N.T.S	
A02a	FLOOR PLAN	1:100	12-6-08
A03a	ROOF PLAN	1:100	12-6-08
A04	FOUNDATION/ DRAINAGE PLAN	1:100	
A05a	BRACING/ LINTEL PLAN	1:100	12-6-08
A06a	ELEVATIONS	1:100	12-6-08
A07a	ELEVATIONS	1:100	12-6-08
A08	SECTION 1	1:50	
A09a	SECTION 2 & 3	1:50	12-6-08
A10	SECTION 4	1:50	
D01	DETAILS	1:5	
D02	DETAILS	1:5	
D03	DETAILS	1:10	
D04	DETAILS	1:10	
D05	DETAILS	1:10	
D06a	DETAILS	1:10	12-6-08
D07a	DETAILS	1:10	12-6-08
D08	DETAILS	N.T.S	
S01	WINDOW/ DOOR SCHEDULE	1:50	

BUILDING TO COMPLY WITH:-
 BULLER DISTRICT COUNCIL RULES AND REGULATIONS.
 NEW ZEALAND BUILDING CODE.
 NEW ZEALAND STANDARD NZS:3604:1999
 JAMEA HARDIE LINEA TECHNICAL SPECIFICATIONS & DETAILS.
 READ IN CONJUNCTION WITH THE ARCHITECTURE SPECIFICATIONS.

APPROVED in compliance
 with the Building Act and NZ Building Codes
Neville Burnby for
 BULLER DISTRICT COUNCIL
[Signature] Inspector 16-6-08. Date



76a WAIMEA ROAD
 P.O. BOX 1613, NELSON
 P (03) 548 4671
 F (03) 548 4713
 E nelson@davidreidhomes.co.nz
 www.davidreidhomes.co.nz
 (C) copyright David Reid Homes 2008



AVERY RESIDENCE
 Deer Hills Farm Limited,
 Utopia Road
 Westport 367

COVER PAGE

REVISIONS:
 REV: DESCRIPTION: DATE:
 a updated 12-6-2008
 IF IT ISN'T DIMENSIONED - DO NOT SCALE!

DATE: 21-05-2008
 SCALE: @A3
 JOB NUMBER: ADM 08-05
 DRAWN BY: KATHRYN MEAD
 DESIGNED BY: DAVID REID HOMES

A00a



Safety • Competency

Electrical Certificate of Compliance

for prescribed electrical work that is carried out on electrical installations and involves the placing or positioning or the replacing or repositioning of conductors (including fittings attached to those conductors).
To be completed whether or not an inspection is required.

No. 2875971

No. of attachments

CUSTOMER INFORMATION - PLEASE PRINT CLEARLY

Name of customer Troy Avery

Phone: 0274644580

Address of installation ~~1 DEADMANS~~ Road Westport

Postal address of customer (if not as above)

WORK DETAILS

40 No. of lighting outlets

1 oven No. of ranges

40 No. of socket outlets

1 No. of water heaters

Was any installation work carried out by the homeowner?

Yes ☐ No ☒

Please tick (✓) as appropriate where work includes:

☒ Mains☒ Main earthing system☒ Switchboard☐ Electric lines

Description Wire new 3 bedroom house complete

It is recommended that test results be recorded here:

Visual Examination ☒Earth Continuity ☒ 0.1ΩBonding ☒Polarity ☒

Insulation Resistance 999 Mohm

Other

If necessary attach any pages with sketches of work done

CERTIFICATION OF WORK

I certify that the above electrical work has been carried out in accordance with the requirements of the Electricity Act 1992 and Electricity Regulations 1997.

ELECTRICAL WORKER DETAILS

Name Marc Llewellyn Crackett

Registration no. E 252607

Company

Signature

Date 06-08-09

Contact Ph No. 0277178520

CERTIFICATION OF ELECTRIC LINES

(to be completed where a separate electrical worker has installed the electric line portion of the mains)

Name

Registration no.

Company

Signature

Date

Contact Ph No.

INSPECTION DETAILS

Electrical work requiring inspection by a registered electrical inspector



New mains



Switchboard



Earthing system



Installation work in hazardous areas

I certify that the inspection has been carried out in accordance with the requirements of regulation 41 of the Electricity Regulations 1997.

Name E.K. Roberts

Registration no. I 2894

Signature E.K. Roberts

Date 06-08-09

Daytime Contact Ph No.

03-788-8170

CUSTOMER COPY - THIS IS AN IMPORTANT DOCUMENT AND SHOULD BE RETAINED



Code Compliance Certificate 080198

Section 95, Building Act 2004

BAM 007

[Form 7]
Building (Forms) Regulations
[bccc-pub 04/11/09]

The Owner	The Building
N & D AVERY DEER HILLS FARM 367 UTOPIA ROAD RD 2 EXT WESTPORT 7892	Location: Cawthron Rd, Fairdown Legal Description: Lots 1-2 DP 13007 Lots 3-4 DP 18435 Lots 3-5 DP 18780 Blks IV VIII Kawatiri SD Valuation or Property No: 1884017801 Building Name (if applicable): Site Location (if applicable): Level Unit (if applicable):

Building Work:

Description of Building Work: Construction of a three bedroom David Reid Homes dwelling including installation of Woodsman Tasman spaceheater

Estimated Value: \$330,000

Current, lawfully established, use: DOMESTIC

Year first constructed: 2008

First Point of Contact:

The first point of contact for communications with the council/building consent authority will be with:
As above

Code Compliance:

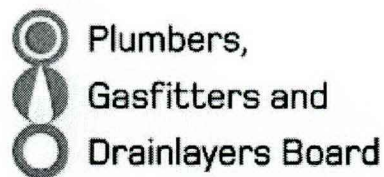
The building consent authority named above is satisfied, on reasonable grounds, that :

(a) the building work complies with the building consent.

Richard Knudsen
SENIOR BUILDING INSPECTOR

On behalf of: Buller District Council

Date: 13/10/14



GASFITTING CERTIFICATE OF COMPLIANCE

Pursuant to the Gas Act 1992 and the Gas (Safety and Measurement) Regulations 2010

ENERGY WORK CERTIFICATE

(Pursuant to the Building Act 2004)

This certificate is not transferable

Level 9, 70 The Terrace

PO Box 10655, Wellington 6143

Tel 04 494 2970, Fax 04 494 2975

www.pgdb.co.nz

Consumer: Neil Deer Hill Farm
Installation Address: 367 Utopia Road
RD 2
Westport 7892

Vehicle Registration:

Vessel Registration:

Certificate Number: **705924**
Gas Supplier: Rockgas
Category: Domestic
Type (Regulation 44(1)): NEW
Gas Type: LPG

Certification Date: 17 Sep 2012

Test Results: 5 min Duration
6.00kPa test pressure
0.00kPa Loss / Gain
2.75kPa Working pressure

Other Testing:

Test Date: 14 Sep 2012

DESCRIPTION OF GASFITTING TO WHICH THIS CERTIFICATE APPLIES

Qty	Item Type	Item Location	Make/ Model	Input Rate	Flue Type	Flue Location	Vent Type	Vent Location
1	Pipework							
1	Water heater continuous flow	Outside	Rinnai VT24	188mj/h	Forced Draught Flue (Power)	Outside	Mechanical	Outside

I certify that:

1. I Certify that all appliances and fittings worked on by me or by persons working under my supervision are safe to connect to a gas supply and that all work carried out was in accordance with all applicable requirements of the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
2. I Certify that the Gasfitting to which this certificate applies does not make other parts of the installation unsafe or otherwise non-compliant with the Gas Act 1992 and Gas (Safety and Measurement) Regulations 2010.
3. I Certify that the Gasfitting work to which this certificate applies does NOT include work on an appliance or fitting imported or manufactured for the consumers use.

Installer(s) supervised by certifier

Authorisation No: 23208
Name: Walker, Allan Kevin
Authorisation No:
Name:

Certificate Owner

Authorisation No: 16586
Name: Brown, Keith
Company: Gas Action Services

Signed:
Certifier

Authorisation No: 16586
Name: Brown, Keith



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).

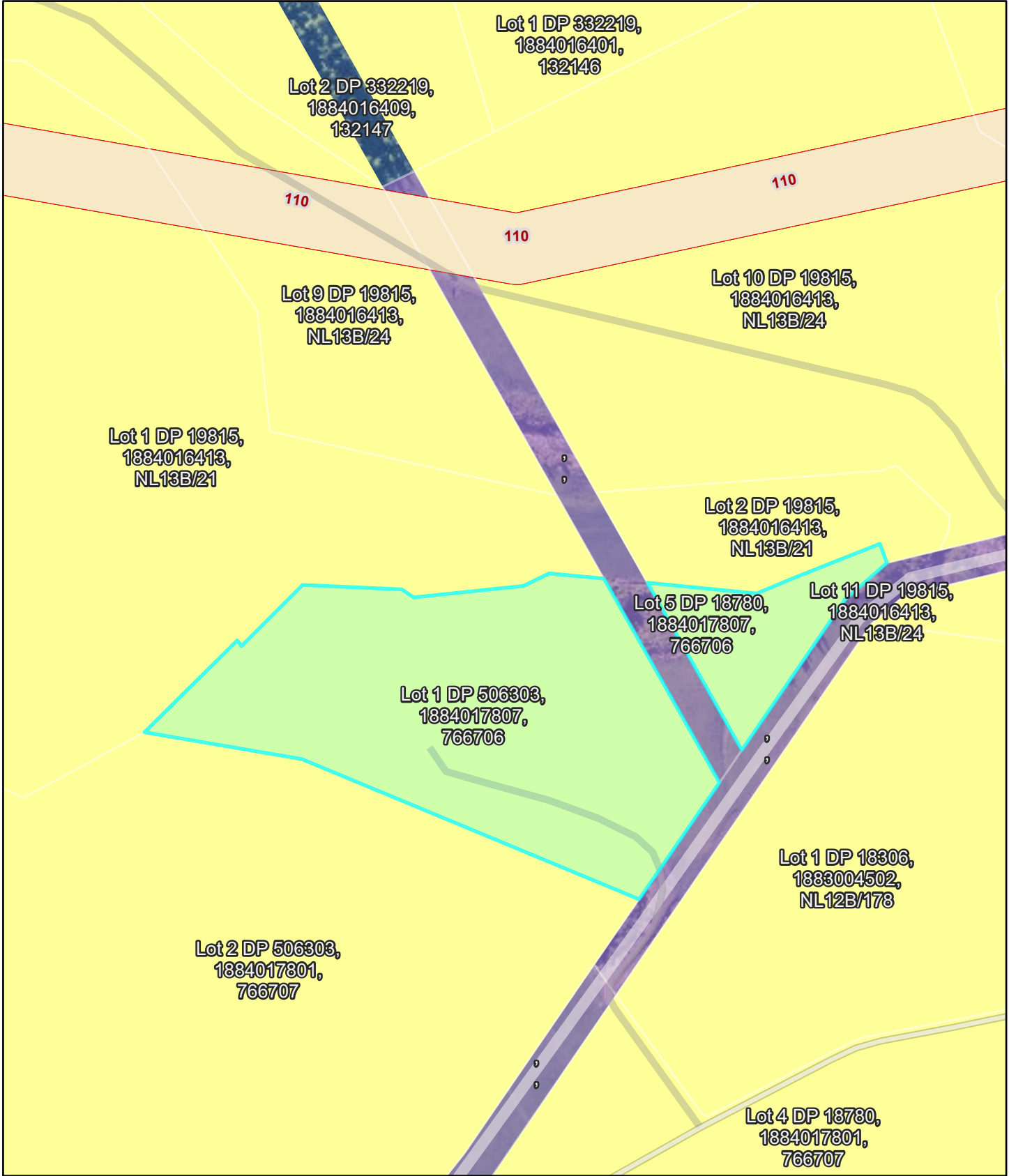
Other stream side management controls include esplanade strips obtained at the time of subdivision or resource consent and managed by the Department of Conservation.

- 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.

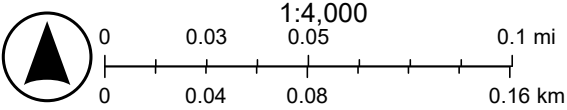
- 5.3.2.5.8. While indigenous forestry operations under a Sustainable Management Plan approved under the Forest Act provides a measure of sustainable management, it does not address all Part II matters in the Resource Management Act 1991. Therefore Council's discretion is limited to those areas not covered 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.

188B Powerhouse Road, Fairdown - BDC Planning map



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- | | | | |
|------------------------------|-----------------------------------|---------------------------------------|------------------------------|
| BDC Property Master - Parcel | Historic Places | Residential | Reserve Land |
| BDC Property Master - Labels | Historic Buildings and Structures | Rural | Council Parks and Reserves |
| Transpower 20m Buffer | Notable Trees | Rural Zone Water | Esplanade Strip |
| Span | Zones | Scenically Sensitive Commercial Zone | Esplanade Reserve |
| Line | Cement Production | Scenically Sensitive Residential Zone | Easement |
| Structure | Commercial | Sea | Easement Linear |
| Site | Industrial | Sergeants Hill Industrial Area | DOC Public Conservation Land |
| Hydro Features | Natural Environment Areas | LINZ NZ Addresses | Wildlife & Marine Areas |
| Other Hydro Features | Paparua Character Area | LINZ NZ Roads - Addressing | Wildlife Area |
| Rural Zone Water | Port | Road Parcel | Marine Area |
| Transpower Line | | Walkway Easement | New Zealand Imagery |
| Transpower 20m Buffer | | | |



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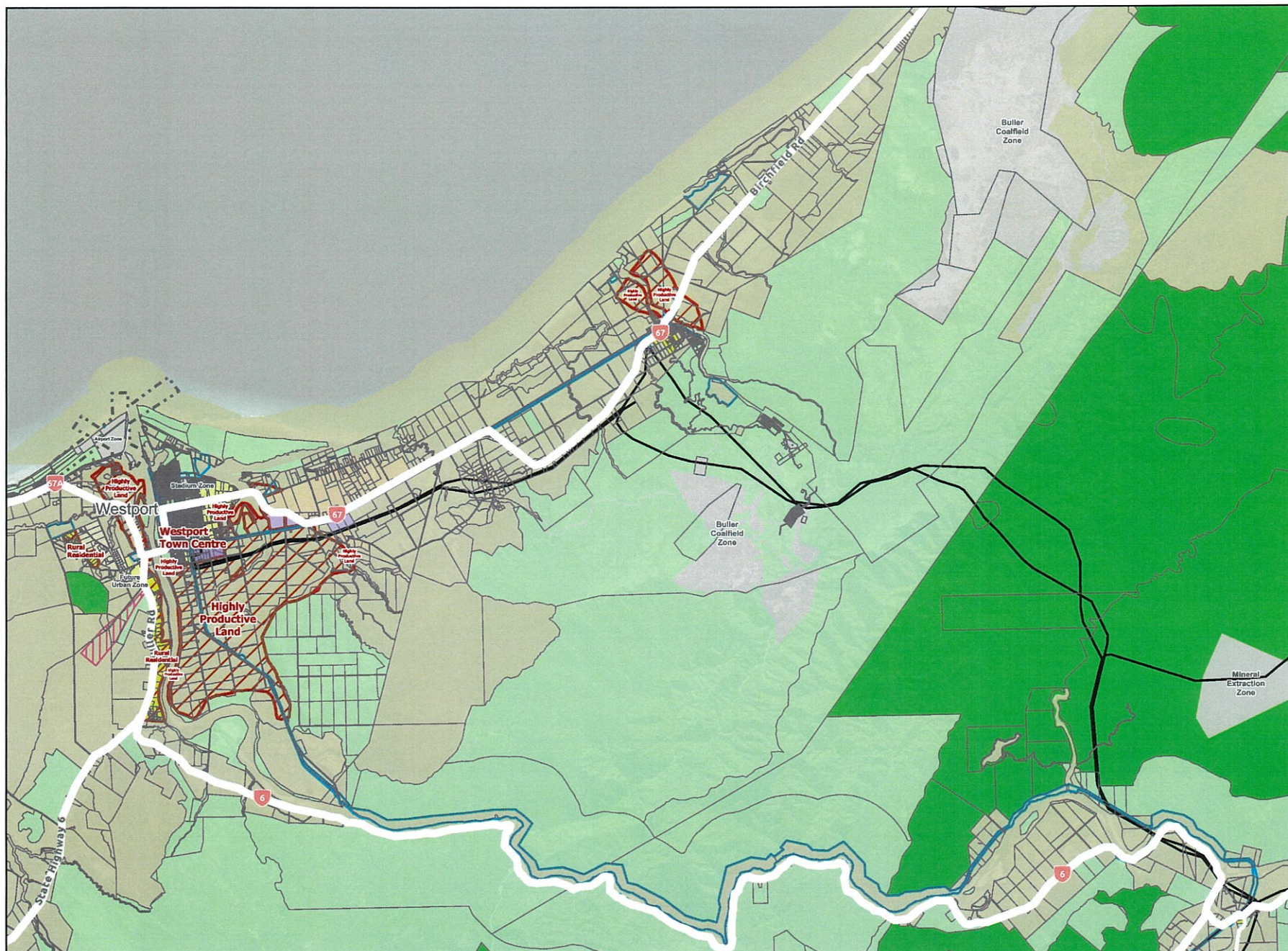
Buller District

Scale: 1:100,000

2.5
Kilometers



Legend	
	Rifle Range Protection Area
	Designation
	Airport Approach Path
	Transmission Lines
	Significant Electricity Distribution Line
	Commercial Zone
	General Industrial Zone
	General Residential Zone
	General Rural Zone
	Large Lot Residential Zone
	Light Industrial Zone
	Mixed Use Zone
	Natural Open Space Zone
	Neighbourhood Centre Zone
	Open Space Zone
	Rural Lifestyle Zone
	Settlement Zone
	Special Purpose Zone - Airport Zone
	Special Purpose Zone - Future Urban Zone
	Special Purpose Zone - Port Zone
	Special Purpose Zone - Buller Coalfield Zone
	Special Purpose Zone - Hospital Zone
	Special Purpose Zone - Mineral Extraction Zone
	Special Purpose Zone - Stadium Zone
	Sport and Active Recreation Zone
	Town Centre Zone
	Precincts



		16	17
		19	20
22	23	24	
26	27	28	29
30	31	32	33

23

Buller District

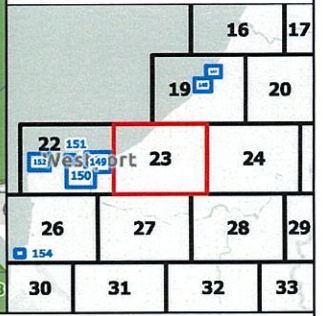
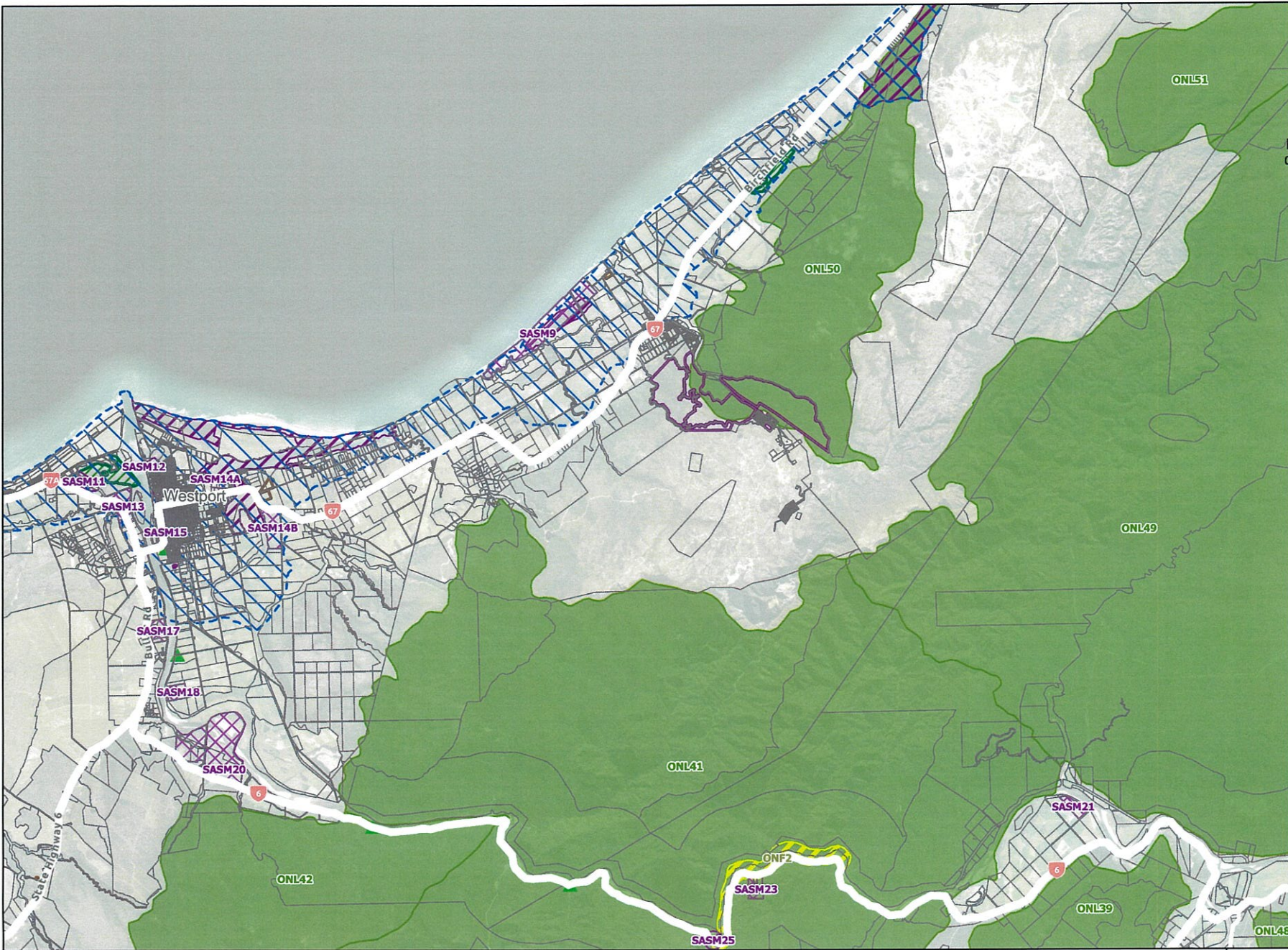
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2.5
Kilometers



Legend

- Notable Tree
- Archeological Sites
- Historic Heritage Items and Areas
- Sites and Areas of Significance to Maori
- Significant Natural Area
- Outstanding Natural Landscape
- Outstanding Natural Feature
- Coastal Environment
- High Coastal Natural Character



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

District Plan Decisions Version Environmental and Cultural Values

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.

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Buller District

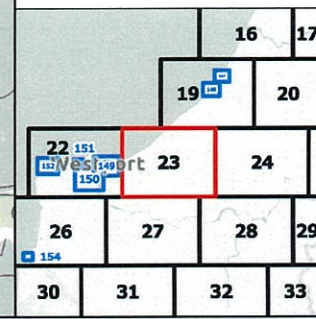
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2.5
Kilometers



Legend

- Land Instability
- Westport Hazard
- Flood Hazard Alert
- Flood Hazard Susceptibility
- Flood Hazard Severe
- Coastal Inundation 2 Hazard Overlay
- Coastal Inundation 1 Hazard Overlay
- Coastal Erosion and Inundation Hazard Overlay



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.

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Te Tai o Poutini Plan – Decisions Version

Online mapping link: 188B Powerhouse Road, Fairdown

https://westcoast.isoplan.co.nz/eplan/property/15896/0/93?_t=property

Note that the TTPP mapping system cannot highlight more than one legal description, the area shown is Lot 1 DP 506303.



Zones and Development Areas

General Rural Zone

This section has rules that are subject to appeal.

GRUZ General Rural Zone - Rules

Overview

The GRUZ - General Rural Zone is the largest zone that affects private land on Te Tai o Poutini/the West Coast. Rural land is an important resource as it underpins the social and economic well-being of Te Tai o Poutini/the West Coast. The rural area is a dynamic environment, influenced by changing farming practice and by a wide range of productive activities. The RURZ - Rural Objectives and Policies and GRUZ - General Rural Zone Rules provide the framework for managing the effects of development within this zone.

The GRUZ - General Rural Zone provides for primary production, such as pastoral farming, livestock, horticulture and forestry. It also provides for resource extraction such as quarrying and mining, regionally significant infrastructure, and intensive indoor farming, such as indoor poultry and pig farms. These activities have the potential to generate adverse activities beyond the boundaries of a site, for example: noises from farm animals and machinery, odour from dairy-sheds and associated effluent treatment and discharge systems, silage/baleage and agricultural fertiliser, light overspill, and traffic effects from milk tankers, aggregate trucks and stock trucks. The effects of rural production activities therefore need to be appropriately managed and mitigated, while recognising that the GRUZ - General Rural Zone is a production-oriented working environment that is characterised by these activities.

The GRUZ - General Rural Zone is also characterised by an open, vegetated landscape that is interspersed with low density buildings and structures that are predominantly used for rural activities, such as barns and sheds, or larger, more numerous buildings of industrial scale and appearance used for intensive primary production or rural industry. A number of renewable electricity generation activities are located within this zone and these activities provide a crucial role in ensuring provision of electricity supply to Te Tai o Poutini/the West Coast and are recognised as regionally significant assets. Rural halls, domains and schools which serve the needs of the rural community are also present, however there is a general lack of urban infrastructure in the zone such as street lighting and footpaths. Te Tai o Poutini Plan seeks to maintain this rural character.

A range of structures associated with regionally significant infrastructure are also a feature of the rural areas.

Where numerous or larger scale buildings or structures are proposed, their location, height and scale are managed to ensure development does not compromise the qualities of the rural setting or rural character.

Urban activities such as commercial and retail, or industrial activities not associated with primary production, are restricted within the zone. Rural lifestyle subdivision is also limited due to the potential for reverse sensitivity effects impacting on primary production activities and the potential for fragmentation of productive land.

The RURZ - Rural Zones Objectives and Policies and GRUZ - General Rural Zone Rules provide the framework for managing the effects of development in the GRUZ - General Rural Zone. However, there are additional specific policies and different rules for the two precincts - the GRUZ - PREC1 - Community Living Precinct and the GRUZ - PREC5 - Highly Productive Land Precinct. Where there is a conflict between a GRUZ - General Rural Zone provision and the GRUZ - PREC1 - Community Living Precinct or GRUZ - PREC5 - Highly Productive Land provision, within each Precinct, the relevant Precinct provision applies.

Note with Regard to Commercial Forestry

There are no specific provisions as relate to commercial forestry within the RURZ - Rural Zone Chapters. This is because commercial forestry is principally regulated by the Resource Management (National Environmental Standard for Commercial Forestry) Regulations 2017. Exceptions to this occur in the Overlay Chapters and where forestry activities are proposed these chapters must be considered.

Other relevant Te Tai o Poutini Plan provisions

It is important to note that in addition to the provisions in this chapter, a number of Part 2: District-wide Matters chapters also contain provisions that may be relevant for activities in the GRUZ - General Rural Zone, including:

- **The ENG Energy Chapter** - this contains rules applying to energy activities and renewable electricity

- generation activities throughout the district, and accordingly the rules in this chapter do not apply to these activities.
- **The INF Infrastructure Chapter** - this contains rules applying to specified infrastructure such as telecommunications, wastewater, stormwater and water supply installations, pipelines and meteorological facilities and accordingly the rules in this chapter do not apply to these activities.
- **The TRN Transport Chapter** - this contains the rules around the development of the transport network and the performance standards that apply for construction of these facilities and accordingly the rules in this chapter do not apply to those activities.
- **Sites and Areas of Significance to Māori, Historic Heritage and Notable Tree Chapters** - there may be sites and areas of significance to Māori, historic heritage or notable trees identified on individual sites within the General Rural Zone. Specific information on the provisions that apply to these can be found in the Sites and Areas of Significance to Māori, Historic Heritage, and Notable Tree Chapters.
- **Natural Hazards** - natural hazards are widespread on Te Tai o Poutini/ the West Coast and in some locations natural hazard overlays may affect areas in the General Rural Zone. Information on the natural hazard overlays and provisions can be found in the Natural Hazards Chapter.
- **Natural Character and Margins of Waterbodies** - in some locations areas of General Rural Zone may extend into the riparian margins of waterbodies. The Natural Character and Margins of Waterbodies Chapter contains provision on how these areas must be managed.
- **Ecosystems and Indigenous Biodiversity** - where indigenous vegetation clearance is proposed within a General Rural Zone, the provisions of the Ecosystems and Indigenous Biodiversity Chapter apply.
- **General District Wide Matters** - provisions in relation to Earthworks in particular may be relevant to many activities.
- **Subdivision** - The Subdivision Chapter sets out the requirements for subdivision activities in the GRUZ - General Rural Zone.
- **Financial Contributions** - The Financial Contributions Chapter sets out the requirements for contributions of costs for activities which impact on the local network utility operators.

Relationship with Other Plans

Many activities that occur in rural areas are also regulated by the West Coast Regional Council through Regional Plans, including the Regional Land and Water Plan, Regional Air Plan and Regional Coastal Plan. When planning to undertake an activity, the status under the relevant Regional Plans should also be confirmed and any necessary resource consents applied for under both Plans.

General Rural Zone Rules	
Note: There may be a number of Plan provisions that apply to an activity, building, structure and site. In some cases, consent may be required under rules in this Chapter as well as rules in other Chapters in the Plan. In those cases unless otherwise specifically stated in a rule, consent is required under each of those identified rules. Details of the steps Plan users should take to determine the status of an activity is provided in General Approach.	
Permitted Activities	
GRUZ - R1	Agricultural, Pastoral or Horticultural Activities, and Buildings and structures
Activity Status Permitted Where: - Maximum building or structure height above ground level is: 10m; except that - No building, structure or tree shall protrude into the Airport Approach Path of any airport or aerodrome identified on the planning maps and as described in Appendix Nine; - Buildings and structures are setback a minimum of 10m from the road boundary, 5m from the rail designation, 10m from any Settlement Zone boundary, 20m from the State Highway Boundary, and 5m from internal boundaries; - The minimum separation distance between buildings housing more than 10 animals or commercial livestock and a residential/settlement/rural lifestyle zone boundary shall be 30m and from any residential building on another site 50m, and from any other boundary 20m;	Activity status where compliance not achieved: Restricted Discretionary for Agricultural, Pastoral or Horticultural buildings not meeting standard 7, otherwise Discretionary

4. Woodlots are not established within: i. 10m of the boundary of an adjoining property unless that property is within plantation forest; and ii. 40m of a dwelling. 5. Within the Rifle Range Protection Area only buildings that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities are established; and 6. Performance standards for beekeeping in the Westland District apply as follows: i. No bees may be kept on a property less than 600m² net site area; ii. Beehives must be placed with an obstruction in front of them or be elevated to enable bees to be 2.5m above ground level prior to crossing the site boundary. 7. The maximum ground floor area of any single building is 1000m² or 500m² for any residential building; 8. Vehicle crossing standards in Rule TRN - R1 are met; and 9. No building housing sensitive activities shall be located within 150m of a Designated community wastewater treatment facility site boundary. Advice Notes: 1. If land is used for disposal of effluent or solid waste then there may be rules in the Regional Air Plan and Regional Land and Water Plan administered by West Coast Regional Council. 2. Quarrying activity within the Pounamu and Aotea Management Areas is subject to Rule SASM - R7.	
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GRUZ - R2	Conservation and Recreation Activities	
Activity Status Permitted Where: 1. All performance standards for Rule GRUZ - R1 are complied with. 2. Within the Rifle Range Protection Areas, Recreation Activities are restricted to Recreational Firearms Shooting.		Activity status where compliance not achieved: Discretionary where 1 is not complied with Non-complying where 2 is not complied with.
GRUZ - R3	Residential Activities and Residential Units	
Activity Status Permitted Where: 1. All performance standards for Rule GRUZ - R1 are complied with; 2. No residential activities or residential units occur within the Rifle Range Protection Area; 3. Residential unit density is no more than one unit per 10ha net site area in the Highly Productive Land Overlay and one unit per 4ha net site area in the rest of the General Rural Zone except i. Where: a. The site is already in existence and complied with the previous relevant Grey, Buller or Westland District Plan density provisions; or b. The site is subject to an approved subdivision consent at the operative date of the plan; c. Then the residential unit density is no more than one unit per site; ii. Where this is within the Community Living Precinct and in accordance with the Concept Plan contained in Appendix Eight; 4. There is no more than 3 minor residential units per 10ha net site area that: i. Are located within 20 metres of and share the driveway with either the principal dwelling; or ii. Are worker accommodation associated with primary production buildings; and 5. Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire		Activity status where compliance not achieved: Restricted Discretionary where this is Temporary Worker Accommodation subject to Rule GRUZ - R22, Otherwise Discretionary

Service Firefighting Water Supplies Code of Practice (SNZ PAS: 4509:2008). Advice Notes: - Where a residential building or noise sensitive activity is located within: - The Road Noise Overlay; or 100m of a Railway Line; or - Between the 55dBL_{AFMAX} and 60dBL_{AFMAX} contours of the Westport Rifle Range Noise Overlay; or - The 50 dBA Noise Contour boundary of Franz Josef Heliport; or - The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports, Haast Airfield or Greymouth or Karamea Aerodrome. Then the acoustic insulation requirements are set out in Rule NOISE - R3 will apply. - The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.		
GRUZ - R4	Papakāinga Developments	
Activity Status Permitted Where: - All performance standards for Rule GRUZ - R1 are complied with; - No papakāinga development occurs within any Rifle Range Protection Area; - Residential building density is no more than one unit per hectare net site area, however units are able to be clustered; - On-site wastewater, water supply and stormwater systems are developed to serve the entire papakāinga; and - Provision shall be made for sufficient water supply and access to water supplies for firefighting in accordance with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS:4509:2008) Advice Notes: - Where a noise sensitive activity is located within: - The Road Noise Overlay; or 100m of a Railway Line; or - Between the 55dBL_{AFMAX} and 60dBL_{AFMAX} contours of the Westport Rifle Range Noise Overlay; or - The 50 dBA Noise Contour boundary of Franz Josef Heliport; or - The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports, Haast Airfield or Greymouth or Karamea Aerodrome. Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply. - The New Zealand Fire Service Firefighting Water Supplies Code of Practice PAS:4509:2008 should be consulted when determining the most appropriate design for firefighting water supply. Fire and Emergency New Zealand is available to assist with this.		Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R5	Minor structures	
Activity Status Permitted Where: - These are not structures associated with Agricultural, Pastoral and Horticultural Activities Permitted under Rule GRUZ - R1; - Structures are set back a minimum of 10m from the road boundary, 20m from the State Highway boundary and 5m from internal boundaries; - Masts, poles, aerals and pou whenua must not exceed 7m in height; - Any antenna dish must be less than 1.5m in diameter; - Any other structure must not exceed 10m² and 2m in height; and - Within the Rifle Range Protection Area only minor structures that are		Activity status where compliance not achieved: Controlled

reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities undertaken within the area are established.	
GRUZ -R6	Fences, Walls and Retaining Walls
Activity Status Permitted Where: 1. Fences, walls and retaining walls are a maximum 2m height above ground level; 2. The fence, wall or retaining wall is not used for advertising or any other purpose other than a fence, retaining wall or wall; and 3. Within the Rifle Range Protection Area only fences walls and retaining walls that are reasonably necessary for the operation of the Rifle Range or to carry out Agricultural, Pastoral or Horticultural Activities undertaken within the area are established.	Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R7	Residential Visitor Accommodation
Activity Status Permitted Where: 1. This is ancillary to a residential or rural activity or is located within the GRUZ - PREC1 - Community Living Precinct; 2. All performance standards for Rules GRUZ - R1, NOISE - R1, -R2 and -R5, LIGHT - R1 and -R4 and SIGN - R15 are complied with; 3. There is a maximum of 6 paying guests at any one time; 4. Notification to the District Council is required 10 working days prior to the activity commencing; 5. Records of letting activity must be kept and provided to the Council annually; 6. No heavy vehicle movements are generated; and 7. In the Buller District, the accommodation is homestay accommodation with a permanent resident living on site. Advice Note: Where a noise sensitive activity is located within: i. The Road Noise Overlay; or ii. 100m of a Railway Line; or iii. Between the 55dBL_{AFMAX} and 60dBL_{AFMAX} contours of the Westport Rifle Range Noise Overlay; or iv. The 50 dBA Noise Contour boundary of Franz Josef Heliport; or v. The 55 dBA Noise Contour boundary of the Westport or Hokitika Airports, Haast Airfield or Greymouth or Karamea Aerodrome. Then the acoustic insulation requirements set out in Rule NOISE - R3 will apply.	Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R8	Home Business
Activity Status Permitted Where: 1. This is ancillary to a residential activity; 2. All performance standards for Rules GRUZ - R1, NOISE - R1, -R2 and -R5, LIGHT - R1 and -R4 and SIGN - R15 are complied with; 3. There are no more than two full-time equivalent persons engaged in the home business that reside off site; and 4. No external generation of dust, odour or smoke occurs as part of the activity.	Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R9	Emergency Service Facility
Activity Status Permitted Where: 1. All performance standards for Rule GRUZ - R1 are complied with except that:	Activity status where compliance not achieved: Restricted Discretionary

i. Hose drying towers are exempt from the height standard; ii. A setback of 5m from the road or State Highway Boundary is required; and 2. Where the facility will be located within the Westport Radio Mast EM Overlay, any hose drying or siren tower of 18m or greater must be certified by Radio New Zealand that the risk of Electromagnetic coupling with this structure has been mitigated.	
GRUZ - R10	Mineral Prospecting and Mineral Exploration
Activity Status Permitted Where: 1. Written notice is provided to the relevant District Council Consent Authority 10 working days prior to any Mineral Prospecting or Mineral Exploration works commencing; Any earthworks associated with Mineral Prospecting or Mineral Exploration are undertaken more than 20m from a site boundary; 2. The site is progressively rehabilitated as far as is practicable to its condition prior to the activity occurring, with rehabilitation being completed no later than three months after Mineral Prospecting or Mineral Exploration ceases; and 3. No more than 5,000m³ of earthworks is undertaken in a calendar year per site. Advice Note: 1. Where an activity subject to this rule is located within an Overlay Chapter area then compliance with the relevant Overlay Chapter rules is required. 2. Mineral Prospecting and Mineral Exploration within the Pounamu and Aotea Overlays is subject to Rule SASM - R7. 3. The activity may require a resource consent from the West Coast Regional Council. In particular there are restrictions in relation to earthworks within 100m of a wetland and work which may affect waterbodies. 4. Any vegetation clearance associated with mining activities is subject to the rules in the Ecosystems and Indigenous Biodiversity Chapter.	Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R11	Mineral Extraction
Activity Status Permitted Where: 1. No more than 20,000m³ of material is excavated within a calendar year; or 2. Land disturbance is limited to no more than 3ha at any one time per site on which the activity is occurring; 3. The site is progressively rehabilitated as far as is practicable to its condition prior to the activity occurring, with rehabilitation being completed no later than 6 months of the mineral extraction activity ceasing; and 4. The activity does not occur within: i. An Outstanding Natural Landscape or Outstanding Natural Feature; or ii. An area of significant indigenous vegetation or significant indigenous fauna habitat or any Significant Natural Area identified in Schedule Four; or iii. The riparian margins of any stream, river, lake, or wetland; iv. A Historic Heritage site identified in Schedule One; or v. 250m of a sensitive activity on an adjoining site; and 5. There are no earthworks within 20m of the property boundary; 6. The maximum stockpile height is 7m; 7. There shall be no offensive or objectionable dust nuisance as a result of the activity at or beyond the property boundary;	Activity status where compliance not achieved: Discretionary

8. There are a maximum of 10 heavy vehicle movements and 30 light vehicle movements per day generated by the activity; 9. Vehicle crossings and access meet the design standards as set out in Appendix One Transport Performance Standards; 10. Hours of operation are limited to 7am to 7pm; 11. Noise levels meet the Permitted Activity Standards in Rule NOISE - R5; and 12. Light meets the Permitted Activity standards in Rule LIGHT - R4. Advice Notes: 1. Where an activity subject to this rule is located within an Overlay Chapter area then compliance with the relevant Overlay Chapter rules is required. 2. Mineral Extraction within the Pounamu and Aotea Overlays or Site or Area of Significance to Māori is subject to Rule SASM - R7. . 3. Mineral Extraction may require a resource consent from the West Coast Regional Council. In particular there are restrictions in relation to earthworks within 100m of a wetland and work near or within waterbodies, taking and use of water and discharges to waterbodies.	
GRUZ - R12	Community Halls
Activity Status Permitted Where: 1. No restriction on hours is in place for up to 12 days per calendar year; 2. No restriction on hours is in place where the hall is in use for Civil Defence Emergency Management purposes; 3. For circumstances other than outlined in 1. and 2. above, hours of operation are limited to: i. 7am to 10pm Sunday - Thursday; ii. 7am to 12am midnight Friday and Saturdays	Activity status where compliance not achieved: Restricted Discretionary
GRUZ - R13	Community Facilities and Educational Facilities in the Community Living Precinct
Activity Status Permitted Where: 1. These facilities are located in accordance with the Concept Plan in Appendix Eight.	Activity status where compliance not achieved: Controlled
Controlled Activities	
GRUZ - R14	Community Facilities and Educational Facilities in the Community Living Precinct not meeting Permitted Activity Standards
Activity Status Controlled Matters of control are: a. Design and location of structures; and b. Measures to mitigate landscape effects; c. Methods of wastewater and stormwater treatment and disposal; d. Methods of ensuring safe drinking water supply; e. Any requirement for financial contributions; and f. Parking and access.	Activity status where compliance not achieved: N/A
GRUZ - R15	Minor structures not meeting Permitted Activity Standards
Activity Status Controlled Where: 1. The minor structure does not exceed 10m in height; and 2. All other performance standards for Rule GRUZ - R1 are complied with. Matters of control are: a. Design and location of structures; and b. Measures to mitigate landscape effects.	Activity status where compliance not achieved: Discretionary
GRUZ - R16	Intensive Indoor Primary Production in the Community Living Precinct

Activity Status Controlled Where: 1. All performance standards for Rule GRUZ - R1 are complied with; and 2. This is located in accordance with the Concept Plan in Appendix Eight. Matters of control are: a. Design and location of buildings; b. Management of access, traffic and parking; c. Management of odour, noise, lighting and dust; d. Method of effluent management and disposal; e. Measures to mitigate landscape effects; f. Hours of operation; g. Any impacts on the production values of surrounding land; h. Effects on visual amenity and rural character; and i. Methods of wastewater and stormwater treatment and disposal.	Activity status where compliance not achieved: Restricted Discretionary
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Restricted Discretionary Activities

GRUZ - R17	Mineral Prospecting and Mineral Exploration not meeting Permitted Activity standards
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Activity Status Restricted Discretionary Matters of discretion are: a. Management of access, parking and traffic generation; b. Noise, glare, light, dust, blasting and vibration management; c. Hours of operation; d. Hazardous substances and waste management; e. Historic heritage and Poutini Ngāi Tahu values; f. Extent and design of earthworks and indigenous vegetation clearance; g. Effects on any threatened and at risk fauna or flora, or their habitats; h. Measures to mitigate landscape effects; i. Effects on riparian margins and water quality; j. Site rehabilitation requirements. Advice Note: Mineral Extraction within the Pounamu and Aotea Overlays or Site or Area of Significance to Māori is subject to Rule SASM - R7.	Activity status where compliance not achieved: N/A
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GRUZ - R18	Intensive Indoor Primary Production
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Activity Status Restricted Discretionary Where: 1. All performance standards for Rule GRUZ - R1 are complied with. Discretion is restricted to: a. Bulk and location of buildings; b. Management of access, traffic and parking; c. Management of odour, noise, lighting and dust; d. Method of effluent management and disposal; e. Measures to mitigate landscape effects; f. Hours of operation; g. Any impacts on the production values of the surrounding land; h. Any requirement for financial contributions; i. Effects on visual amenity and rural character; and j. Methods of wastewater and stormwater treatment and disposal.	Activity status where compliance not achieved: Discretionary
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GRUZ - R19	Rural Industry
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Activity Status Restricted Discretionary Where: 1. All performance standards for Rule GRUZ - R1 are complied with. Discretion is restricted to: a. Bulk and location of buildings; b. Management of access, traffic and parking;	Activity status where compliance not achieved: Discretionary
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c. Management of odour, noise, lighting and dust; d. Hours of operation e. Measures to mitigate landscape effects; f. Any requirement for financial contributions; g. Any impacts on the production values of the surrounding land; h. Effects on visual amenity and rural character; and i. Methods of water supply; and j. Methods of wastewater and stormwater treatment and disposal.		
GRUZ - R20	Visitor Accommodation not meeting Permitted Activity Standards and Temporary Worker Accommodation	
Activity Status Restricted Discretionary Where: 1. This is ancillary to a farming, conservation or residential activity; and 2. All performance standards for Rule GRUZ - R1 are complied with. Discretion is restricted to: a. Number of visitors/workers staying on site; b. Number of days of use for the accommodation; c. Management of traffic and parking; d. Measures to mitigate landscape effects; e. Any requirement for noise insulation where these are located by a State Highway or within an Airport Noise Overlay; f. Any impacts on the production values of the surrounding land; g. Any requirement for financial contributions; h. Effects on visual amenity and rural character; and i. Methods of wastewater treatment and disposal.		Activity status where compliance not achieved: Discretionary
GRUZ - R21	Papakāinga Developments not meeting Permitted Activity Standards	
Activity Status Restricted Discretionary Where 1. These are not established within any Rifle Range Protection Area. Discretion is restricted to: a. Design and location of structures; b. Requirements for wastewater, water supply or stormwater servicing; c. Any requirement for noise insulation where these are located by a State Highway or within an Airport Noise Overlay; d. Any requirement for financial contributions; e. Measures to mitigate landscape effects; f. Management of access and parking; and g. Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling, including during the construction phase.		Activity status where compliance not achieved: Non-complying
GRUZ - R22	Community Facilities, Educational Facilities and Emergency Service Facilities not Meeting Permitted Activity Standards	
Activity Status Restricted Discretionary Discretion is restricted to: a. Management of access, parking and traffic generation; b. Hours of operation; c. Noise management and lighting; d. Measures to mitigate landscape effects; and e. Within the Westport Radio Mast EM Overlay, any requirements to mitigate the risk of electromagnetic coupling, including during the construction phase.		Activity status where compliance not achieved: N/A
GRUZ - R23	Fences, Walls and Retaining Walls not meeting Permitted Activity Standards	
Activity Status Restricted Discretionary		Activity status where compliance not achieved:

Discretion is restricted to: a. Design and location of structures; b. Height of structures; and c. Shading and dominance effects on adjoining sites.		N/A
GRUZ - R24	Agricultural, Pastoral and Horticultural Activities where the Maximum Ground Floor Area of any Building does not meet Permitted Activity Standards	
Activity Status Restricted Discretionary Discretion is restricted to: a. Bulk and location of buildings; b. Effects on visual amenity and rural character; c. Measures to mitigate landscape effects; and d. Methods of stormwater treatment and disposal.		Activity status where compliance not achieved: N/A
Discretionary Activities		
GRUZ - R25	Mineral Extraction Activities not meeting Permitted Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GRUZ - R26	Agricultural, Pastoral and Horticultural Activities, Conservation and Recreation Activities not meeting Permitted, Controlled or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GRUZ - R27	Minor Structures not meeting Permitted or Controlled Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GRUZ - R28	Intensive Indoor Primary Production or Rural Industry not meeting Permitted or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GRUZ - R29	Industrial and Commercial activities excluding Rural Industry	
Activity Status Discretionary Where: 1. The activity is not a Commercial activity with a floor and/or yard area of greater than 250m ² ; nor any 2. Industrial activities located within 10km of any Industrial Zone site of sufficient size to accommodate the activity.		Activity status where compliance not achieved: Non-complying
GRUZ - R30	Visitor and Temporary Worker Accommodation not meeting Permitted or Restricted Discretionary Activity Standards	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
GRUZ - R31	Residential Activities and Residential Units not meeting Permitted Activity Standards	
Activity Status Discretionary		Activity status where

Where: 1. This does not occur within any Rifle Range Protection Area.		compliance not achieved: Non-complying
GRUZ - R32	Any Activity not provided for by another Rule in the zone	
Activity Status Discretionary		Activity status where compliance not achieved: N/A
Non-complying Activities		
GRUZ - R33	Residential Activities and Residential Units, Commercial and Industrial activities not meeting any other Rule in the zone	
Activity Status Non-complying		Activity status where compliance not achieved: N/A

RESOURCE CONSENT DECISION - RC160054

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

The approved Activity:

To subdivide Lot 3 Deposited Plan 18780 into two fee simple allotments, creating Lot 1 of approximately 3.20ha and Lot 2 of approximately 20.85ha.

Lot 1 is to be amalgamated with Lot 5 Deposited Plan 18780 while Lot 2 is to be amalgamated with Lot 4 Deposited Plan 18780, Lot 2 Deposited Plan 408463 and Lot 3 Deposited Plan 408463.

A right of way easement is to be registered over Lot 4 Deposited Plan 18780 in favour of new Lots 1 and 2.

Location:

Address:	Powerhouse Road, Fairdown
Legal Description:	Lots 2-3 Deposited Plan 408463 Lots 3-5 Deposited Plan 18780
Computer Freehold Register:	430940
Valuation Roll Number:	18840 17801

Approved Plans:

The scheme plan titled “*Lots 1 and 2 Being Subdivision of Lot 3 DP 18780 & Easement over Lot 4 DP 18780*”, dated 3 October 2016 and prepared by Access Land Surveying Ltd.

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 9 November 2016 and the relevant plan as detailed above and stamped as approved, except where the following conditions take precedence.
2. That the easements shown on the Approved Plan be granted and reserved as a memorandum.
3. That Lot 1 hereon and Lot 5 Deposited Plan 18780 (CFR 430940) be held in the same Computer Freehold Register. See Request 1412605.
4. That Lot 2 hereon, Lot 4 Deposited Plan 18780, Lot 2 Deposited Plan 408463 and Lot 3 Deposited Plan 408463 (CFR 430940) be held in the same Computer Freehold Register. See Request 1412605.

5. The unsealed section of Powerhouse Road, extending from the Christmas Creek bridge to the application site, shall be sealed and repainted to Buller District Council standards in order to change the priority, as depicted in Appendix One. 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 Assets and Infrastructure Department for approval to upgrade the road and be given approval including Council specification requirements, prior to the upgrade of the road being undertaken.
6. The existing vehicle crossing providing access to Lot 4 Deposited Plan 18780 shall be upgraded to Buller District Council standards, including being sealed to a point at least 10m back from the boundary with Powerhouse Road, as depicted in Appendix One. 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 Assets and Infrastructure Department for approval to upgrade the vehicle crossings and be given approval, including Council specification requirements, prior to the upgrade of the vehicle crossing being undertaken.
7. 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, Lot 4 Deposited Plan 18780, Lot 2 Deposited Plan 408463 and Lot 3 Deposited Plan 408463 shall be payable to Council.
8. 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 8.
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. The application includes a Design and Access Statement which outlines proposed works within the road reserve and the Right of Way subject to this application. Council considers that all of the sections of the Right of Way, and accessway extending to the dwelling on proposed Lot 1, have been formed to an acceptable standard for this subdivision. As such, this consent has not been conditioned to require that the works outlined in the Design and Access Statement be carried out. The only required physical works on Powerhouse Road and the Right of Way are those outlined in Conditions 5 and 6 above.

5. 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.
6. 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.
7. 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 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.
8. 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. The subdivision will result in the creation of one additional fee simple allotment in the Rural Zone; however the proposal will result in no more than minor effects on the surrounding environment and therefore will not detract from the character and amenity of the Rural Zone.
2. Affected persons approval from four parties has been received. No other parties are considered to be affected as a result of the proposal detailed in the application.

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 'P. J.', written on a light blue horizontal line.

Dated at Westport this 3rd day of May 2017

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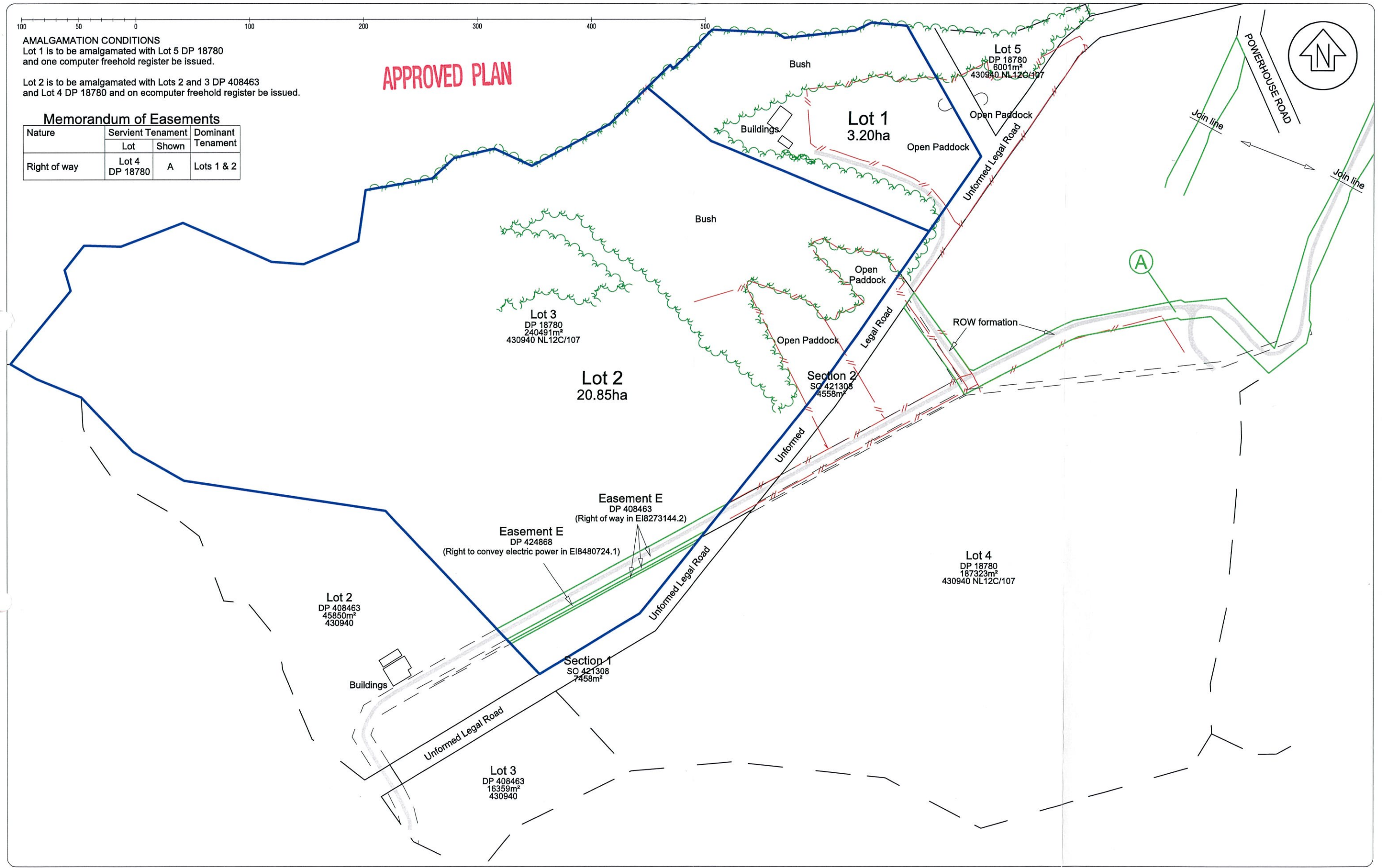
AMALGAMATION CONDITIONS
Lot 1 is to be amalgamated with Lot 5 DP 18780 and one computer freehold register be issued.

Lot 2 is to be amalgamated with Lots 2 and 3 DP 408463 and Lot 4 DP 18780 and on ecomputer freehold register be issued.

Memorandum of Easements

Nature	Servient Tenament		Dominant Tenament
	Lot	Shown	
Right of way	Lot 4 DP 18780	A	Lots 1 & 2

APPROVED PLAN



RESOURCE CONSENT DECISION - RC110026

Pursuant to Sections 104, 104B, 106 and 108 of the Resource Management Act 1991, Buller District Council **GRANTS** the application by Deer Hills Farm Ltd, **subject to the Conditions below.**

The approved Activity:

To subdivide Lots 2-3 Deposited Plan 408463, Lots 3-5 Deposited Plan 18780 and Sections 1 and 2 SO 421308 creating a 19 lot subdivision resulting in a total number of 16 new certificates of title. Lots 16 and 17 are separated by paper road and will be amalgamated and held together as one computer freehold register. Lots 100 and 101 are to vest in Council as legal road. Lot sizes range from 1.76 hectares to 5.9 hectares.

Location:

Address:	Powerhouse Road, Fairdown
Legal Description:	Lots 2-3 Deposited Plan 408463, Lots 3-5 Deposited Plan 18780 Blocks IV and VII Kawatiri Survey District. Sections 1 and 2 Survey Office 421308 (road to be stopped)
Computer Freehold Register:	430940
Valuation Roll Number:	1884017801

Approved Plans:

The digital survey plan titled *"Proposed Subdivision Lots 3-5 DP18780, 2&3 DP 408463 and Sections 1&2 SO 421308"* dated 10/02/2011 *"Revision D"*.

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 29 March 2011 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. That the memorandum of easements shown on the subdivision plan be granted and reserved.
3. That a reserve contribution of 5% + GST of the value of newly created Lots 1-9, 11 and 15 be payable to Council.
4. That a reserve contribution of 2.5% + GST of the value of newly created Lots 12-14 be payable to Council
5. The following amalgamation condition shall be included on the survey plan:
"That Lots 16 and 17 heron be amalgamated and be held in the same computer freehold register. See Document 1000045"

6. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on all Lots 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

"That prior to occupation of any habitable building the land owner shall provide a minimum of 20,000 litres water storage dedicated as a static fire fighting reserve with a fire fighting connection in accordance with Appendix B-SNZPA4509:2008 located within 90 metres of any proposed building on the site, and tank storage must be located a safe distance away from any habitable dwelling in accordance with NZFS Fire Fighting Water Supply Code of Practice SNZPAS4509:2008 and the water supply tank shall be installed prior to the occupation of any buildings.

Fire fighting water supply may be provided by other means than tank storage, if the written approval of the New Zealand Fire Service is obtained prior to the construction of the habitable building"

7. That the unnamed road, which is on road reserve and in road to vest, and rights of way A-G shall be designed and constructed to the approval of the Buller District Council's Manager of Operations and, unless otherwise permitted by the Manager of Operations, be in accordance with NZS4404:2010 and in accordance with the Design & Access Statement prepared by Barry Fairburn, Consulting Engineer, submitted with this application, subject to the following, which must be submitted and approved prior to works commencing on site:
- (i) The plans must be resubmitted to include the recommendations from the Opus Safety Audit Report submitted with the application. This must include an amended cross-section with a 7.5metre formation with 5.5metre seal; two 0.5m sealed shoulders and two 0.5m unsealed shoulders.
 - (ii) Safety barriers are to be provided in accordance with NZS4404:2010 with cross references to AS/NZS3845:1999.
 - (iii) Specifically designed sight rails are to be included on plans submitted.
 - (iv) No centrelines are required where the road width is less than 6 metres.
 - (v) Edgelines are required through the gully section in accordance with the safety audit.
 - (vi) Plans for the Intersection design to show right angle intersection with local road to include markings and a give way sign at the intersection with Powerhouse Road are required.
 - (vii) The seal design for both the road to vest and the rights of way is to be a two coat Grade 3 and Grade 5 seal.
 - (viii) Passing bays are to be provided as per NZS4404:2010 on right of ways 1 and 3.
 - (ix) Vehicle accesses are to be provided to Buller District Council Standards, with plans to be submitted with the engineering plans.
 - (x) Seal to extend from the intersection with Powerhouse Road to the southern abutment of Christmas Creek.
 - (xi) Single lane bridge signage to be in accordance with MOTSAM.
8. Any deviation from NZS4404:2010 must have approval prior to construction. Plans submitted to the Manager of Operations must state clearly where any deviation from the standard is sought.

9. Following construction of the road, rights of way and vehicle crossings, certification including As-Built Plans (as outlined in the advice notes below), in accordance with NZS4404:2010, from the design engineer, who oversaw the construction, shall be provided to Council's Manager of Operations. Such certification to be submitted to, and approved by the Operations Manager of the Buller District Council.
10. The subdivider shall be responsible for the maintenance of all subdivision works and associated works for a period of 12 months following the issue of Council's Section 224(c) certificate under the Resource Management Act 1991. A bond equal to 5% of the cost of construction works shall be lodged with Council for the same period.
Maintenance shall include:
 - (a) Repair of any damage or defects on any of the works or services associated with the development of the subdivision as consented to.
 - (b) Full operation and provision of a maintenance programme.
 - (c) Appropriate and regular mowing of grass – grass to be between 100-400mm.
 Note: To assist in complying with this condition, the consent holder is advised not to release the Contractor until the end of the maintenance period or without the Council having inspected and approved the works. Also, to include in the sale and purchase agreements, a mechanism that the owners and or builders working within the development are made accountable for damage caused by their construction traffic.
11. That the vehicle crossings to the newly created lots and rights of way shall be constructed to Buller District 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 Operations Department for approval to install the vehicle crossing and be given approval including Council specification requirements prior to the construction of the vehicle crossing being undertaken.
12. Lots 100 and 101 shall vest in Buller District Council (Council) as legal road with all associated costs met by the consent holder.
13. The consent holder shall install all road marking and signage within Lots 100 and 101 in accordance with Council standards
14. The road stopping must be complete and the land transferred to the ownership of the consent holder prior to the consent holder applying for 223 certificate for this application as the area of stopped road forms part of the consented land area being the subject of this subdivision.
15. 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. The gradient of Right of Way C is not in accordance with NZS4404:2010 but has been considered acceptable for this proposal.
2. There is currently no Council refuse collection provision for Powerhouse Road, or the application site.
3. Buller District Council As-Built Plans and Information Requirements
 - 1) Information given on as-built drawings, shall be submitted electronically in a format as agreed with Council, eg: Autocad files (.dxf). Autocad drawings are to be based on Council's co-ordinate system at the time, to allow drawings to be imported to the GIS system. A1 paper plans shall also be supplied in addition to the electronic plans.
 - 2) Co-ordinates are to be supplied in terms of Council's co-ordinate system at the time (will be either NZTM or NZMG).
 - 3) Levels are to be supplied in terms of Mean Sea Level Lyttelton.
 - 4) Plans shall include but shall not be limited to:
 - 5) Stormwater and wastewater reticulation – including the co-ordinated positions of manholes, manhole inverts, inverts of pipes and lid levels, measurements to house connections, and laterals and their length and position. Positions of connections and laterals shall be both co-ordinated and referenced to adjacent manhole lids and boundary pegs. Depth of cover information is required to be shown for lateral connections.
 - 6) Flood and secondary flow information, flood water levels and the extent of any overland secondary flows shall be shown where these have been obtained or derived during the design;
 - 7) Water reticulation – including the position of mains, location of hydrants, valves, tees, reducers, connections, tobies, specials etc. All features shall be accurately dimensioned, co-ordinated and referenced to boundary pegs so that they can be accurately relocated in the field; Depth of cover information is required to be shown for all mains, laterals, and connections.
 - 8) Ducts- supply measurements and cover to ducts installed for other utilities; Power, phone, etc
 - 9) Labelling of pipes and ducts to cover diameter, pipe material and class, year laid, joining type;
 - 10) Road names – as approved by BDC;
 - 11) Co-ordinates of all utility surface features to be taken over by BDC, including tobies;
 - 12) The co-ordinates of at least two points on each plan in terms of 1) above.
 - 13) Geotechnical completion report. As-built surface contours covering all areas of undisturbed and cut/fill ground to indicate the finished ground and any deviation from approved design plan;

- 14) Road construction, including location, structural details including depths and types of aggregates used, types and construction of stormwater channels, vehicle crossings, and details of road marking, signals, lighting, signs, landscaping features, seating and other amenities and features.
 - 15) Road surfacing information – for sealed roads, information shall include binder type and application rate, cutter type and quantity, adhesion agent type and quantity, type and quantity of other additives, the width, length and area of each street sealed, chip size, the design basis for the binder application rate and a discussion on any reasons for difference between the design and applied rate.
 - 16) Ramm Inventory Information – information on all new roading assets is to be provided on the Ramm Inventory forms available from Council.
 - 17) Schedule of Infrastructure – Supply a schedule of all infrastructure installed suitable for valuation purposes. This schedule to include for each individual item: Description, material type, material size, measurement unit, and total quantity, as installed.
4. Connections to electricity and telecommunications shall be by way of underground cables unless resource consent has been obtained.
 5. Approval to dispose of effluent to the ground (eg septic tank and soakage field) is reliant on meeting the provisions of Rule 6 of the West Coast Regional Council's (WCRC) plan for discharge to land. If this can be achieved the disposal of effluent will be a permitted activity and can be approved by the Buller District Council. If not, application to the WCRC accompanied by an engineers design will be necessary. Application forms may be obtained from the Buller District Council.
 6. At the time of building, the proprietor shall be required to have a sufficient wholesome, potable water supply for human consumption. This will generally be met by a minimum storage of 20,000 litres of water.
 7. The normal requirements for amalgamated titles, is that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.
 8. Please advise Council's Planning Department when all conditions have been complied with and Council's Planning Department will monitor the consent.
 9. If you do not understand any or all conditions of this consent, please contact the Planning Department of the Buller District Council for clarification before starting work.
 10. 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 within five years from the date of issue.
 11. 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.

12. This consent shall lapse five years after the decision date if not given effect to.

PLANNING OFFICER'S REPORT

A copy of the Planning Officer's Report is attached to this consent. The Officer's Report outlines the reasons for the decision.

A handwritten signature in black ink, consisting of a stylized 'J' followed by a horizontal line and a loop.

Dated at Westport this 10th day of June 2011

RESOURCE CONSENT DECISION - RC110026a (S.127 Variation)

Pursuant to Sections 104, 104B, 108 and 127 of the Resource Management Act 1991, Buller District Council **GRANTS** the application by Deer Hills Farm Limited to vary the conditions of RC11/26. **The varied conditions of RC11/26 are detailed below** (showing deletions in strike through and additions underlined).

Location:

Address: Cawthron Rd, Fairdown
Legal Description: Lots 2-3 DP 408463 Lots 3-5 DP 18780 Blk s IV VII
Kawatiri SD
Lot 1 Deposited Plan 13007 and Lot 1, 4 Deposited Plan 408463
Computer Freehold Register: 430940, 430939
Valuation Roll Number: 1884017801

Approved Plans:

The 3 digital plans titled "*Lots 1-18 & 100-102 being Proposed Subdivision of Lots 3-5 DP 18780, 2 & 3 DP 408463 and Sections 1 & 2 SO 421308*", and with side headings of "Overall", "Stage 1", and "Stage 2".

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 the application to vary the conditions of RC11/26 is granted subject to the following amended conditions. The conditions of RC11/26 are reproduced in full below showing deletions in strike through and additions underlined.

General Conditions that apply to Stages 1 and 2

1. The activity shall proceed in accordance with the submitted application received by Council on 29 March 2011, and amendment received by Council 15 March 2012 and the relevant plans as detailed above and stamped as approved, except where the following conditions take precedence.
2. That the subdivision be completed in 2 stages, being:
 - Stage 1 shall include Lots 1-6, 14-17 (Lots 16 & 17 to be amalgamated), Lot 100 as Road to Vest in Council, the boundary adjustment with Lot 18 to be amalgamated with Lot 4 DP 408463, and Lot 102 being the balance of the land under application, until such time as Stage 2 is completed.
 - Stage 2 shall include Lots 7-13, and Lot 101 as road to vest in Council.
- ~~15.~~ 3. All actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the consent holder.

Stage 1 Conditions

- 2.4. That the memorandum of easements shown on the Stage 1 subdivision plan be granted and reserved.
5. Prior to application for 223 approval for Stage 1 the schedule of existing easements shown on the plan shall be amended to show Lot 103 as Lot 102 in order for the plan and schedule to correspond.
- 3.6. That a reserve contribution of 5% + GST of the value of newly created Lots 1-96, 11 and 15 be payable to Council.
- 4.7. That a reserve contribution of 2.5% + GST of the value of newly created Lots 12-14 be payable to Council.
8. That the following amalgamation condition shall be included on the survey plan:
"Lot 18 hereon and Lot 4 DP 408463 (CFR 430939) be held in the same Computer Freehold Register. See Doc 1083514."
- 5.9. The following amalgamation condition shall be included on the survey plan:
 "That Lots 16 and 17 heron be amalgamated and be held in the same computer freehold register. See Document 1000045."
- 6.10. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on all Lots 1-6, and 14-17 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
- "That prior to occupation of any habitable building the land owner shall provide a minimum of 20,000 litres water storage dedicated as a static fire fighting reserve with a fire fighting connection in accordance with Appendix B-SNZPA4509:2008 located within 90 metres of any proposed building on the site, and tank storage must be located a safe distance away from any habitable dwelling in accordance with NZFS Fire Fighting Water Supply Code of Practice SNZPAS4509:2008 and the water supply tank shall be installed prior to the occupation of any buildings.*
- Fire fighting water supply may be provided by other means than tank storage, if the written approval of the New Zealand Fire Service is obtained prior to the construction of the habitable building"*
- 7.11. That the unnamed road, which is on road reserve and in road to vest, and rights of way A-C, F and G shall be ~~designed and constructed to the approval of the Buller District Council's Manager of Operations and, unless otherwise permitted by the Manager of Operations, be in accordance with NZS4404:2010 and in accordance with the approved Design & Access Statement prepared by Barry Fairburn, Consulting Engineer, submitted to Council on 15 November 2011 and its amendment Submitted December 2011 and approved by Councils Operations Department.~~ Advice Note: The length of road which is to be vetsed in Council as part of this application but is not to be sealed will not be maintained by Council. ~~submitted with this application, subject to the following, which must be submitted and approved prior to works commencing on site:~~

- ~~(i) The plans must be resubmitted to include the recommendations from the Opus Safety Audit Report submitted with the application. This must include an amended cross-section with a 7.5metre formation with 5.5metre seal; two 0.5m sealed shoulders and two 0.5m unsealed shoulders.~~
- ~~(ii) Safety barriers are to be provided in accordance with NZS4404:2010 with cross references to AS/NZS3845:1999.~~
- ~~(iii) Specifically designed sight rails are to be included on plans submitted.~~
- ~~(iv) No centrelines are required where the road width is less than 6 metres.~~
- ~~(v) Edgelines are required through the gully section in accordance with the safety audit.~~
- ~~(vi) Plans for the Intersection design to show right angle intersection with local road to include markings and a give way sign at the intersection with Powerhouse Road are required.~~
- ~~(vii) The seal design for both the road to vest and the rights of way is to be a two coat Grade 3 and Grade 5 seal.~~
- ~~(viii) Passing bays are to be provided as per NZS 4404:2010 on right of ways 1 and 3.~~
- ~~(ix) Vehicle accesses are to be provided to Buller District Council Standards, with plans to be submitted with the engineering plans.~~
- ~~(x) Seal to extend from the intersection with Powerhouse Road to the southern abutment of Christmas Creek.~~
- ~~(xi) Single lane bridge signage to be in accordance with MOTSAM.~~

8.12. Any deviation from the approved Design & Access Statement or NZS4404:2010 must have approval prior to construction. Plans submitted to the Manager of Operations must state clearly where any deviation from the standard is sought.

9.13. Following construction of the road, rights of way and vehicle crossings, certification including As-Built Plans (as outlined in the advice notes below), in accordance with NZS 4404:2010, from the design engineer, who oversaw the construction, shall be provided to Council's Manager of Operations. Such certification to be submitted to, and approved by the Operations Manager of the Buller District Council.

10.14. The subdivider shall be responsible for the maintenance of all subdivision works and associated works for a period of 12 months following the issue of Council's Section 224(c) certificate under the Resource Management Act 1991. A bond equal to 5% of the cost of construction works shall be lodged with Council for the same period.

Maintenance shall include:

- (a) Repair of any damage or defects on any of the works or services associated with the development of the subdivision as consented to.
- (b) Full operation and provision of a maintenance programme.
- (c) Appropriate and regular mowing of grass – grass to be between 100-400mm.
Note: To assist in complying with this condition, the consent holder is advised not to release the Contractor until the end of the maintenance period or without the Council having inspected and approved the works. Also, to include in the sale and purchase agreements, a mechanism that the owners and or builders working within the development are made accountable for damage caused by their construction traffic.

11.15. That the vehicle crossings to the newly created lots and rights of way shall be constructed to Buller District 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 Operations Department for approval to install the vehicle crossing and be given approval including Council specification requirements prior to the construction of the vehicle crossing being undertaken.

- ~~12.16.~~ Lots 100 and ~~101~~ shall vest in Buller District Council (Council) as legal road with all associated costs met by the consent holder. Advice Note: Should the Consent Holder wish to provide name suggestions for the unnamed road within the consent these must be supplied to Council prior to the application for 224 certification.
- ~~13.17.~~ The consent holder shall install all road marking and signage within Lots ~~100 and 101~~ in accordance with Council standards.
- ~~14.18.~~ The road stopping within Stage 1 of the subdivision must be complete and the land transferred to the ownership of the consent holder prior to the consent holder applying for 223 certificate for Stage 1 of this application as the area of stopped road forms part of the consented land area being the subject of this subdivision.

Stage 2 Conditions

19. Stage 2 cannot be completed prior to the completion of Stage 1.
- ~~2.~~ 20. That the memorandum of easements shown on the Stage 2 subdivision plan be granted and reserved, and easements J as shown on the Stage 1 Plan must be included.
21. That the existing easement H in the Schedule of Existing Easements to be Surrendered shown on the Stage 2 subdivision plan shall be cancelled.
- ~~3.~~ 22. That a reserve contribution of 5% + GST of the value of newly created Lots ~~4~~ 7-9, and 11 ~~and 15~~ be payable to Council.
- ~~4.~~ 23. That a reserve contribution of 2.5% + GST of the value of newly created Lots ~~12-13~~ 14 be payable to Council.
- ~~6.~~ 24. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on ~~all~~ Lots 7-13 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

"That prior to occupation of any habitable building the land owner shall provide a minimum of 20,000 litres water storage dedicated as a static fire fighting reserve with a fire fighting connection in accordance with Appendix B-SNZPA4509:2008 located within 90 metres of any proposed building on the site, and tank storage must be located a safe distance away from any habitable dwelling in accordance with NZFS Fire Fighting Water Supply Code of Practice SNZPAS4509:2008 and the water supply tank shall be installed prior to the occupation of any buildings.

Fire fighting water supply may be provided by other means than tank storage, if the written approval of the New Zealand Fire Service is obtained prior to the construction of the habitable building"

~~7.25.~~ That the unnamed road, which is on road reserve and in road to vest, and rights of way ~~A-G D & E~~ shall be ~~designed and constructed to the approval of the Buller District Council's Manager of Operations and, unless otherwise permitted by the Manager of Operations, be in accordance with NZS4404:2010 and in accordance with the approved Design & Access Statement prepared by Barry Fairburn, Consulting Engineer, submitted to Council on 15 November 2011 and its amendment Submitted December 2011 and approved by Councils Operations Department.~~ *Advice Note: The length of road which is to be vested in Council as part of this application but is not to be sealed will not be maintained by Council.* submitted with this application, subject to the following, which must be submitted and approved prior to works commencing on site:

- ~~(i) The plans must be resubmitted to include the recommendations from the Opus Safety Audit Report submitted with the application. This must include an amended cross-section with a 7.5metre formation with 5.5metre seal; two 0.5m sealed shoulders and two 0.5m unsealed shoulders.~~
- ~~(ii) Safety barriers are to be provided in accordance with NZS4404:2010 with cross references to AS/NZS3845:1999.~~
- ~~(xii) Specifically designed sight rails are to be included on plans submitted.~~
- ~~(xiii) No centrelines are required where the road width is less than 6 metres.~~
- ~~(xiv) Edgelines are required through the gully section in accordance with the safety audit.~~
- ~~(xv) Plans for the Intersection design to show right angle intersection with local road to include markings and a give way sign at the intersection with Powerhouse Road are required.~~
- ~~(xvi) The seal design for both the road to vest and the rights of way is to be a two coat Grade 3 and Grade 5 seal.~~
- ~~(xvii) Passing bays are to be provided as per NZS 4404:2010 on right of ways 1 and 3.~~
- ~~(xviii) Vehicle accesses are to be provided to Buller District Council Standards, with plans to be submitted with the engineering plans.~~
- ~~(xix) Seal to extend from the intersection with Powerhouse Road to the southern abutment of Christmas Creek.~~
- ~~(xx) Single lane bridge signage to be in accordance with MOTSAM.~~

~~8.26.~~ Any deviation from the approved Design & Access Statement or NZS4404:2010 must have approval prior to construction. Plans submitted to the Manager of Operations must state clearly where any deviation from the standard is sought.

~~9.27.~~ Following construction of the road, rights of way and vehicle crossings, certification including As-Built Plans (as outlined in the advice notes below), in accordance with NZS 4404:2010, from the design engineer, who oversaw the construction, shall be provided to Council's Manager of Operations. Such certification to be submitted to, and approved by the Operations Manager of the Buller District Council.

~~10.28.~~ The subdivider shall be responsible for the maintenance of all subdivision works and associated works for a period of 12 months following the issue of Council's Section 224(c) certificate under the Resource Management Act 1991. A bond equal to 5% of the cost of construction works shall be lodged with Council for the same period.

Maintenance shall include:

- (a) Repair of any damage or defects on any of the works or services associated with the development of the subdivision as consented to.

(b) Full operation and provision of a maintenance programme.

(c) Appropriate and regular mowing of grass – grass to be between 100-400mm.

Note: To assist in complying with this condition, the consent holder is advised not to release the Contractor until the end of the maintenance period or without the Council having inspected and approved the works. Also, to include in the sale and purchase agreements, a mechanism that the owners and or builders working within the development are made accountable for damage caused by their construction traffic.

~~11.29.~~ That the vehicle crossings to the newly created lots and rights of way shall be constructed to Buller District 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 Operations Department for approval to install the vehicle crossing and be given approval including Council specification requirements prior to the construction of the vehicle crossing being undertaken.

~~12.30.~~ Lots ~~100 and 101~~ shall vest in Buller District Council (Council) as legal road with all associated costs met by the consent holder. Advice Note: Should the Consent Holder wish to provide names suggestions for the unnamed road within the consent these must be supplied to Council prior to the application for 224 certification.

~~13.31.~~ The consent holder shall install all road marking and signage within Lots ~~100 and 101~~ in accordance with Council standards.

~~14.32.~~ The road stopping within Stage 2 of this subdivision must be complete and the land transferred to the ownership of the consent holder prior to the consent holder applying for 223 certificate for Stage 2 of this application as the area of stopped road forms part of the consented land area being the subject of this subdivision.

NOTE(S):

1. The gradient of Right of Way C is not in accordance with NZS4404:2010 but has been considered acceptable for this proposal.

2. The length of road which is to be vetted in Council as part of this application but is not to be sealed will not be maintained by Council.

3. Should the Consent Holder wish to provide name suggestions for the unnamed road within the consent these must be supplied to Council prior to the application for 224 certification

~~2.4.~~ There is currently no Council refuse collection provision for Powerhouse Road, or the application site.

~~3.5.~~ Buller District Council As-Built Plans and Information Requirements

- 1) Information given on as-built drawings, shall be submitted electronically in a format as agreed with Council, eg: Autocad files (.dxf). Autocad drawings are to be based on Councils co-ordinate system at the time, to allow drawings to be imported to the GIS system. A1 paper plans shall also be supplied in addition to the electronic plans.

- 2) Co-ordinates are to be supplied in terms of Council's co-ordinate system at the time (will be either NZTM or NZMG).
- 3) Levels are to be supplied in terms of Mean Sea Level Lyttelton.
- 4) Plans shall include but shall not be limited to:
- 5) Stormwater and wastewater reticulation – including the co-ordinated positions of manholes, manhole inverts, inverts of pipes and lid levels, measurements to house connections, and laterals and their length and position. Positions of connections and laterals shall be both co-ordinated and referenced to adjacent manhole lids and boundary pegs. Depth of cover information is required to be shown for lateral connections.
- 6) Flood and secondary flow information, flood water levels and the extent of any overland secondary flows shall be shown where these have been obtained or derived during the design;
- 7) Water reticulation – including the position of mains, location of hydrants, valves, tees, reducers, connections, tobies, specials etc. All features shall be accurately dimensioned, co-ordinated and referenced to boundary pegs so that they can be accurately relocated in the field; Depth of cover information is required to be shown for all mains, laterals, and connections.
- 8) Ducts- supply measurements and cover to ducts installed for other utilities; Power, phone, etc
- 9) Labelling of pipes and ducts to cover diameter, pipe material and class, year laid, joining type;
- 10) Road names – as approved by BDC;
- 11) Co-ordinates of all utility surface features to be taken over by BDC, including tobies;
- 12) The co-ordinates of at least two points on each plan in terms of 1) above.
- 13) Geotechnical completion report. As-built surface contours covering all areas of undisturbed and cut/fill ground to indicate the finished ground and any deviation from approved design plan;
- 14) Road construction, including location, structural details including depths and types of aggregates used, types and construction of stormwater channels, vehicle crossings, and details of road marking, signals, lighting, signs, landscaping features, seating and other amenities and features.
- 15) Road surfacing information – for sealed roads, information shall include binder type and application rate, cutter type and quantity, adhesion agent type and quantity, type and quantity of other additives, the width, length and area of each street sealed, chip size, the design basis for the binder application rate and a discussion on any reasons for difference between the design and applied rate.

- 16) Ramm Inventory Information – information on all new roading assets is to be provided on the Ramm Inventory forms available from Council.
- 17) Schedule of Infrastructure – Supply a schedule of all infrastructure installed suitable for valuation purposes. This schedule to include for each individual item: Description, material type, material size, measurement unit, and total quantity, as installed.

~~4.6.~~ Connections to electricity and telecommunications shall be by way of underground cables unless resource consent has been obtained.

~~5.7.~~ Approval to dispose of effluent to the ground (eg septic tank and soakage field) is reliant on meeting the provisions of Rule 6 of the West Coast Regional Council's (WCRC) plan for discharge to land. If this can be achieved the disposal of effluent will be a permitted activity and can be approved by the Buller District Council. If not, application to the WCRC accompanied by an engineers design will be necessary. Application forms may be obtained from the Buller District Council.

~~6.8.~~ At the time of building, the proprietor shall be required to have a sufficient wholesome, potable water supply for human consumption. This will generally be met by a minimum storage of 20,000 litres of water.

~~7.9.~~ The normal requirements for amalgamated titles, is that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.

~~8.10.~~ Please advise Council's Planning Department when all conditions have been complied with and Council's Planning Department will monitor the consent.

~~9.11.~~ If you do not understand any or all conditions of this consent, please contact the Planning Department of the Buller District Council for clarification before starting work.

~~10.12.~~ 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 within five years from the date of issue.

~~11.13.~~ 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.

~~12.14.~~ This consent shall lapse five years after the decision date if not given effect to.

REASONS FOR DECISION:

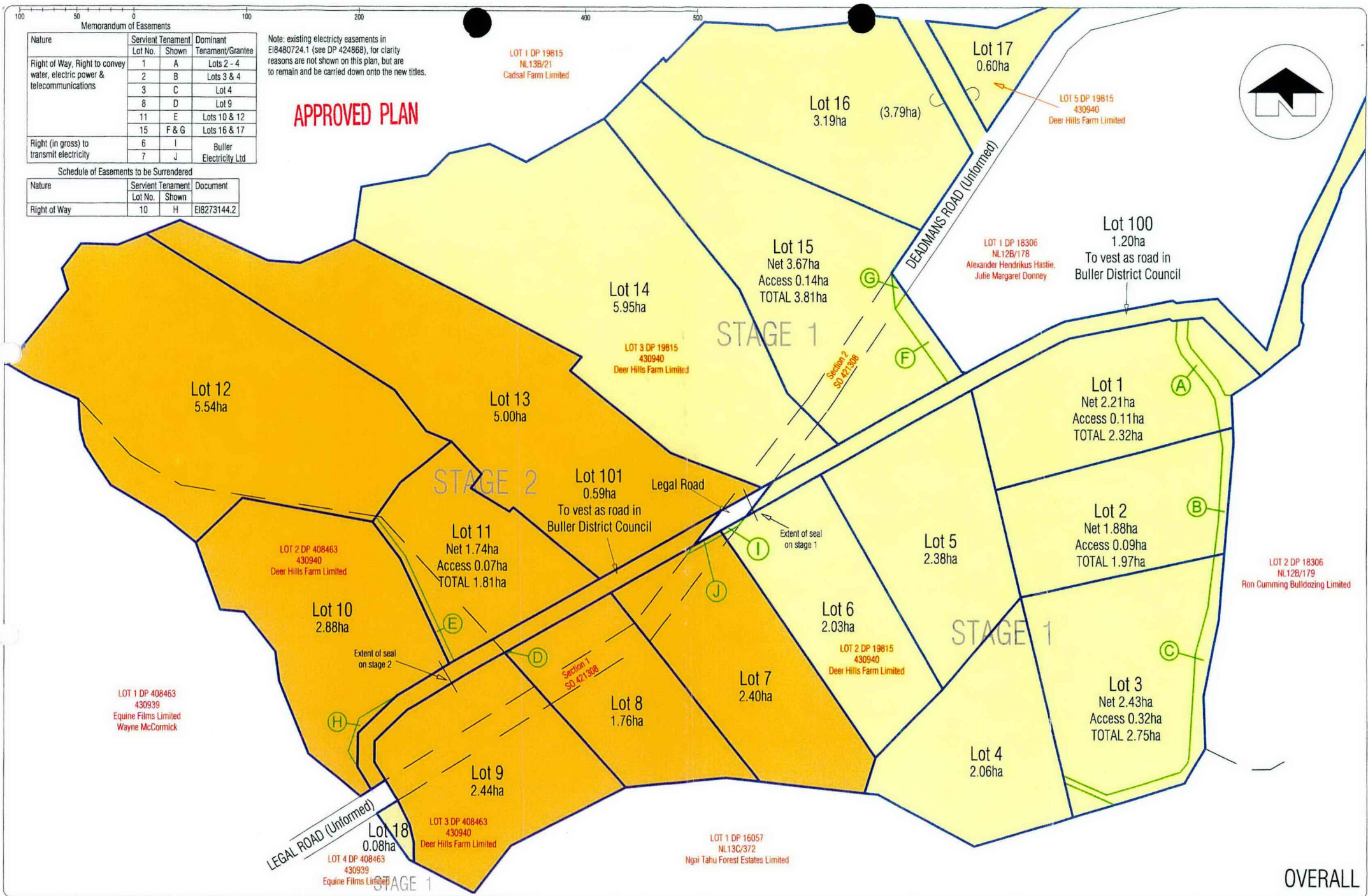
Section 113(4) of the Resource Management Act 1991, requires that every decision on a resource consent that has not been notified shall be in writing and state reasons for the decision.

1. The proposed changes to the consent conditions will have no more than minor effects and all required written approvals have 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.



Dated at Westport this 17th day of April 2013



ACCESS LAND SURVEYING LTD

Reuben Vos Registered Professional Surveyor/Licensed Cadastral Surveyor
BSurv MNZIS Member of Consulting Surveyors NZ
PO Box 28172 Christchurch 8242 160 Selwyn St Spreydon
access@landsurveying.co.nz p: 332 1870 f: 332 1876 m: 0274 987 240

Notes:

Lots 1 - 18 & 100 - 102 Being Proposed
Subdivision of Lots 3 - 5 DP 18780, 2 & 3 DP 408463
and Sections 1 & 2 SO 421308

Issue Details		
Rev.	Description	Date
E	Addition of Lot 18 and Stage 1 & 2	02/12/2011

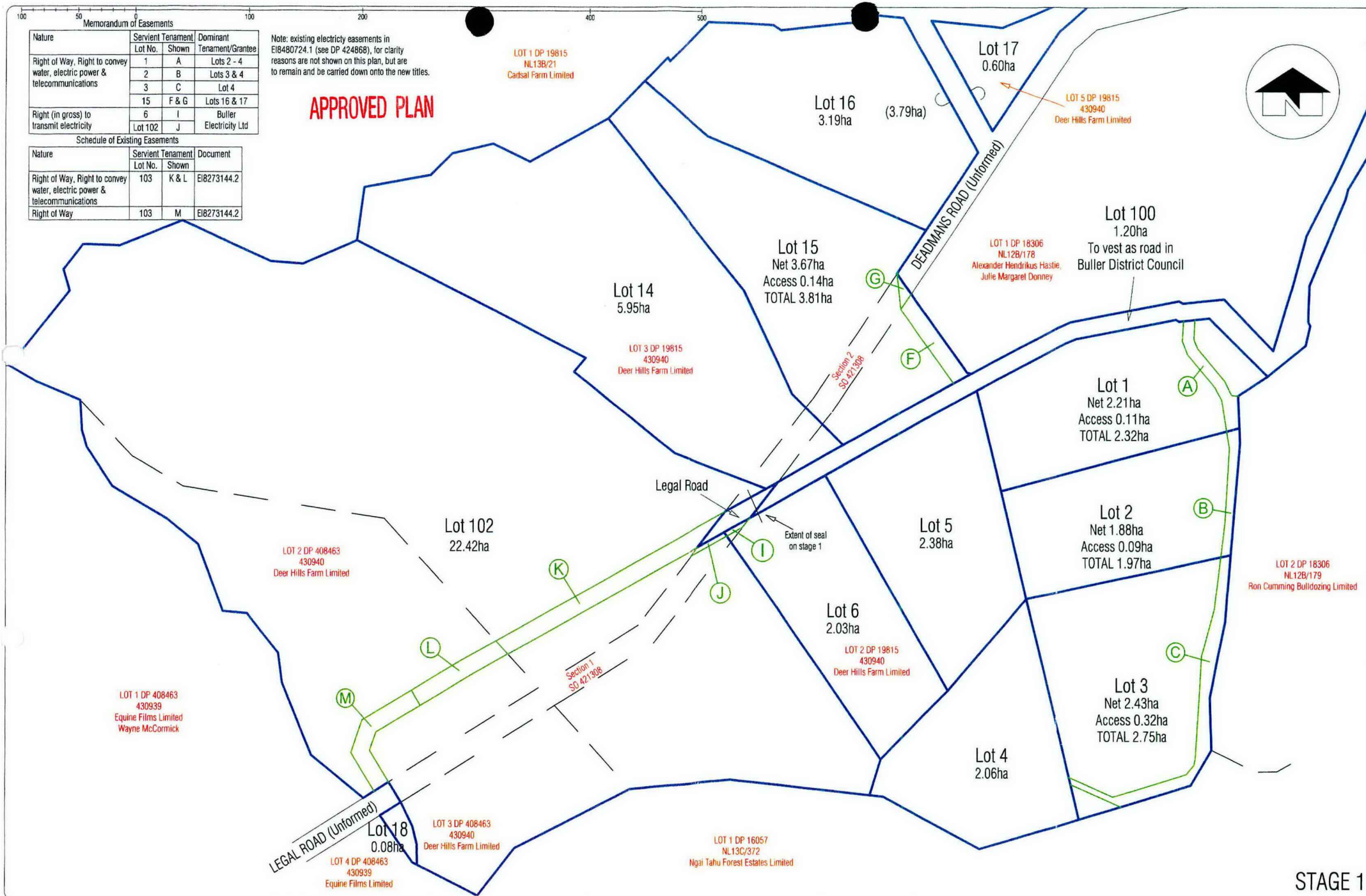
Date: 02/12/2011	CT ref: 430940	A3 Sheet
Surveyed: RV	Total area: 49.6024ha	Revision
Drawn: LS	Client: Deer Hills Farm Ltd	E
Checked: RV	Scale 1:3000	Series: 1 of 3
Local Authority: Buller District Council		Ref: 1967

Memorandum of Easements		
Nature	Servient Tenement Lot No.	Dominant Tenement/Grantee
Right of Way, Right to convey water, electric power & telecommunications	1	A
	2	B
	3	C
	15	F & G
Right (in gross) to transmit electricity	6	I
	Lot 102	J

Schedule of Existing Easements		
Nature	Servient Tenement Lot No.	Document
Right of Way, Right to convey water, electric power & telecommunications	103	K & L
	103	M
Right of Way	103	M

Note: existing electricity easements in E18480724.1 (see DP 424868), for clarity reasons are not shown on this plan, but are to remain and be carried down onto the new titles.

APPROVED PLAN



STAGE 1

ACCESS LAND SURVEYING LTD

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Notes:

**Lots 1 - 18 & 100 - 102 Being Proposed
Subdivision of Lots 3 - 5 DP 18780, 2 & 3 DP 408463
and Sections 1 & 2 SO 421308**

Issue Details		
Rev.	Description	Date
E	Addition of Lot 18 and Stage 1 & 2	02/12/2011

Date: 02/12/2011	CT ref: 430940	A3 Sheet
Surveyed: RV	Total area: 49.6024ha	Revision
Drawn: LS	Client: Deer Hills Farm Ltd	E
Checked: RV	Scale 1:3000	Series: 2 of 3
Local Authority: Buller District Council		Ref: 1967

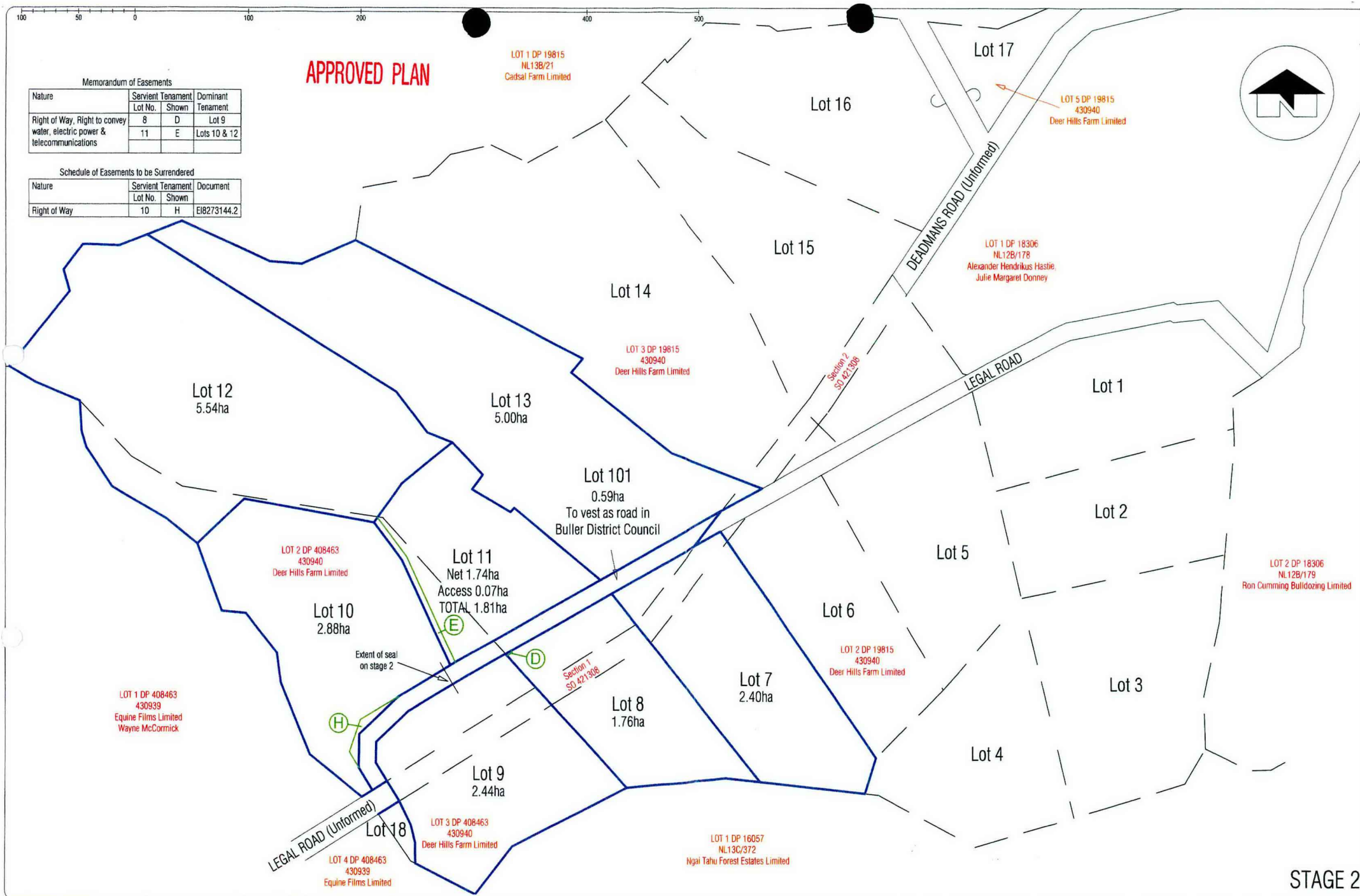
APPROVED PLAN

Memorandum of Easements

Nature	Servient Tenement		Dominant Tenement
	Lot No.	Shown	
Right of Way, Right to convey water, electric power & telecommunications	8	D	Lot 9
	11	E	Lots 10 & 12

Schedule of Easements to be Surrendered

Nature	Servient Tenement		Document
	Lot No.	Shown	
Right of Way	10	H	E18273144.2



STAGE 2

ACCESS LAND SURVEYING LTD

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PO Box 28172 Christchurch 8242 160 Selwyn St. Spreydon
access@landsurveying.co.nz p: 332 1870 f: 332 1876 m: 0274 987 240

Notes:

Lots 1 - 18 & 100 - 102 Being Proposed
Subdivision of Lots 3 - 5 DP 18780, 2 & 3 DP 408463
and Sections 1 & 2 SO 421308

Issue Details

Rev.	Description	Date
E	Addition of Lot 18 and Stage 1 & 2	02/12/2011

Date: 02/12/2011	CT ref: 430940	A3 Sheet
Surveyed: RV	Total area: 49.6024ha	Revision
Drawn: LS	Client: Deer Hills Farm Ltd	E
Checked: RV	Scale: 1:3000	Series: 3 of 3
Local Authority: Buller District Council		Ref: 1967

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application by Deer Hills Farm
Ltd - RC09/13

DECISION OF THE BULLER DISTRICT COUNCIL

Section 113 of the Resource Management Act 1991, requires that every decision on a resource consent shall be in writing and state reasons for the decision.

SUBJECT	Deer Hills Farm Limited
CONSENT TYPE	Land Use - Discretionary
LOCATION	Powerhouse Road, Fairdown, Westport
LEGAL DESCRIPTION	Lots 3 and 4 Deposited Plan 13007 and Lots 3, 4 and 5 Deposited Plan 18780
VALUATION ROLL NO.	18840 17801
ZONE	Rural - Buller District Plan

Application

The application is for consent to install a new electricity line and associated above ground structures. The line will run from the existing line at Powerhouse Road to service land owned by Deer Hills Farm Limited. This will allow a new overhead line along Powerhouse Road from the existing line to the road frontage of Lot 4 DP 18780. The lines and associated above ground structures will be located within road reserve setback from the formed carriageway for a distance of approximately 120metres, then will be located along a Right of Way that includes an easement for electricity transmission.

As the Right of Way traverses the terrace slope (passing Lot 2 DP 18306 and portions of Lot 4 DP 18780, the line will be underground.

This new overhead line transverses across Lot 4 DP18780 and Lot 3 DP18780 along the formed access to the deer shed on the block that will be Lot 2 DP.408463 when the subdivision of RC08/82 is deposited (presently part of Lot 3 DP 18435).

The access road that the new overhead line is to follow will be covered by an easement when DP 408463 is deposited.

Part way along, the overhead line will branch out to supply power to a new dwelling located on Lot 3 DP 18780. This section of line will also be overhead.

Buller Electricity Ltd is to supply the energy.

Statutory Provisions

Under Sections 104 of the Resource Management Amendment Act 2003, Council must consider the following in assessing the application.

1. Part Two principles and purposes of the Resource Management Act 1991; and
2. any actual and potential effects on the environment of allowing the activity; and
3. any relevant objectives, policies and rules of any national policy statement, including the New Zealand Coastal Policy Statement, any Regional Plan and the district plan; and
4. any other matter Council considers relevant and reasonably necessary to determine the application.

1. Part Two of the Act

The purpose and principles of the Resource Management Act have been considered and this proposal does not appear contrary to either. It is generally considered that the proposed activity will enable the community to provide for their well-being without creating any adverse environmental impact.

2. Any actual and potential effects on the environment of allowing the activity (S104(a))

An assessment of environmental effects (as required by Schedule Four of the Resource Management Act 1991) indicates that no significant adverse environmental effects are likely.

A site visit was carried out on 12 March 2009 by Council's Graduate Planner. At the site visit it was noted that yellow survey pegs are positioned along the road/Right of Way that the power poles are to be established along.

The site is already cleared along the road where the power poles are to be established.

It is generally considered that the powerlines planned location is appropriate in order to provide power to Lot 4 DP 18780 and the new dwelling on Lot 3 DP 18780. The visual effects of this proposal are considered to be minimal on neighbouring properties as they have given their written approval for this proposal.

Part 9 of the Buller District Plan outlines criteria for assessment of discretionary activities.

9.2.3 *The likely effects, both adverse and beneficial, of the proposal including effects on:*

9.2.3.2 *Natural habitats and/or vegetation, landscape and natural features and the integrity, resilience and functioning of indigenous ecosystems.*

The installation of the new poles is anticipated to cause minimal land disturbance within the installation area.

9.2.3.7 *Visual amenities including those of any buildings or structures associated with the activity and other ancillary features, for example, signage and parking. The design, siting and appearance of buildings should have special regard for, and be visually appropriate to, the natural landscape and scenic character of the locality, particularly in areas of high scenic value. Appropriate landscape treatment and sensitive use of colours for example, assist in mitigating possible adverse effects.*

The new lines and poles will have a visual impact on the area. However, they are to provide power to the lots located down this Right of Way. As affected parties approvals have been gained, the visual impact of the power lines is not considered further in relation to those parties.

9.2.3.12 *Neighbouring land uses. Landowners adjacent to the site should not have activities on their land jeopardised or detrimentally affected unless their prior written consent has been obtained. Where written consent is not obtained, the effects on adjacent landowners' amenity and activities will be considered.*

Affected party approvals have been provided by the owners of the adjacent land.

9.2.5 *The potential and benefits for co-siting the network/infrastructure utilities and the extent to which the provider of the utility has investigated the potential.*

Buller Electricity is to supply the energy and conduct the installation.

The proposal will have the positive effect of allowing Deer Hills Farm to install a new power line from the existing line at Powerhouse Road to service their land.

3. Relevant objectives, policies and rules of any national policy statement, including the New Zealand Coastal Policy Statement, any Regional Plan and the Buller District Plan (S104)

Part 4 of the Buller District Plan identifies key resource management issues that are specific to the District. Objectives and policies have been identified to ensure that the key issues are addressed.

Objective 4.2.5.2 - Infrastructure

To protect infrastructure resources from the adverse effects of activities located adjacent to, or in association with, the facility.

Affected parties have given their approval for this proposal; there are no foreseen adverse effects on infrastructure due to this proposal. Should the line and associated above ground structures be located closer than three (3) metres to the formed carriageway, warning markers will have to be installed around the poles.

Policy 4.3.18.3 - The Built Environment

To ensure that rural-residential development is either adequately serviced or capable of meeting its own requirements.

Objective 4.4.4.1 - Rural Land And Water Resource

To ensure that the overall integrity and character of the rural environment and productivity of rural land resources is protected while enabling rural communities to provide for their social, economic and cultural wellbeing.

This proposal will allow the applicant to connect to electricity services. Buller Electricity will provide this service connection.

Objective 4.9.3.1 - Landscapes And Natural Features

To protect the distinctive character and unique values of outstanding landscapes and natural features.

No significant ecological areas will be affected by this proposal. No native vegetation clearance is anticipated due to the establishment of the new power poles.

Policy 4.9.4.1 - Landscapes And Natural Features

To discourage activities which would significantly alter the character of outstanding landscapes.

The power poles are likely to have a minimal adverse affect on the visual amenities of the area, however as stated earlier in this report, written approvals have been obtained from all those considered affected and therefore the effects of this proposal are considered to be no more than minor.

The following rule in the Buller District Plan is identified as a discretionary activity:

Rule 6.4.2.2 *All electric lines and telecommunication lines which are not permitted activities and any associated above ground network utility or structure.*

The fact that part of the line is above ground means that the proposal is a discretionary activity and has been assessed as such using the criteria outlined in Part 8 of the Plan.

5. Any other relevant matters (S104(c))

Affected parties approvals have been obtained from the following:

A.H Hastie and J.M Donney
Ron Cumming
Nigel Philpott and
Richard Julian Shorten – Keelah Farm Ltd

No other parties were considered affected by this proposal.

Conclusion

It is considered that the effect of the proposal will not be more than minor and the policies and objectives in the District Plan are not compromised. Accordingly, resource consent can be granted subject to conditions.

RESOURCE CONSENT RC09/13

DEER HILLS FARM LTD

RESOURCE CONSENT CONDITIONS

That pursuant to Sections 104, 104B and 108 of the Resource Management Act, Council consents to the application by Deer Hills Farm Limited to obtain consent to install a new power line from the existing line at Powerhouse Road to service land on Lots 3 and 4 Deposited Plan 13007 and Lots 3, 4 and 5 Deposited Plan 18780, located at Powerhouse Road, Fairdown, Westport.

That consent be granted on the basis that the proposal is a discretionary activity where the effects are no more than minor and affected parties approval have been obtained from all those considered affected.

That consent be granted subject to the following conditions:

1. That the proposal proceed in strict accordance with the submitted application and plans, except where the following conditions take precedence.
2. That an easement is created to protect the electricity line and the rights of those connected to it.

Note: This may be incorporated in the plans for RC08/82.

3. That should any poles be located within three (3) metres of the formed carriageway of Powerhouse or Deadmans Roads, that warning markings, as outlined in Appendix 1, be placed on those poles.
4. That 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 within five years from the date of issue.
5. That 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. That 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:

If you do not understand any or all conditions of this consent, please contact the Planning Department of the Buller District Council for clarification before starting work.

A handwritten signature in black ink, appearing to read 'P. Hasey', with a stylized, cursive script.

Dated at Westport this 9th day of April 2009

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application by Deer Hills Farms
Limited - RC08/82

DECISION OF THE BULLER DISTRICT COUNCIL

Section 113 of the Resource Management Act 1991, requires that every decision on a resource consent shall be in writing and state reasons for the decision.

SUBJECT	Deer Hills Farms Limited
CONSENT TYPE	Subdivision – Non-Complying
LOCATION	Cawthron/Deadmans Road, Fairdown
LEGAL DESCRIPTION	Lots 1-2 Deposited Plan 13007 Lots 3-4 Deposited Plan 18435 Lots 3-5 Deposited Plan 18780 Blocks IV VIII Kawatiri Survey District
VALUATION ROLL NO.	18840 17801
ZONE	Rural Zone - Buller District Plan

Application

The application is for subdivision consent to adjust the boundary of two titles with no new titles being created. The area of each parcel being altered is in excess of 1.0 hectare, therefore the application is deemed to be a non-complying activity under the District Plan.

The new Lots 1 and 4 are to be held with Lot 1 DP 13007 and the balance of land in CT NL12B/527. The new Lots 2 and 3 are to be held with Lots 3, 4 and 5 DP 18780 (CT NL12C/107). This was submitted in the application and scheme plan dated 23 July 2008.

Statutory Provisions

Under Section 104 of the Resource Management Act 1991, Council must consider the following in assessing the application.

1. Part Two principles and purposes of the Resource Management Act 1991; and
2. Any actual and potential effects on the environment of allowing the activity; and
3. any relevant objectives, policies and rules of any national policy statement, including the New Zealand Coastal Policy Statement, any Regional Plan and the District Plan; and

4. Any other matter Council considers relevant and reasonably necessary to determine the application.

1. Part Two of the Act

The purpose and principles of the Resource Management Act have been considered and this proposal does not appear contrary to either. It is generally considered that the proposed activity will enable the community to provide for their well-being without creating any adverse environmental impact.

2. Any actual and potential effects on the environment of allowing the activity (S104a)

An assessment of environmental effects (as required by Schedule Four of the Resource Management Act 1991) indicates that any significant adverse environmental effects will be mitigated by the inclusion of conditions attached to the consent.

The proposal will have the positive effect of retaining the natural rural character and open space that already exists.

There is an existing access road over Lots 3 and 4 DP 18780 and over Lots 3 and 4 DP 18435 (new Lots 2 and 3). It is noted that this access does not follow the existing legal road, which is nearby. This access will have a Right-of-Way easement registered over it to provide legal access to each lot and will connect with the existing formed legal road to the south, fronting new Lots 1 and 4 and existing Lot 1 DP 13007 (which are to be amalgamated onto one Computer Freehold Register).

As a result of the boundary adjustment, there will be a difference in the size of the titles by approximately six (6) hectares. It is considered that the alteration of 6 hectares will have less than minor impacts on the surrounding rural environment.

Part 9 of the Plan identifies matters which need to be addressed when considering the effects of the activity.

- 9.2.3.1 *Natural and physical resources, in particular, possible initiation or acceleration of soil erosion or deposition of any vegetation, soil, rock or debris in a water course or directly to coastal water.*
- 9.2.3.2 *Natural habitats and/or vegetation, landscape and natural features and the integrity, resilience and functioning of indigenous ecosystems.*
- 9.2.3.3 *The natural character of the coastal environment, wetlands, and lakes and rivers and their margins.*
- 9.2.3.4 *Water courses, streams and lakes and on water quality.*

The land is generally flat, with the adjoining site to the south being slightly elevated. The soils consist of pakihi type soils.

The proposed new boundary between new Lots 1 and 2 and between Lots 3 and 4 is to be defined by an existing waterway that runs through the property. There is going to be no increased stormwater run off into this creek because the use of the land is not going to

change and they are reasonably large blocks of land to cater for stormwater disposal, therefore there will be minimal impact on the existing waterways.

The adjustment to boundaries will not result in a title being less than four (4) hectares and the land does not adjoin the Coastal Marine Area, therefore no esplanade reserves or strips are required.

There are no outstanding natural landscapes or natural features on the subject site, therefore the effects are considered to be no more than minor.

9.2.3.6 The degree of exposure or risk to natural hazards of both people, buildings and structures.

No new buildings are proposed as a result of this boundary adjustment and the land use is to remain the same, therefore there is no potential increased natural hazard risk.

9.2.3.7 Visual amenities including those of any buildings or structures associated with the activity and other ancillary features, for example, signage and parking. The design, siting and appearance of buildings should have special regard for, and be visually appropriate to, the natural landscape and scenic character of the locality, particularly in areas of high scenic value. Appropriate landscape treatment and sensitive use of colours for example, assist in mitigating possible adverse effects.

No new buildings are proposed as part of this boundary adjustment. There is an existing rural shed on new Lot 2 and this is not proposed to change.

9.2.3.8 The relationship of tangata whenua with their ancestral lands, waters, waahi tapu sites and other taonga.

There are no significant tangata whenua sites on the subject site; therefore there are no effects on local iwi.

9.2.3.12 Neighbouring land uses. Landowners adjacent to the site should not have activities on their land jeopardised or detrimentally affected unless their prior written consent has been obtained. Where written consent is not obtained, the effects on adjacent landowners' amenity and activities will be considered.

No parties are considered affected by this proposal. The only boundary that is going to change that adjoins another property is Lot 4 DP 18435, as this adjoins Lot 1 DP 16057 (owned by Ngai Tahu Forests Estate). This boundary will now be two boundaries rather than one adjoining Ngai Tahu Forests Estate, however it is considered that there are no potential effects on this property as this property is over 270 hectares and the land use is not proposed to change.

As stated below (9.2.3.13), nothing will change on the ground for Lots 1 and 2 DP 18306 which are party to this easement because Lot 4 DP 18780 has always owned the access between Lots 1 and 2 DP 18306. It is therefore considered that no party is affected by the change of easement.

9.2.3.13 *The safe and efficient provision for vehicle and pedestrian access, including car parking.*

There is an existing legal Right of Way easement accessed off Powerhouse Road over Lot 4 DP18780 which Lots 1 and 2 DP18306 have always had access to use. The new Right of Way easement will continue from these lots to serve amalgamated Lots 2 and 3 and Lots 3, 4, and 5 DP18780 and amalgamated Lots 1 and 4 and Lot 1 DP13007. Even though this is a new Right of Way easement, the access has always existed and been used by the owner, Deer Hill Farms, and the owner has allowed Lots 1 and 2 DP 18306 to use.

In principle, the new Right of Way easement will provide legal access to eight (8) lots, and with Lots 1 and 2 DP13007 totalling 10 lots, which means that there will be approximately 80 vehicle movements per day (based on 8 movements per lot, per day). A cul-de-sac will be required to be constructed at the end of the Right of Way (where the easement ends at the new Lot 3), but no carriageway lighting or footpaths will be required. Physically nothing is going to change on the ground as these parties have always used this access, however as a result of this boundary adjustment, the lots will now have legal access rather than just being a farm track through their land. Accordingly, there will legally be an increase in traffic use along this Right-of-Way, but not physically, therefore the effects are considered no more than minor.

3. Relevant objectives, policies and rules of any national policy statement, including any Regional Plan and the Buller District Plan (S104b)

West Coast Regional Policy Statement and plans

Regional Policy Statement

The West Coast Regional Policy Statement provides an overview of the resource management issues of the region. District and regional plans are required to not be inconsistent with a regional policy statement. The Buller District Plan appropriately reflects the main resource management issues for the region, in its Buller District context, and these issues are discussed below.

Buller District Plan

Part 4 of the Buller District Plan identifies key resource management issues that are specific to the District. Objectives and policies have been identified to ensure that the key issues are addressed.

Objective 4.2.5.2 - Infrastructure

To protect infrastructure resources from the adverse effects of activities located adjacent to, or in association with, the facility.

Policy 4.2.6.2 - Infrastructure

To ensure that services are provided in a manner which does not have adverse effects on the environment, and which enables communities to provide for their health and safety.

There are no existing or proposed dwellings on the subject site therefore no services are required to be provided to these.

As a result of this subdivision being a non-complying activity, the existing access road through Lots 3 and 4 DP 18780 and over new Lots 2 and 3 needs to be up to Council standards, including New Zealand Standard 4404:2004 Land Development and Subdivision Engineering. This standard requires that a Chartered Professional Engineer design the proposed works before construction. The design plans need to be approved by the Council's Operations Department before any works begin, and upon their completion, the Chartered Professional Engineer is to advise, by way of a completion certificate, that the works have been completed as designed. This will be required for all engineering works. Accordingly, as recommended by the Operations Department of the Buller District Council, a condition and notes have been imposed to that effect.

Objective 4.4.4.1 – Rural Land and Water Resource

To ensure that the overall integrity and character of the rural environment and productivity of rural land resources is protected while enabling rural communities to provide for their social, economic and cultural wellbeing.

Policy 4.4.5.1 - Rural Land and Water Resource

A wide range of compatible activities which do not individually or cumulatively adversely affect the sustainability of rural land resources shall be generally permitted to locate in the rural area.

Policy 4.4.5.2 - Rural Land and Water Resource

Sustainable land management practices which maintain and/or enhance the productive values of soils and amenities and character of the rural area shall be encouraged and promoted.

The proposed boundary adjustment will be consistent with the objective and policies above as the use of the land and waterways will not change as a result of this alteration to boundaries.

4. Any other relevant matters (S104c)

Other resource consent

There is an existing resource consent on Lots 1 and 3 DP 18435 and Lots 1 and 2 DP 13007, which was granted in June 1999 to undertake alluvial gold mining. As a result of this land use consent, the overburden and tailings were progressively respread and re-contoured to support the intended post mining vegetative cover. As stated, the proposed land use is to remain the same; therefore no natural hazard report is required.

Conclusion

It is considered that the effect of the proposal will not be more than minor and the policies and objectives in the District Plan are not compromised. Accordingly, resource consent can be granted subject to conditions.

RESOURCE CONSENT RC08/82

DEER HILLS FARMS LIMITED

RESOURCE CONSENT CONDITIONS

AMENDED AS AT 19 DECEMBER 2008

That pursuant to Sections 104, 104B, 104D and 108 of the Resource Management Act 1991, Council consents to the application by Deer Hill Farms Limited to adjust the boundaries of two Certificate of Titles NL12B/527 and NL12C/107, for the purpose of adjusting Lots 3 and 4 DP 18435. The site is situated at Fairdown Straight/Deadmans Road, Westport.

That consent be granted on the basis that the proposal is non-complying.

That consent be granted subject to the following conditions:

General

1. That the subdivision shall proceed in accordance with the submitted scheme plans and application, except where the following conditions take precedence.
2. That three copies of the Land Transfer Plan be provided to Council.
3. That the Schedule of Easements shown on the subdivision scheme plan be granted and reserved.

Amalgamation

4. The following amalgamation condition shall be included on the survey plan:

That Lots 1 and 4 hereon to be held with Lot 1 DP 13007 (Bal CT NL12B/527) and one Computer Freehold Register be issued to include all parcels. Refer to document number: 767590.

That Lots 2 and 3 hereon be transferred to the owner of Lots 3, 4 and 5 DP 18780 (CT NL12C/107) and that one Computer Freehold Register be issued to include all parcels. Refer to document number: 767590.

Roading

5. That a rural vehicle crossing off Powerhouse Road shall be constructed to Buller District 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 Operations Department for approval to install the vehicle crossing and be given approval, including Council specification requirements, prior to the construction of the vehicle crossing being undertaken.
6. That the Right of Way easement to serve amalgamated Lots 1 and 4 and Lot 1 DP13007 shall be designed and constructed in accordance with NZS4404:2004

unless otherwise approved by Buller District Council's Manager of Operations. Any deviation from NZS4404:2004 must be marked on the plans provided to Council for approval. It is noted that NZS4404:2004 requires the Right of Way to be a 6 metre seal width with an 8 metre formation.

Standard Conditions

7. That 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 the consent within five years from the date of issue.
8. That pursuant to Section 128(1)(a) and 128(1)(c) of the Resource Management Act 1991, the Consent Authority may review any conditions of the 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.
9. That all actual and reasonable costs incurred by this Council in monitoring, enforcement and administration of this consent shall be met by the consent holder.

ADVICE NOTES:

The standard requirements for amalgamated titles, is that the land is in the same ownership and that any existing joint family home settlements are cancelled or extended to include all the land being amalgamated.

In relation to Condition 5 and 6, New Zealand Standard 4404:2004 Land Development and Subdivision Engineering, requires that the developer's Professional Advisor is responsible for the investigation, design and obtaining the approvals for the works before construction. The Professional Advisor is to also be responsible for contract administration and supervision of works. The Professional Advisor shall certify the works upon completion. The Buller District Council's Operation's Department requires the Professional Advisor be a Chartered Professional Engineer.

Stormwater drainage from the Lots shall be disposed of on the site.

If you do not understand any or all conditions of this consent, please contact the Planning Department of the Buller District Council for clarification before starting work.



Dated at Westport this 2nd day of September 2008

That Lots 1 & 4 hereon to be held with
Lot 1 DP 13007 (Bel CT HL12B/527)
and one certificate of title be loaned
to include all parcels.
See Doc.

That Lots 2 & 3 hereon be transferred to the owner of Lot 3, 4 & 5 DP 18780 (GT NL12C/107) and that one certificate of title be issued to include all parcels. See Doc.



This plan was prepared for Deer Hill Farm
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.

SHOWN	PURPOSE	CREATED BY
(A)	RIGHT OF WAY.	T 371823.2
(B)	RIGHT OF WAY.	T 371823.2

PURPOSE	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY.	(A)	LOT 4 DP 18780	LOTS 1 & 2 HEREON AND LOT 1 DP 13607
	(B)		
	(C)		
	(D)	LOT 3 DP 18780	LOTS 1 & 2 HEREON AND LOT 1 DP 13607
	(E)	LOT 2 HEREON	LOTS 1 & 4 HEREON AND LOT 1 DP 13607
	(F)	LOT 3 HEREON	LOTS 1 & 2 HEREON AND LOT 1 DP 13607

LOTS 1 & 4 AND LOT 1 DP 13007	
LOTS 2 & 3 AND LOTS 3 & 4 DP 15780	

Total Area 27.8486ha

Comprised in CT NL12B/527

I, Christopher John Coll of Westport
being a person entitled to practice as a Licensed Geodetic Surveyor,
certify that:-

(c) The surveys in which this document relates are accurate, and were undertaken by me or under my direction in accordance with the Censal Survey Act 2002 and the Surveyor-General's Rules for Censal Survey 2002/2-

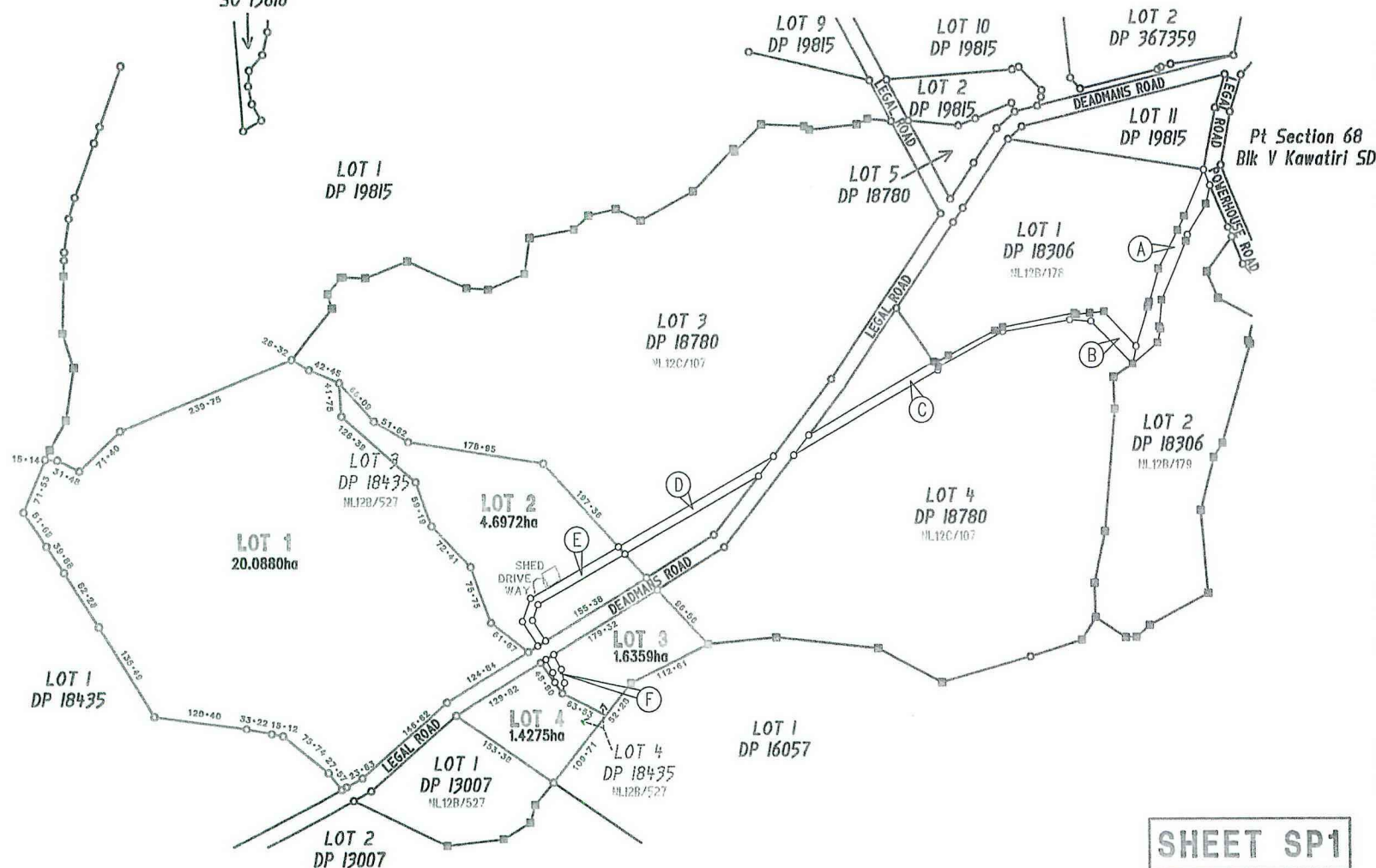
(b) This document is accurate, and has been created in accordance with that Act and these Rules. Dated at Westport, this _____ day of _____ 20_____. Signature _____

File
Received
Instructions

Approved LM 84/06

LHAZ FORM D15

Section 1
50 15616



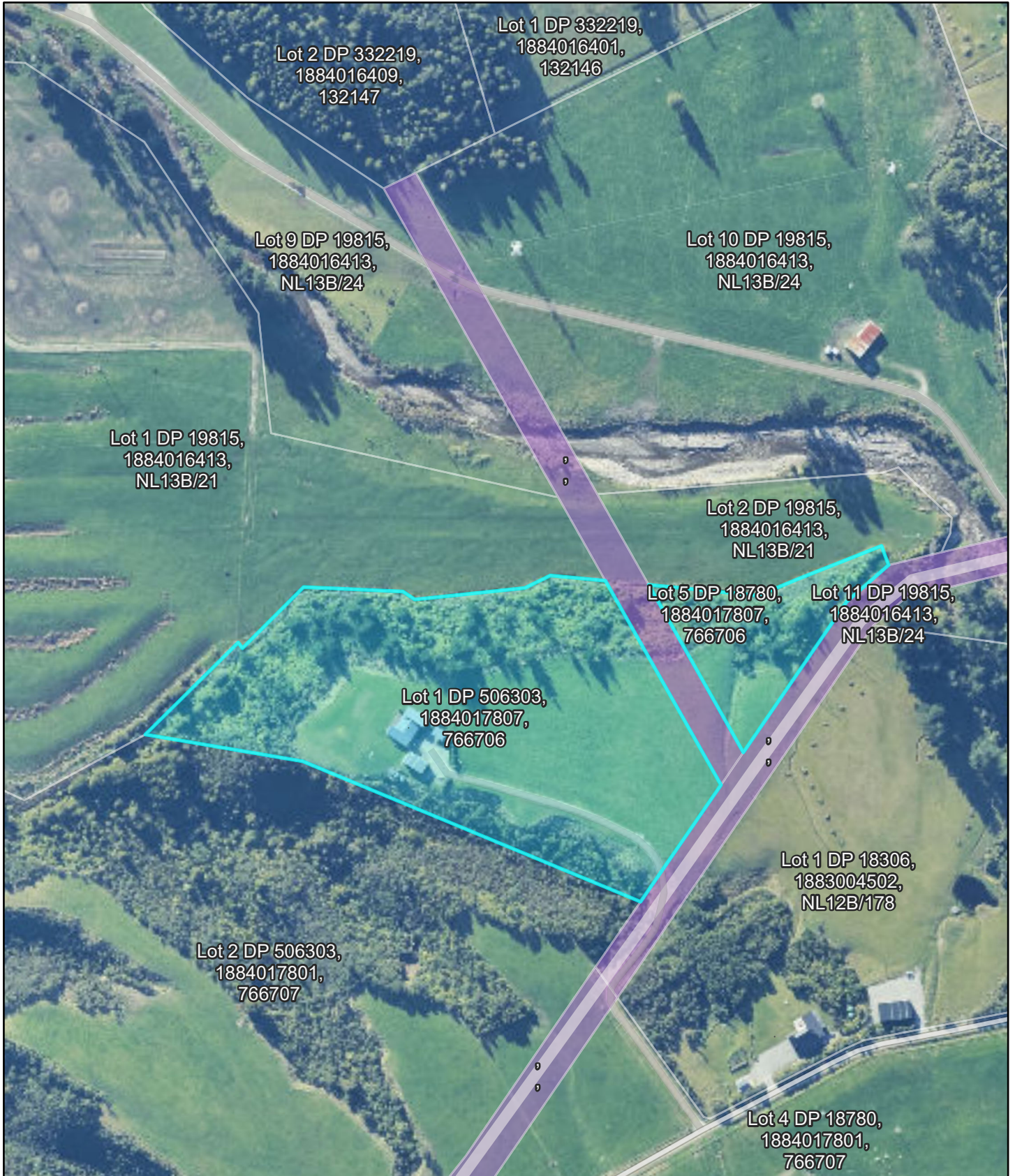
SHEET SP-1

LAND DISTRICT :- NELSON
SURVEY CLASS :- CLASS II
SURVEYOR'S REF :- 2290 SCHEME PLAN

LOTS 1 TO 4 BEING SUBDIVISION
OF LOTS 3 AND 4 DP 18435

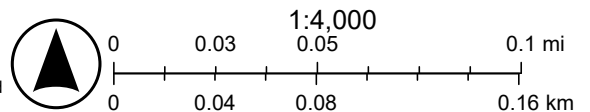
LOCAL AUTHORITY: BULLER DISTRICT
Surveyed by: CHRIS J. COLL SURVEYING Ltd.
Scale: 1:6000 (A3) Date: JUNE 2008

188B Powerhouse Road, Fairdown - Aerial **Appendix VII**



09/03/2026, 07:59:38

BDC Property Master - Parcel	Reserve Land	DOC Public Conservation Land
BDC Property Master - Labels	Council Parks and Reserves	Wildlife & Marine Areas
LINZ NZ Addresses	Esplanade Strip	Wildlife Area
LINZ NZ Roads - Addressing	Esplanade Reserve	Marine Area
Road Parcel	Easement	New Zealand Imagery
Walkway Easement	Easement Linear	



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What is a RAPID number and how are they allocated?

The Rural Address Property Identification System (RAPID) is a standard numbering system for rural properties 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. The numbers are allocated to properties by measuring the distance from the beginning of the road to the centre of the entrance to the property. This measurement is taken in metres, divided by 10 and rounded to a whole number.

Numbers on the right side of the road are allocated as even numbers, while those on the left side are odd. For example, a property with a driveway that is 375 metres from the beginning of the road would be allocated the RAPID number 38 on the right side of the road and 37 if it were on the left.

If there are multiple properties using a shared entrance way, Council will allocate one RAPID number for all the properties to share with each receiving a letter A-E following the number to differentiate between the properties sharing the access way

How are RAPID numbers used?

As RAPID numbers are allocated, the information is sent to Land Information New Zealand's national property database. Emergency services have access to this information so they can quickly and accurately locate rural properties. Quoting a RAPID number may also reduce delays in waiting for service connections and ensure that visitors and contractors can easily locate your property.

How do I find out if a property has a RAPID number?

A white number plate with blue numbers will be attached at the entrance to the property. If no number is visible but you think a number may have been allocated, please contact Council and we will check the property database. If a number has not been allocated, you may apply for one.

How do I apply for a RAPID number?

To supply a RAPID number Council needs accurate information to identify the property and its location. Complete the RAPID number application form and mark the entrance to the property on a map. The property information can be found on your rate account or assessment. If producing a map is a problem, contact us for assistance.

How long will it take to receive a RAPID number?

Numbers will be allocated as soon as possible, if the application has been completed correctly and all relevant information supplied to Council. A plate with the allocated number will be made up and a Council Officer will attach the RAPID number plaque to a gatepost at the entry of the property ensuring it is clearly visible from the road.

What if I have a problem with my RAPID number?

It is not possible to change a number on request as it is based on the distance along the road. If you change the location of your entranceway, please contact Council.

What happens if I subdivide?

If you are subdividing, a new RAPID number will be required for any new entranceways created. The existing entranceway will retain the current RAPID number and any new lots or houses will receive a letter following the original number A-E to differentiate between the properties

Can I have a RAPID number if I have no road access?

RAPID numbers are only allocated to properties with accessways directly of a legal road. Any new entranceway created to a new building on a property will require a new RAPID number. Application forms are available from Council offices in Westport and Reefton or can be downloaded from our website www.bullerdc.govt.nz

Is a RAPID number required as a postal address?

A RAPID number is not a postal address, however in most cases it can be used as one.
For example: J Smith, 883 Fairdown Road, State Highway 67, RD 1, Westport