

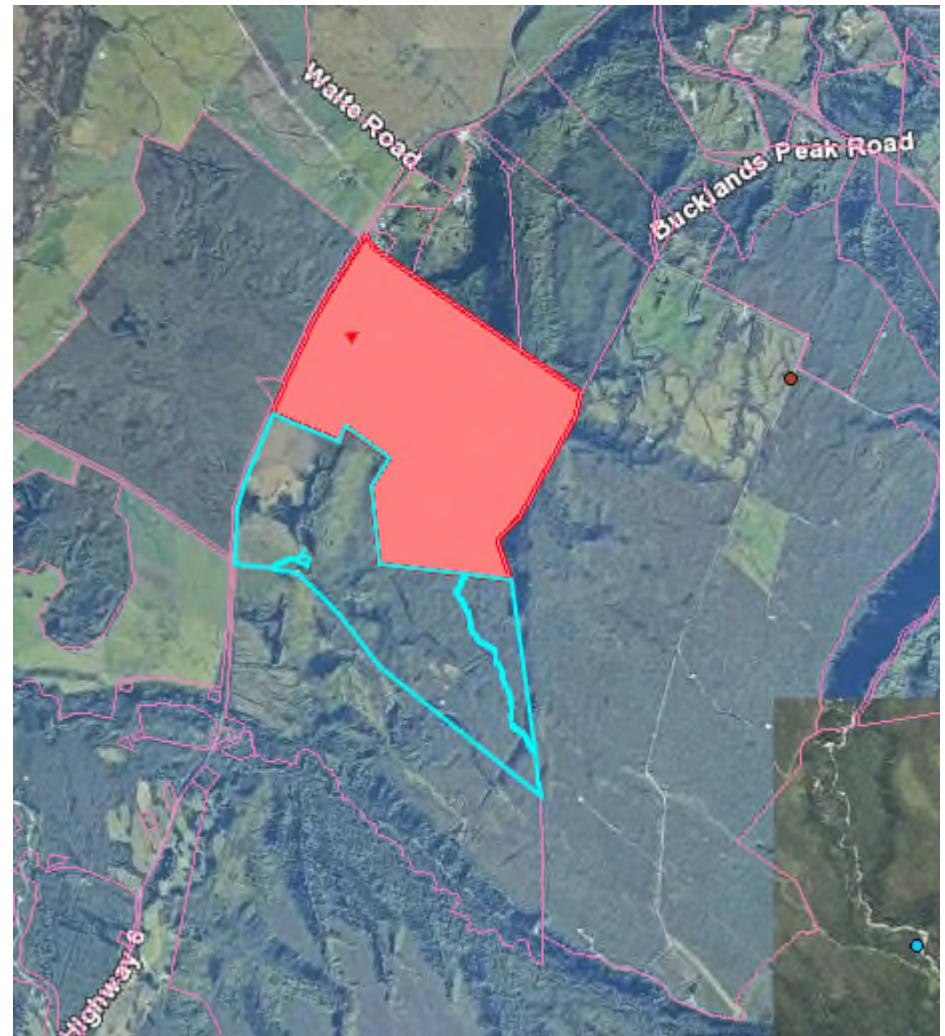
APPENDIX DSelected Land Use Register

Lizzie Wilkinson

From: WCRC Hail Requests <hail@wcrc.govt.nz>
Sent: Thursday, 17 April 2025 10:40 am
To: Lizzie Wilkinson
Subject: RE: [#DO44214] Lot 3 DP 360520 HAIL
Query

Good morning,

I can confirm that the property in question is not on the HAIL/SLUS registry, however the neighbouring property is on the registry
I have attached the comments on this area below:



Comments

Comment content is not visible in the image.

Site Classification

|  Date |  Classification |
|--|--|
| 14/04/2003 | VERIFIED HAIL SITE: RISK NOT QUANTIFIED: Insufficient ir |

Kind regards,
Kaya

WCRC Hail Requests

West Coast Regional Council

 hail@wcrc.govt.nz

This email may contain information that is confidential, proprietary or subject to legal privilege. If you are not the intended recipient you are notified that any use, dissemination, distribution or copying of this message or data is prohibited. If you have received this email message in error, please notify the sender and erase all copies of the message and attachments.

From: Lizzie Wilkinson <lizzie@do.nz>
Sent: Tuesday, April 15, 2025 5:41 PM
To: WCRC Hail Requests <hail@wcrc.govt.nz>
Subject: [#DO44214] Lot 3 DP 360520 HAIL Query

Good afternoon –

I am undertaking some works at Lot 3 DP 360520 and wish to know if the site has any HAIL information associated with it.

Many thanks

Lizzie Wilkinson
Environmental Scientist | MSc

Level 1/24 Moorhouse Ave, Addington, Ōtautahi 8011

T 0800 999 333
www.do.nz

do DAVIS OGILVIE
ENGINEERS / SURVEYORS / PLANNERS

APPENDIX E**Property File**

1885029901

SH 6 ADDISONS, VIRGIN FLAT



File Reference: RC05/85
Valuation Roll No. 18850 29900

21 September 2005

WT McLaughlin Estate
C/- CJ Coll
PO Box 204
WESTPORT

APPLICATION FOR RESOURCE CONSENT RC05/85

Council's Delegated Planning Sub-Committee considered the above application at its meeting on 20 September 2005. Council's decision is attached.

If you are happy with the decision made by Council, the consent may be acted upon subject to any conditions included in the decision. Council staff will monitor the site to check that conditions have been complied with.

If not acted upon, the consent will lapse after five years from the date of the decision, unless otherwise specified in this decision or unless extended by resolution of Council. Please refer to Section 125 of the Act (Lapsing of Consents) for further details.

If you do not agree with the whole or any part of the decision, you may appeal the whole or any part of the decision to the Environment Court. An appeal may be lodged with the Environment Court within 15 working days of the date this notification being delivered to you in the normal course of post. The address of the Environment Court is PO Box 2069, Christchurch. A copy of any appeal should also be sent to the Buller District Council, PO Box 21, Westport.

An appeal must be lodged on Form 16 prescribed by the Resource Management (Forms) Regulations 1991 and must be accompanied by a filing fee of \$55.00 (GST inclusive) as specified in those Regulations under Part VI, Section 28, Sub-section (3). A copy of the above Regulations may be purchased from the Government Printing Office.

If you are in doubt about your rights to appeal, or require an extension of time, you should discuss this with your solicitor/agent.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

Terry Archer
MANAGER REGULATORY SERVICES

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application by WT McLaughlin
(Estate) Limited - RC05/85

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 | WT McLaughlin (Estate) Ltd |
| CONSENT TYPE | Subdivision - Discretionary |
| LOCATION | State Highway 6, Addisons Flat |
| LEGAL DESCRIPTION | Part Section 47 Sections 40, 52 Block II Waitakere Survey District |
| VALUATION ROLL NO. | 18850 29900 |
| ZONE | Rural Zone - Buller District Plan |

Application

The application is for consent to subdivide CT NL121/122 into three separate titles.

The subdivision is to split the farm unit into three separate titles. Lot 1 being roughly 122ha, to be retained as one farming unit. Currently there are two farm accesses, a shared access with proposed Lots 2 and 3. This section borders Dirty Mary's Creek and contains a number of farm buildings, tracking and an old airstrip.

Lot 2 is the house site. This is connected to power and phone, and easements are required for the power. Access to be by way of shared Right of Way with Lots 1 and 3.

The amalgamation of Lots 3, 4 and 5 will result in one title, to be referred to collectively as Lot 3. Lot 3 is the northern portion of the area being subdivided, as is approximately 100ha. It includes Lots 4 and 5, which are separated from Lot 3 by an old water-race that is in crown ownership (Crown land under action). Currently there are two farm accesses and shared access with proposed Lots 1 and 3.

Limited Notification

The application was served on affected parties under Section 94 of the Resource Management Amendment Act 2003 on 11 July 2005. Submissions closed on 8 August 2005.

Three submissions were received:

1. T Thorpe in support of the proposed subdivision. He does not wish to be heard.
2. NZHPT oppose the proposal on the basis of the potential to adversely impact on archaeological values on the site, however wish Council to consider a condition that an accidental discovery protocol be attached to the titles. The Trust would like to be heard.
3. Transit New Zealand (TNZ) are neutral in their submission and note that the existing vehicle crossing which is formed to Diagram C is satisfactory to be used as a Right of Way for the three titles, provided only one dwelling is erected on each Title. TNZ wish Council to consider such a condition to be placed on the consent. TNZ wishes to be heard.

The staff report was served on the parties and the submitters withdrew their request to be heard. As such, Council does not need to proceed through to a hearing under Section 100 of the Act.

Statutory Provisions

Under Sections 104 and 105 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 of allowing the activity; and
3. any relevant objectives, policies and rules of the district plan or proposed district plan; and
4. any relevant regulations; and
5. 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 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.

Council's Senior Planner inspected the site on 15 July 2005.

The proposed subdivision is to divide an existing large farm unit into two small, productive units for the family, and to separate the house section from the farm.

There are two barns located on the farm and each proposed unit is to incorporate a barn. The subdivision plan supplied showed one barn, which is in fact the exterior walls of the two barns. Therefore an adjustment to the proposed boundaries is required, which will result in the boundary between Lots 1 and 3 being through the middle of the two barns.

It was also noted that the powerline that runs to the house (easement E), extends to the barns and should also be included on the survey plan.

The phone supply to the house (Lot 2) is up the Right of Way and across a paddock to the house. The front boundary of Lot 2 is to follow this so that the line is protected.

There is a stream behind the house on Lot 3. This appears to be less than 3 metres in width. The stream is partially subterranean, so where it comes from and where it goes is unknown.

The Cape Foulwind Rural Water Supply, commonly known as the Omau water supply, is located on both Lots 1 and 3. The applicant has given agreement to Council's Manager of Operations that an easement in favour of Council will be created once the subdivision is completed and the new titles are registered.

The subdivision consists of the lower terrace adjacent to the State Highway, and high terrace and plateaux area, which stretches to the base of the Bucklands range. A number of farm tracks and buildings are located throughout this area. The area has been in pasture, although has been allowed to remain fallow for a time. The subdivision will result in the farm being split into two manageable farm units.

Also on the site are some old mining relics, including an old pit known as Devils eye.

The existing farm accesses are also used by Transit for the dumping of fill during road maintenance contracts, and also by Buller Electricity for the upgrading of the powerlines. The powerline which dissects Lots 3 and 1 (easements B and F) supply electricity to the Landcorp farm, further up the plateaux.

The proposal will have the positive effect of dividing the farm for the various family members, which will result in two manageable farm units and a rural-residential section.

3. Relevant objectives, policies and rules of the Buller District Plan (S104d)

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 4.2.5.1 - Infrastructure

To provide for the efficient development, operation and maintenance of infrastructure throughout the District, while avoiding, remedying or mitigating adverse effects

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.

Objective 4.3.17.1 – The Built Environment

To ensure that further settlement growth takes place in a manner and location which does not have significant adverse environmental effects.

The principle access to all three titles is via a common Right of Way which has been formed to Diagram C standard. Transit has requested that the lots have a restriction for only one dwelling, otherwise the crossing will be required to be upgraded to Diagram D.

There are other farm accesses which are being retained as part of the operations of the farm. These are not suitable for principle access, hence the use of the Right of Way.

While Transit wish a consent notice to be attached to the Titles restricting the Titles to one dwelling, this may not be appropriate given the size of the farm blocks (over 100ha each) and also given the possible location of dwellings. If in the future, the owners of the farm blocks wish to locate a dwelling away from the Right of Way, or construct a second dwelling, they will be required to consult with Transit for a suitable access off the State Highway.

The dwelling on Lot 2 has existing connections to power and phone, which are protected by way of easement. Water is obtained from the roof and effluent is treated by way of a septic tank which is located solely on Lot 2.

The existing powerlines that dissect the subdivision are protected by way of easement in favour of Buller Electricity.

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.

As noted above, Lot 2 has existing services.

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.

The subdivision, while splitting up a large farm, will result in two farming units each around approximately 100 hectares. These can be utilised productively. Lot 2 is currently the farm house and is being subdivided off the farm. The subdivision will not affect the overall integrity and character of the area nor the productivity of the land.

Policy 4.4.14.5 - Rural Land and Water Resource

The establishment of buffers for example, in the form of esplanade reserves or strips along the margins of lakes, rivers and the Coastal Marine Area shall be promoted and encouraged as a means of maintaining and enhancing water quality.

Dirty Mary's Creek which runs along the southern side of Lot 1 is separated from the farm by a road reserve. No further esplanade reserves or buffers are required.

Objective 4.6.7.1 - Cultural/Historic Resources

To protect places and sites of historical and cultural value from the adverse effects of land use activities and to ensure where appropriate, access to historic and cultural sites is maintained and enhanced.

Policy 4.6.8.2 - Cultural/Historic Resources

Evaluate and protect heritage resources by identifying those resources of historic, cultural or architectural value or of special significance to the District.

The site contains relics of a mining history within Buller and includes an historic water race (the small parcel of crown land under action which dissects Lots 4 and 5 from Lot 3) and also an old mining pit which is partially filled with water.

An accidental discovery protocol on the lots will be placed on the titles by way of a consent notice.

Rule 7.3.3.3.1 – Discretionary Activity in the Rural Zone

Any subdivision for the purposes of creating one or more new allotments.

A reserve contribution is not required as the subdivision, which is a split of two titles, will result in two corresponding farm titles, and a third rural-residential section which is already developed.

4. Any relevant regulations

Electricity Regulations

5. Any other relevant matters (S104i)

The application was served on the following:

- Buller Electricity Ltd
- Transit New Zealand
- Department of Conservation
- Land Information New Zealand
- Buller District Council
- New Zealand Historic Places Trust
- Landcorp Farming Limited
- Trevor Thorpe

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 RC05/85**WT MCLAUGHLIN (ESTATE) LIMITED****RESOURCE CONSENT CONDITIONS**

Recommendation: That pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, Council consents to the application by WT McLaughlin (Estate) Ltd to subdivide Part Section 47 Sections 40, 52 Block II Waitakere Survey District Survey District, for the purpose of creating proposed Lots 1 - 5. The site is situated at State Highway 6, Addisons Flat.

That consent be granted on the basis that the proposal is a discretionary activity where the effects of the proposal are no more than minor.

That consent be granted subject to the following conditions:

1. That the subdivision proceed in accordance with the submitted application and amended plan received 2 August 2005, except where the following conditions take precedence.
2. That three copies of the land transfer plan be provided to Council.
3. That Lots 3, 4 and 5 hereon be held in the same Certificate of Title by way of an amalgamation condition, refer Document 492859.
4. That the schedule of easements shown on the subdivision plan be granted and reserved.
5. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on Lots 1, 3 - 5 advising that the area is known to be subject to mining and that some traces of early mining activities may remain. The following accidental discovery protocol is required to be registered on the lots:

The proprietor shall advise the New Zealand Historic Places Trust immediately on the discovery of any archaeological sites or areas uncovered by earthworks, and that the sites or areas shall not be modified or disturbed in any way unless written authorisation is first obtained from the New Zealand Historic Places Trust.

6. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on the newly created Lots advising that the Right of Way is formed to Diagram C standard which is suitable for one dwelling per Title. An increase in the number of dwellings will require Transit New Zealand approval.
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.

NOTE:

The consent holder shall require a separate application from Transit New Zealand for new vehicle crossings on a State Highway.

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.

The Cape Foulwind Rural Water Supply, commonly known as the Omau water supply, is located on both Lots 1 and 3. The applicant has given agreement to Council's Manager of Operations that an easement in favour of Council will be created once the subdivision is completed and the new titles are registered.



Dated at Westport this 20th day of September 2005



File Reference: RC05/85
Valuation Roll No. 18850 29900

21 September 2005

WT McLaughlin Estate
C/- CJ Coll
PO Box 204
WESTPORT

APPLICATION FOR RESOURCE CONSENT RC05/85

Council's Delegated Planning Sub-Committee considered the above application at its meeting on 20 September 2005. Council's decision is attached.

If you are happy with the decision made by Council, the consent may be acted upon subject to any conditions included in the decision. Council staff will monitor the site to check that conditions have been complied with.

If not acted upon, the consent will lapse after five years from the date of the decision, unless otherwise specified in this decision or unless extended by resolution of Council. Please refer to Section 125 of the Act (Lapsing of Consents) for further details.

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An appeal must be lodged on Form 16 prescribed by the Resource Management (Forms) Regulations 1991 and must be accompanied by a filing fee of \$55.00 (GST inclusive) as specified in those Regulations under Part VI, Section 28, Sub-section (3). A copy of the above Regulations may be purchased from the Government Printing Office.

If you are in doubt about your rights to appeal, or require an extension of time, you should discuss this with your solicitor/agent.

If you have any further queries please do not hesitate to contact me.

Yours faithfully


Terry Archer
MANAGER REGULATORY SERVICES

IN THE MATTER

of the Resource Management Act
1991

AND

IN THE MATTER

of an application by WT McLaughlin
(Estate) Limited - RC05/85

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 | WT McLaughlin (Estate) Ltd |
| CONSENT TYPE | Subdivision - Discretionary |
| LOCATION | State Highway 6, Addisons Flat |
| LEGAL DESCRIPTION | Part Section 47 Sections 40, 52 Block II Waitakere Survey District |
| VALUATION ROLL NO. | 18850 29900 |
| ZONE | Rural Zone - Buller District Plan |

Application

The application is for consent to subdivide CT NL121/122 into three separate titles.

The subdivision is to split the farm unit into three separate titles. Lot 1 being roughly 122ha, to be retained as one farming unit. Currently there are two farm accesses, a shared access with proposed Lots 2 and 3. This section borders Dirty Mary's Creek and contains a number of farm buildings, tracking and an old airstrip.

Lot 2 is the house site. This is connected to power and phone, and easements are required for the power. Access to be by way of shared Right of Way with Lots 1 and 3.

The amalgamation of Lots 3, 4 and 5 will result in one title, to be referred to collectively as Lot 3. Lot 3 is the northern portion of the area being subdivided, as is approximately 100ha. It includes Lots 4 and 5, which are separated from Lot 3 by an old water-race that is in crown ownership (Crown land under action). Currently there are two farm accesses and shared access with proposed Lots 1 and 3.

Limited Notification

The application was served on affected parties under Section 94 of the Resource Management Amendment Act 2003 on 11 July 2005. Submissions closed on 8 August 2005.

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3. Transit New Zealand (TNZ) are neutral in their submission and note that the existing vehicle crossing which is formed to Diagram C is satisfactory to be used as a Right of Way for the three titles, provided only one dwelling is erected on each Title. TNZ wish Council to consider such a condition to be placed on the consent. TNZ wishes to be heard.

The staff report was served on the parties and the submitters withdrew their request to be heard. As such, Council does not need to proceed through to a hearing under Section 100 of the Act.

Statutory Provisions

Under Sections 104 and 105 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 of allowing the activity; and
3. any relevant objectives, policies and rules of the district plan or proposed district plan; and
4. any relevant regulations; and
5. 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 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.

Council's Senior Planner inspected the site on 15 July 2005.

The proposed subdivision is to divide an existing large farm unit into two small, productive units for the family, and to separate the house section from the farm.

There are two barns located on the farm and each proposed unit is to incorporate a barn. The subdivision plan supplied showed one barn, which is in fact the exterior walls of the two barns. Therefore an adjustment to the proposed boundaries is required, which will result in the boundary between Lots 1 and 3 being through the middle of the two barns.

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The subdivision consists of the lower terrace adjacent to the State Highway, and high terrace and plateaux area, which stretches to the base of the Bucklands range. A number of farm tracks and buildings are located throughout this area. The area has been in pasture, although has been allowed to remain fellow for a time. The subdivision will result in the farm being split into two manageable farm units.

Also on the site are some old mining relics, including an old pit known as Devils eye.

The existing farm accesses are also used by Transit for the dumping of fill during road maintenance contracts, and also by Buller Electricity for the upgrading of the powerlines. The powerline which dissects Lots 3 and 1 (easements B and F) supply electricity to the Landcorp farm, further up the plateaux.

The proposal will have the positive effect of dividing the farm for the various family members, which will result in two manageable farm units and a rural-residential section.

3. Relevant objectives, policies and rules of the Buller District Plan (S104d)

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 4.2.5.1 - Infrastructure

To provide for the efficient development, operation and maintenance of infrastructure throughout the District, while avoiding, remedying or mitigating adverse effects

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.

Objective 4.3.17.1 – The Built Environment

To ensure that further settlement growth takes place in a manner and location which does not have significant adverse environmental effects.

The principle access to all three titles is via a common Right of Way which has been formed to Diagram C standard. Transit has requested that the lots have a restriction for only one dwelling, otherwise the crossing will be required to be upgraded to Diagram D.

There are other farm accesses which are being retained as part of the operations of the farm. These are not suitable for principle access, hence the use of the Right of Way.

While Transit wish a consent notice to be attached to the Titles restricting the Titles to one dwelling, this may not be appropriate given the size of the farm blocks (over 100ha each) and also given the possible location of dwellings. If in the future, the owners of the farm blocks wish to locate a dwelling away from the Right of Way, or construct a second dwelling, they will be required to consult with Transit for a suitable access off the State Highway.

The dwelling on Lot 2 has existing connections to power and phone, which are protected by way of easement. Water is obtained from the roof and effluent is treated by way of a septic tank which is located solely on Lot 2.

The existing powerlines that dissect the subdivision are protected by way of easement in favour of Buller Electricity.

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.

As noted above, Lot 2 has existing services.

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.

The subdivision, while splitting up a large farm, will result in two farming units each around approximately 100 hectares. These can be utilised productively. Lot 2 is currently the farm house and is being subdivided off the farm. The subdivision will not affect the overall integrity and character of the area nor the productivity of the land.

Policy 4.4.14.5 - Rural Land and Water Resource

The establishment of buffers for example, in the form of esplanade reserves or strips along the margins of lakes, rivers and the Coastal Marine Area shall be promoted and encouraged as a means of maintaining and enhancing water quality.

Dirty Mary's Creek which runs along the southern side of Lot 1 is separated from the farm by a road reserve. No further esplanade reserves or buffers are required.

Objective 4.6.7.1 - Cultural/Historic Resources

To protect places and sites of historical and cultural value from the adverse effects of land use activities and to ensure where appropriate, access to historic and cultural sites is maintained and enhanced.

Policy 4.6.8.2 - Cultural/Historic Resources

Evaluate and protect heritage resources by identifying those resources of historic, cultural or architectural value or of special significance to the District.

The site contains relics of a mining history within Buller and includes an historic water race (the small parcel of crown land under action which dissects Lots 4 and 5 from Lot 3) and also an old mining pit which is partially filled with water.

An accidental discovery protocol on the lots will be placed on the titles by way of a consent notice.

Rule 7.3.3.3.1 – Discretionary Activity in the Rural Zone

Any subdivision for the purposes of creating one or more new allotments.

A reserve contribution is not required as the subdivision, which is a split of two titles, will result in two corresponding farm titles, and a third rural-residential section which is already developed.

4. Any relevant regulations

Electricity Regulations

5. Any other relevant matters (S104i)

The application was served on the following:

- Buller Electricity Ltd
- Transit New Zealand
- Department of Conservation
- Land Information New Zealand
- Buller District Council
- New Zealand Historic Places Trust
- Landcorp Farming Limited
- Trevor Thorpe

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 RC05/85WT MCLAUGHLIN (ESTATE) LIMITEDRESOURCE CONSENT CONDITIONS

Recommendation: That pursuant to Sections 104, 104B and 108 of the Resource Management Act 1991, Council consents to the application by WT McLaughlin (Estate) Ltd to subdivide Part Section 47 Sections 40, 52 Block II Waitakere Survey District Survey District, for the purpose of creating proposed Lots 1 - 5. The site is situated at State Highway 6, Addisons Flat.

That consent be granted on the basis that the proposal is a discretionary activity where the effects of the proposal are no more than minor.

That consent be granted subject to the following conditions:

1. That the subdivision proceed in accordance with the submitted application and amended plan received 2 August 2005, except where the following conditions take precedence.
2. That three copies of the land transfer plan be provided to Council.
3. That Lots 3, 4 and 5 hereon be held in the same Certificate of Title by way of an amalgamation condition, refer Document 492859.
4. That the schedule of easements shown on the subdivision plan be granted and reserved.
5. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on Lots 1, 3 - 5 advising that the area is known to be subject to mining and that some traces of early mining activities may remain. The following accidental discovery protocol is required to be registered on the lots:

The proprietor shall advise the New Zealand Historic Places Trust immediately on the discovery of any archaeological sites or areas uncovered by earthworks, and that the sites or areas shall not be modified or disturbed in any way unless written authorisation is first obtained from the New Zealand Historic Places Trust.

6. Pursuant to Section 221 of the Resource Management Act 1991, a consent notice shall be imposed on the newly created Lots advising that the Right of Way is formed to Diagram C standard which is suitable for one dwelling per Title. An increase in the number of dwellings will require Transit New Zealand approval.
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.

NOTE:

The consent holder shall require a separate application from Transit New Zealand for new vehicle crossings on a State Highway.

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.

The Cape Foulwind Rural Water Supply, commonly known as the Omau water supply, is located on both Lots 1 and 3. The applicant has given agreement to Council's Manager of Operations that an easement in favour of Council will be created once the subdivision is completed and the new titles are registered.



Dated at Westport this 20th day of September 2005

PERMIT APPLICATION

1. Location and Ownership

Local Authority: Bulwer County

Number on Valuation Roll: 10850/299

Lot: _____ D.P. _____ Section _____ Block _____

Site of Building: S.D. _____

Street: Addison Flatt

Township: _____ Riding _____

Fees Payable (See back for scale)

Building Permit Fee etc. \$ 5 Receipt No. _____ Date _____

Building Research Levy \$ _____ Receipt No. _____ Date _____

Total \$ 5 _____

Street Damage Deposit \$ _____

Owner - Name W.S. Young Signature W.S. Young

Full Address Addison Flatt

Builder - Name Self Signature _____

Full Address _____

2. Nature of Permit (Tick Box)

New building including separate buildings added to existing complex Repairs, alterations or extensions to an existing building

Conversion Demolition

3. Value and Area of Building (See back for example)

If valued at more than \$20,000, or garage etc., over 23.25 sq. metres state:

Est. value of building work: \$ 1000 Est. commencement date: _____

Est. value of plumbing and

drainage \$ 000 Est completion date: _____

Total \$ 1000 Building registration No. _____

Total floor area (sq.m.) _____

4. Description of Building or Structure and Main Purpose for Which it Will be Used

Hay barn

Is it to be rented: Yes No

IMPORTANT: Has the section ever been filled: Yes

No

If so, what precautions are being taken _____

Post to 19 Romilly St

P.T.O.

NOTE: All plans and specifications must be in METRIC

Details Required (Two copies of each)

Full site Plan - Showing existing buildings etc.
Floor plan, specifications.

Details Required (Two copies of each)

Blow up cross-section of all different wall construction i.e., timber, block wall etc.

This should show the depth of the foundation and all dimensions, plus explicit detail of construction. The area one foot above the floor and one foot below the ceiling may be excluded.

Three elevations (minimum) these must show any fall in the section - including the foundation height above ground level.

Other Services 1. Stormwater connection 2. Sewer connection
3. Water connection 4. Vehicle crossing
5. Plumbing and drainage permit

These must be applied for on separate forms.

WARNING: Current building bylaws take precedence over specifications etc.
It is your responsibility to ensure that you comply.

PERMIT FEES
(Building Only)

| | | | |
|------------------------|---------|-------------------------|---------|
| Not more than \$ 600 - | \$ 3.00 | Not more than \$ 6000 - | \$24.00 |
| 800 - | 4.00 | 7000 - | 27.00 |
| 1000 - | 5.00 | 8000 - | 30.00 |
| 1200 - | 6.00 | 9000 - | 33.00 |
| 1400 - | 7.00 | 10000 - | 36.00 |
| 1600 - | 8.00 | 12000 - | 40.00 |
| 1800 - | 9.00 | 14000 - | 44.00 |
| 2000 - | 10.00 | 16000 - | 48.00 |
| 2500 - | 12.00 | 18000 - | 52.00 |
| 3000 - | 14.00 | 20000 - | 56.00 |
| 3500 - | 16.00 | 25000 - | 64.00 |
| 4000 - | 18.00 | 30000 - | 72.00 |
| 5000 - | 21.00 | 35000 - | 80.00 |
| | | 40000 - | 88.00 |
| | | 50000 - | 98.00 |

Fees for work valued at more than \$50,000 available on request.

Building research levy - up to \$3,000 no fee. Above that 50c per \$1,000 or part thereof. If a new house, estimate plumbing and drainage and add that on to total cost to estimate levy.

EXAMPLES

| | | | | | |
|---------------|---------------------------------|----------|---------------|---------------------------------|---------|
| 1. | Building Costs | \$16,000 | 2. | Building Costs | \$2,800 |
| | Estimated Plumbing and Drainage | 1,500 | | Estimated Plumbing and Drainage | Nil |
| | Total | \$17,500 | | Total | \$2,800 |
| Building Fee | \$48.00 | | Building Fee | \$14.00 | |
| Research Levy | * 9.00 | | Research Levy | NIL | |
| | | | | | |
| | \$57.00 | | | | \$14.00 |

* (50c per \$1000 or part thereof)

Guides for Pricing - June 1974 Building figures - minimum

Houses: \$157/sq. m. (1 sq.m. = approx. 10.7 sq/ft
Garages \$32/sq m.



Digital Title Plan - LT 360520

| | |
|-----------------------------|---|
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| Surveyor Reference | 1790 McLaughlin |
| Surveyor | Christopher John Coll |
| Survey Firm | Chris J Coll Surveyor |
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| Dataset Description | LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47 BLK II WAITAKERE SD |
| Status | Approved as to Survey |
| Land District | Nelson |
| Submitted Date | 02/05/2006 |
| | Survey Class Class II Cadastral Survey |
| | Survey Approval Date 04/05/2006 |
| | Deposit Date |

Territorial Authorities

Buller District

Comprised In

CT NL6A/168
CT NL6A/192

Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|---------------------------------|------------------|-------------|--------------|
| Lot 1 Deposited Plan 360520 | Fee Simple Title | 121.6013 ha | 246191 |
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| Marked E1 Deposited Plan 360520 | Easement | | |
| Marked E2 Deposited Plan 360520 | Easement | | |
| Marked E3 Deposited Plan 360520 | Easement | | |
| Marked F1 Deposited Plan 360520 | Easement | | |



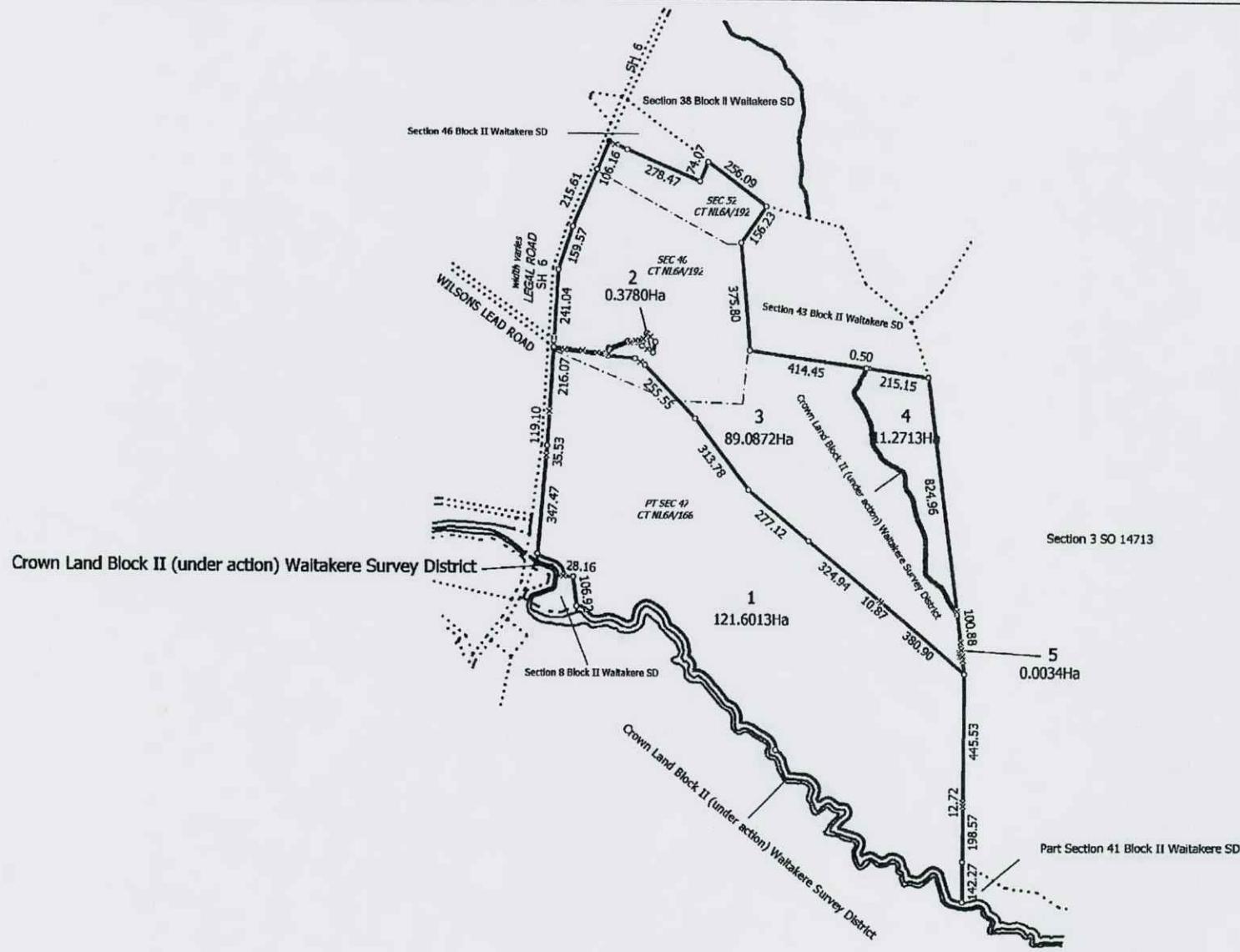
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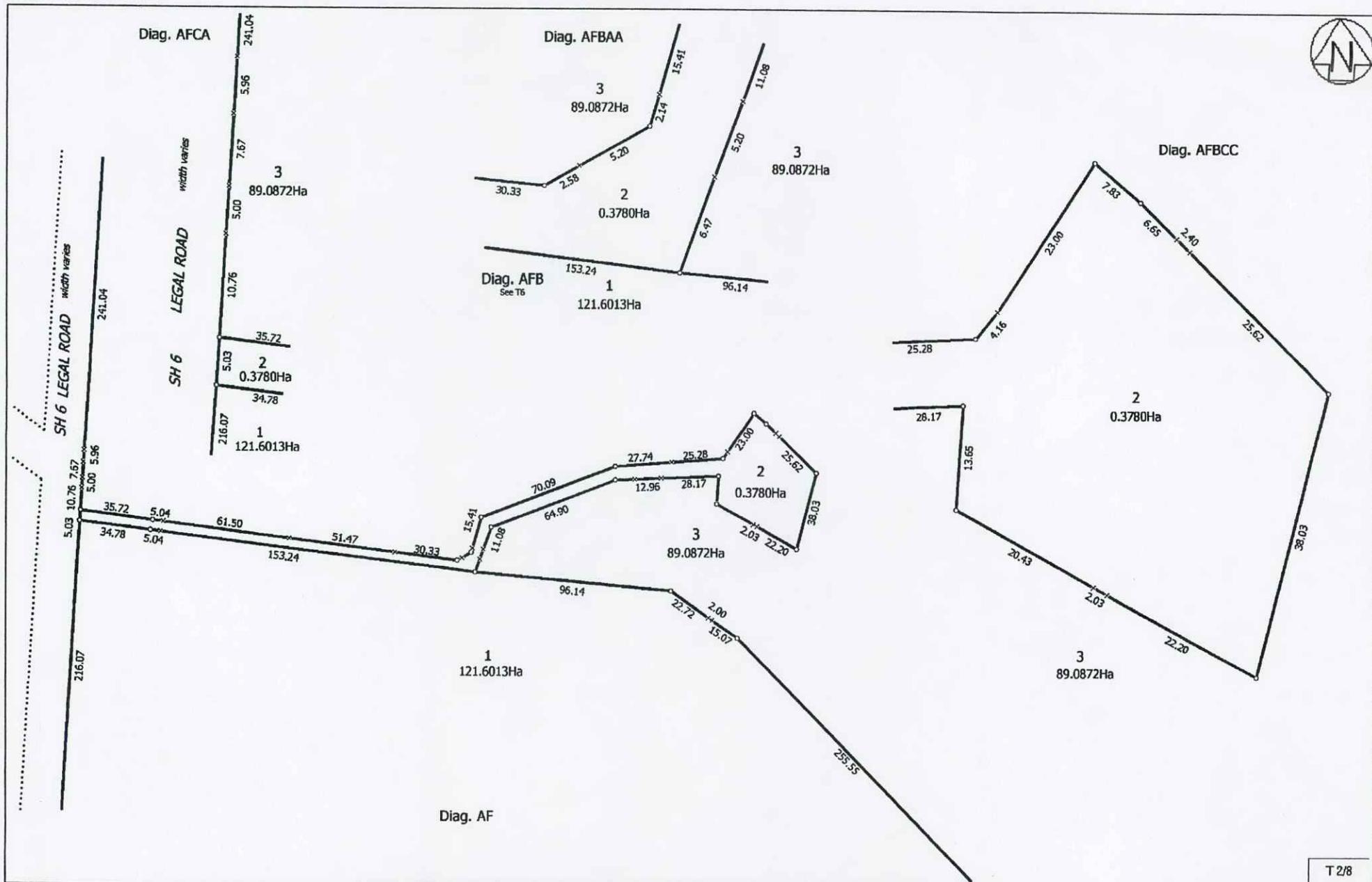
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| Right to transmit Electricity | E1 | Lot 3 | Lot 2 and Lot 1 |
| | E2 | Lot 2 | Lot 1 and Lot 3 |
| | E3 | Lot 3 | Lot 1 |



T 1/8

| | | | |
|---|--|--|--|
| Land District Nelson Digitally Generated Plan Generated on: 04/05/2006 09:44am Page 4 of 11 | LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47 BLK II WAITAKERE SD | Surveyor: Christopher John Coll Firm: Chris J Coll Surveyor | Digital Title Plan LT 360520 Approved on: 04/05/2006 |
|---|--|--|--|



| | | | |
|---|--|--|--|
| Land District Nelson Digitally Generated Plan Generated on: 04/05/2006 09:44am Page 5 of 11 | LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47 BLK II WAITAKERE SD | Surveyor: Christopher John Coll Firm: Chris J Coll Surveyor | Digital Title Plan LT 360520 Approved on: 04/05/2006 |
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Diag. AD

Diag. AH

Diag. AHA

Section 3 SO 14713

Diag. AHA

Section 3 SO 1471
SECTION 3
SO 14713

**SECTION 3
SO 14713**

SH 6 LEGAL ROAD width varies

1
121.6013Ha

3
89.0872Ha

*Crown Land Block I
(under action)
Survey District*

3

380.97

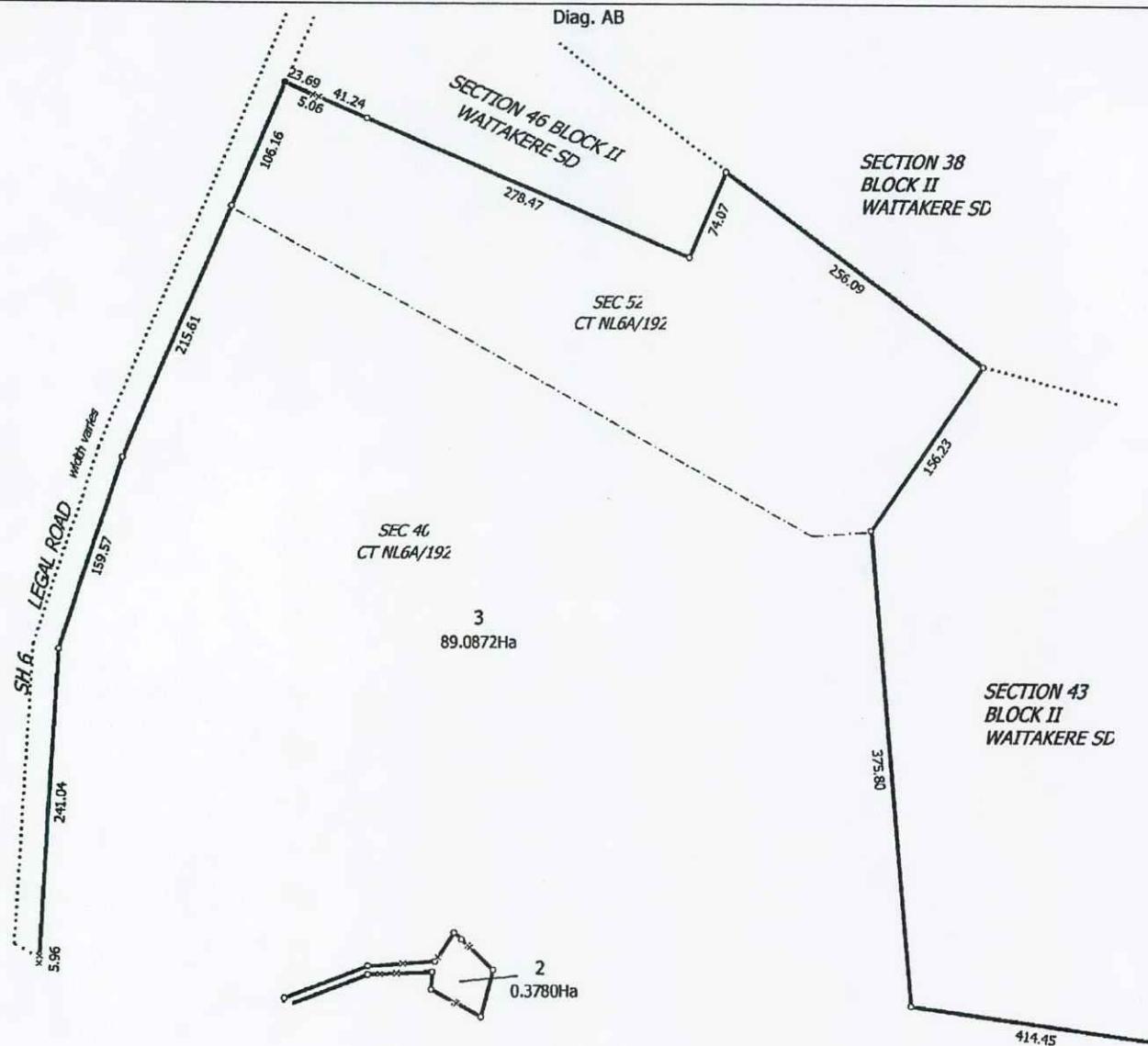
1
121.6013Ha

157

John C.

T 3/8

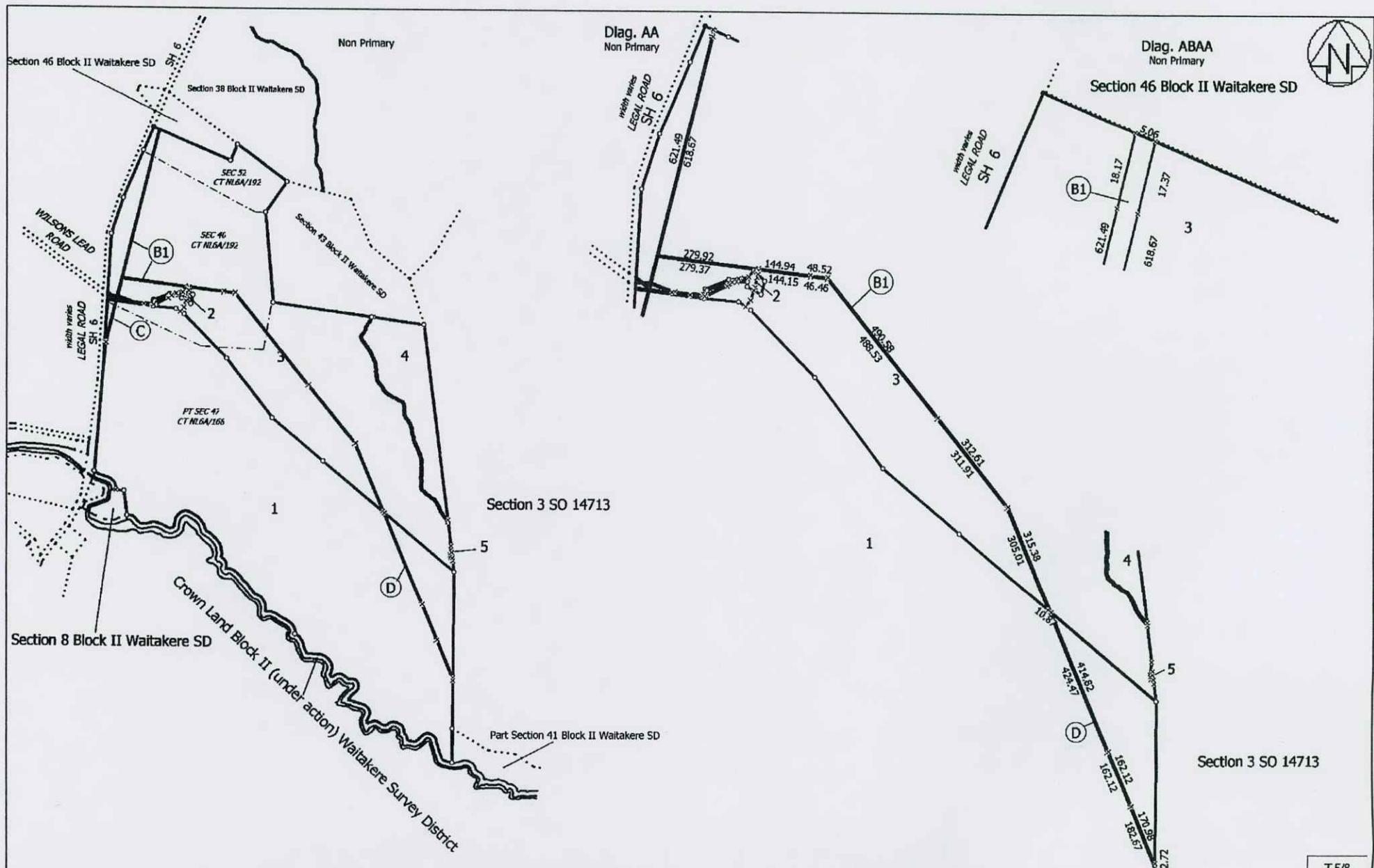
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T 4/8

Land District Nelson

Digitally Generated Plan
Generated on: 04/05/2006 09:44am Page 7 of 11LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
BLK II WAITAKERE SDSurveyor: Christopher John Coll
Firm: Chris J Coll SurveyorDigital Title Plan
LT 360520
Approved on: 04/05/2006



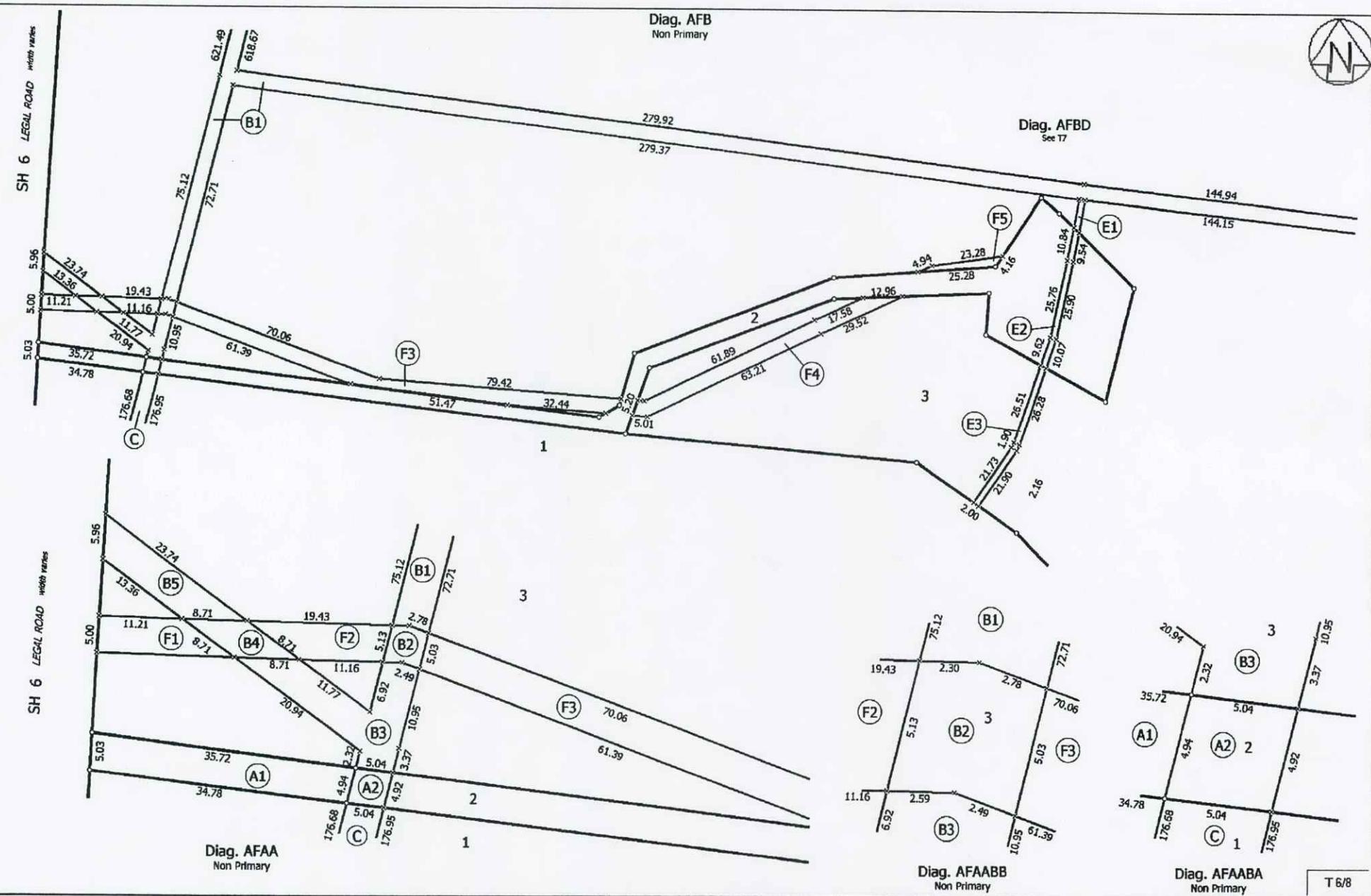
Land District Nelson

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LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
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Surveyor: Christopher John Coll
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Digital Title Plan
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Land District Nelson

Digitally Generated Plan
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LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
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Surveyor: Christopher John Co
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Digital Title Plan
LT 360520
Approved on: 04/05/2006

T 6/8



Diag. AFBD
Non Primary

3

Diag. AFBDA

Diag. ABDA
See 17

Diag. AFBDA
Non Primary

The graph illustrates the relationship between three lines (1, 2, 3) and three points (B1, E1, E2) with associated numerical values:

- Line 1:** Represented by a horizontal line. Points B1 and E1 are located on this line. The value 144.94 is marked above the line, and the value 144.15 is marked below the line.
- Line 2:** Represented by a line with a positive slope. Point E2 is located on this line. The value 2.40 is marked on the line.
- Line 3:** Represented by a line with a negative slope. Point E1 is located on this line. The value 10.94 is marked on the line.
- Point B1:** Labeled with a circle containing B1. It is located on Line 1. The value 279.92 is marked above the line.
- Point E1:** Labeled with a circle containing E1. It is located on Line 3. The value 9.47 is marked on the line.
- Point E2:** Labeled with a circle containing E2. It is located on Line 2. The value 9.54 is marked on the line.

SH 6
LEGAL ROAD
WIDTH VARIES
35.53 119.10 80.32 113.83 40.49 176.68
176.95
(C)

Diag. AE
Non Primary

T 7/8

Land District Nelson

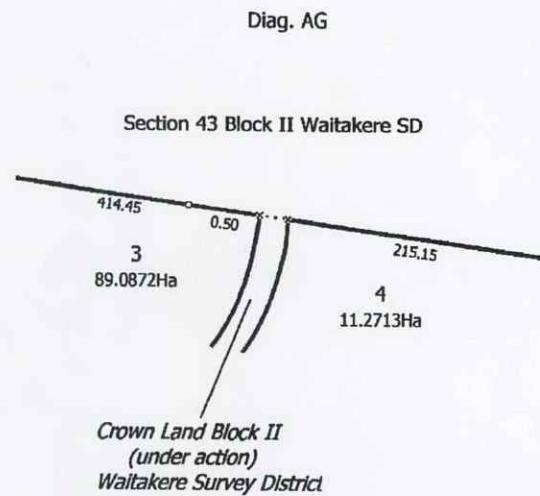
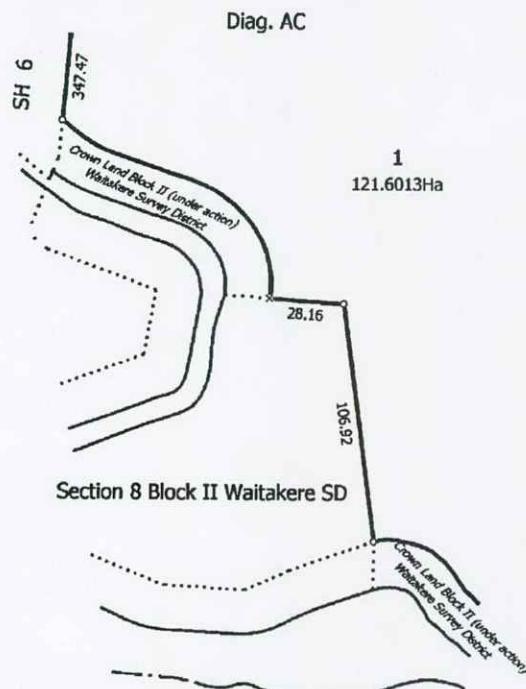
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Generated on: 04/05/2006 09:44am Page 10 of 11

**LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
BLK II WAITAKERE SD**

Surveyor: Christopher John Coll
Firm: Chris J Coll Surveyor

Digital Title Plan
LT 360520

Approved on: 04/05/2006



| | | | |
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| Digitally Generated Plan Generated on: 04/05/2006 09:44am Page 11 of 11 | | | T 8/8 |



Digital Title Plan - LT 360520

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| Submitted Date | 02/05/2006 | Survey Approval Date | 04/05/2006 |
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Territorial Authorities

Buller District

Comprised In

CT NL6A/168
CT NL6A/192

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| Marked F1 Deposited Plan 360520 | Easement | | |

Digital Title Plan - LT 360520

Created Parcels

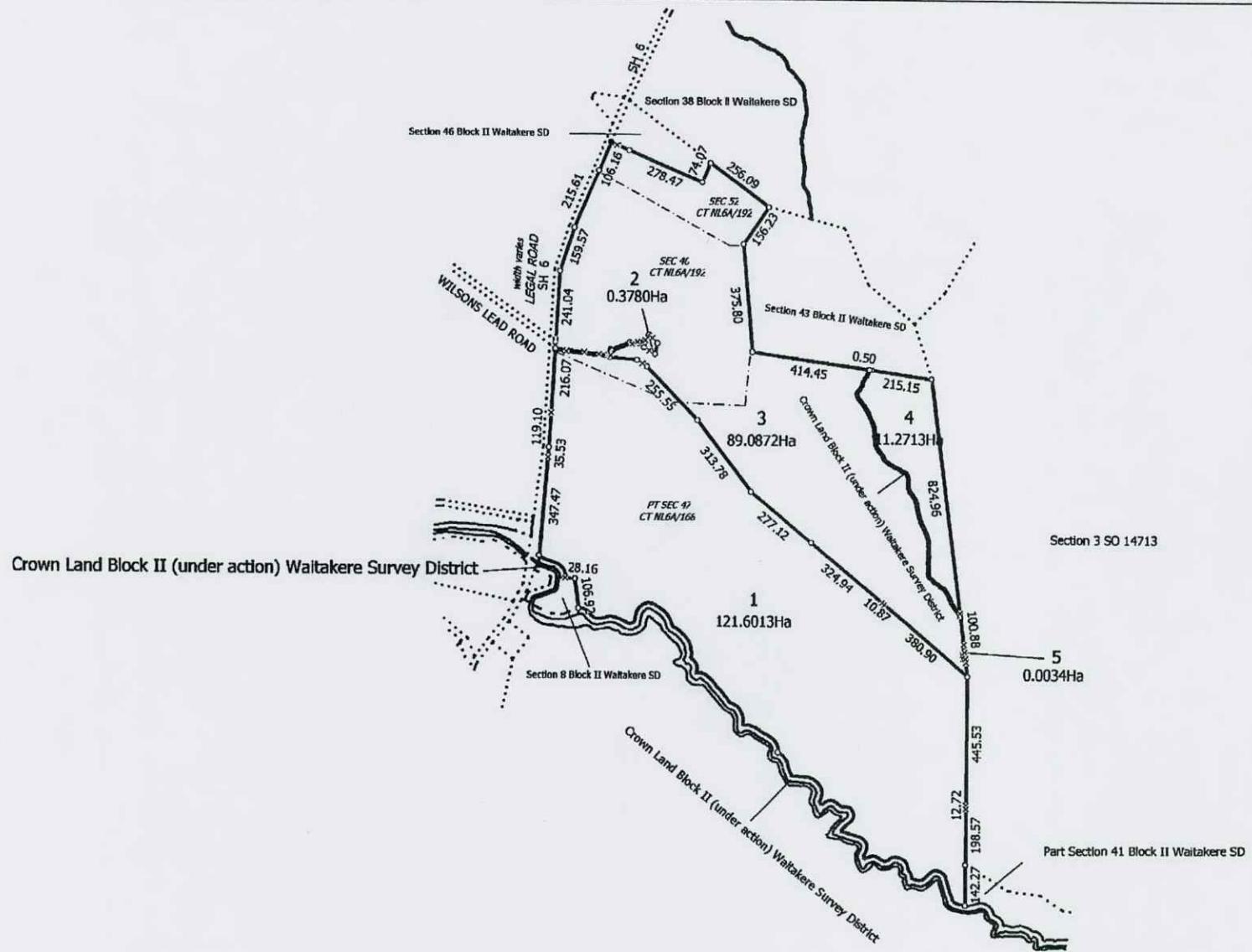
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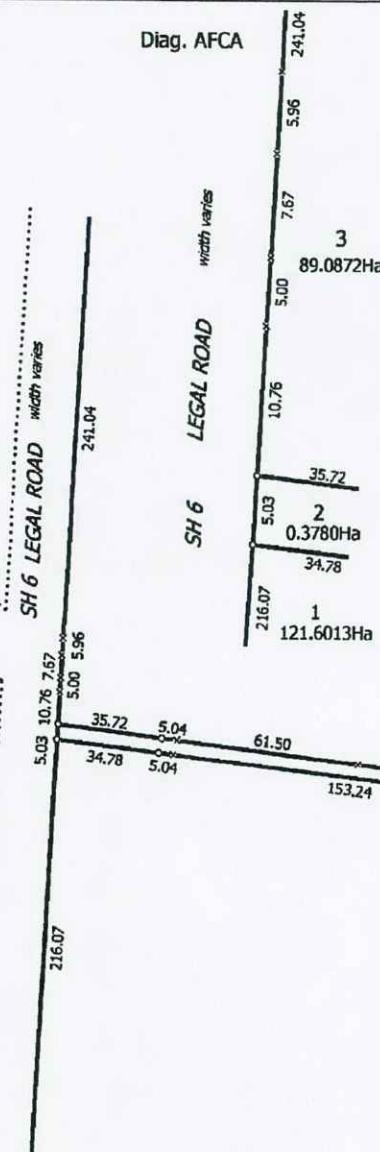


T1/8

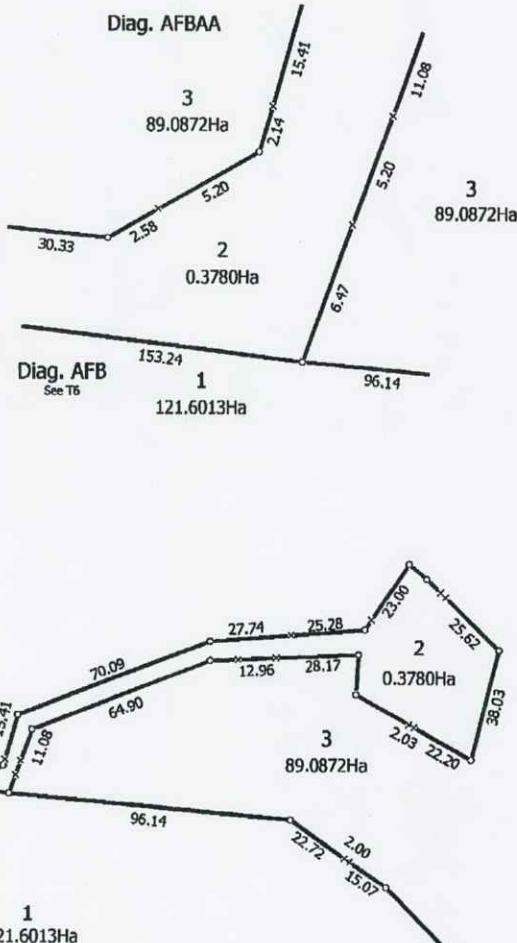
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|---|--|--|--|
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|---|--|--|--|



Diag. AFCA



Diag. AFBAA



Diag. AFBCC

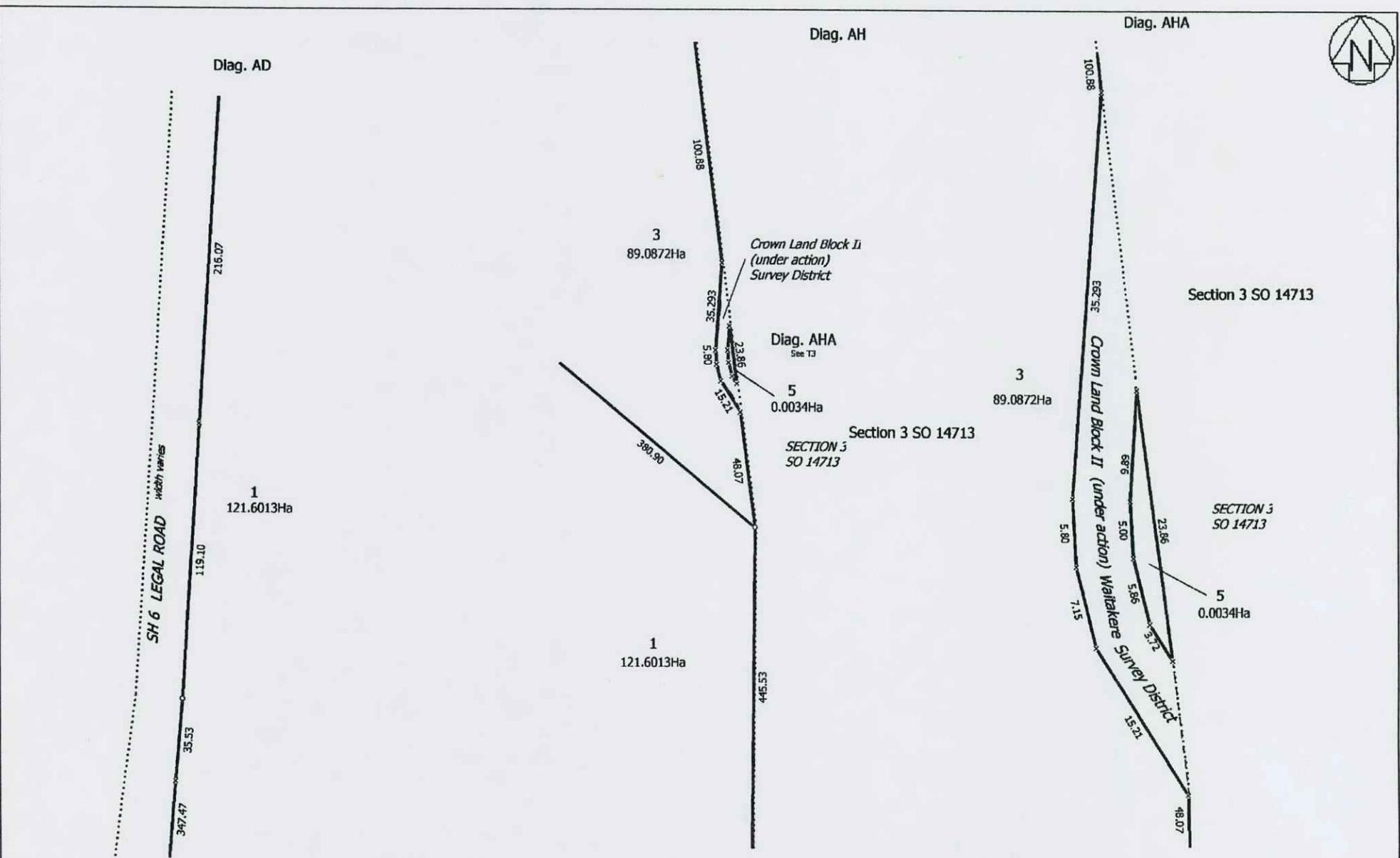


Diag. AF

T 2/8

Land District Nelson

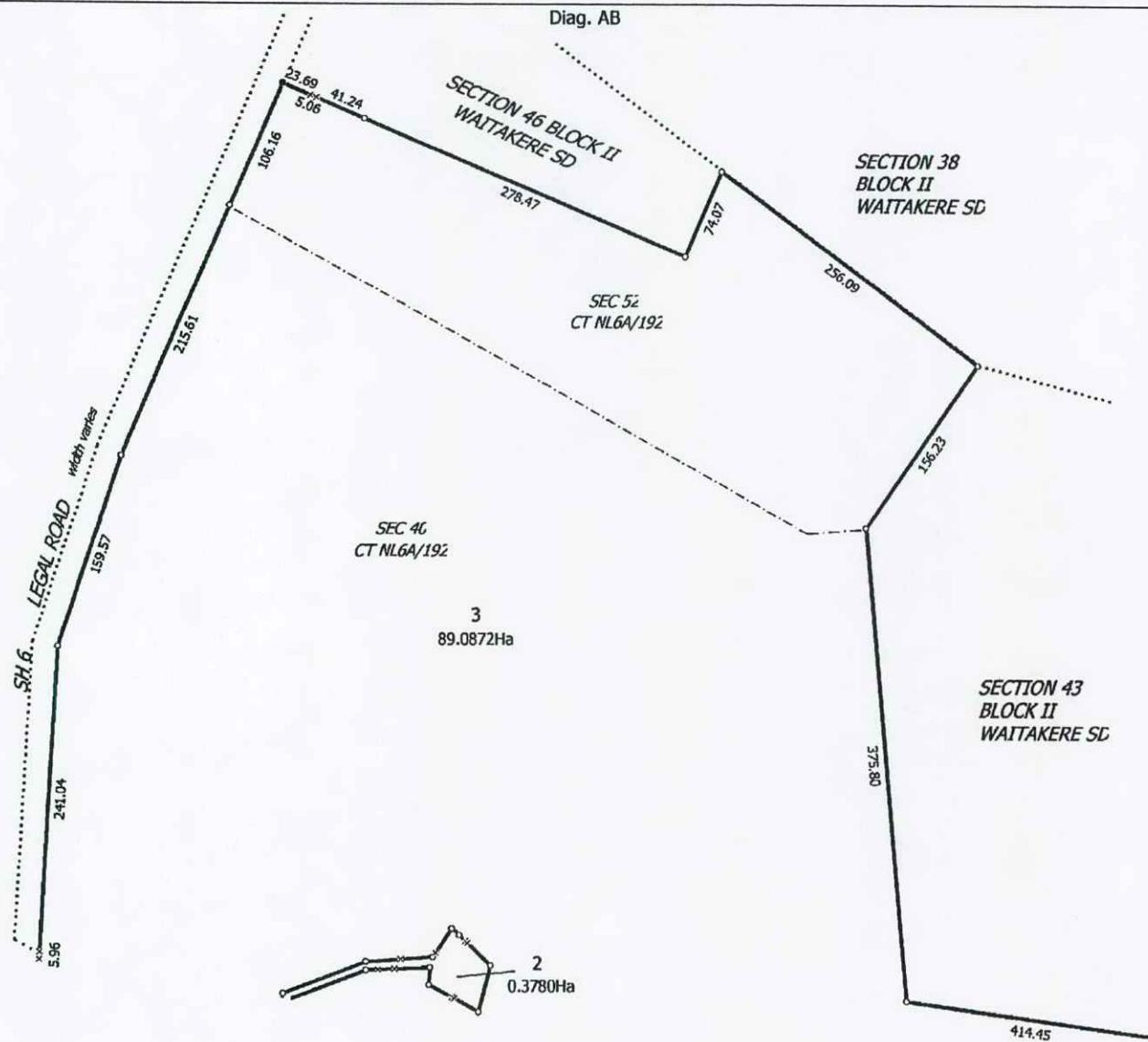
Digitally Generated Plan
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T 3/8

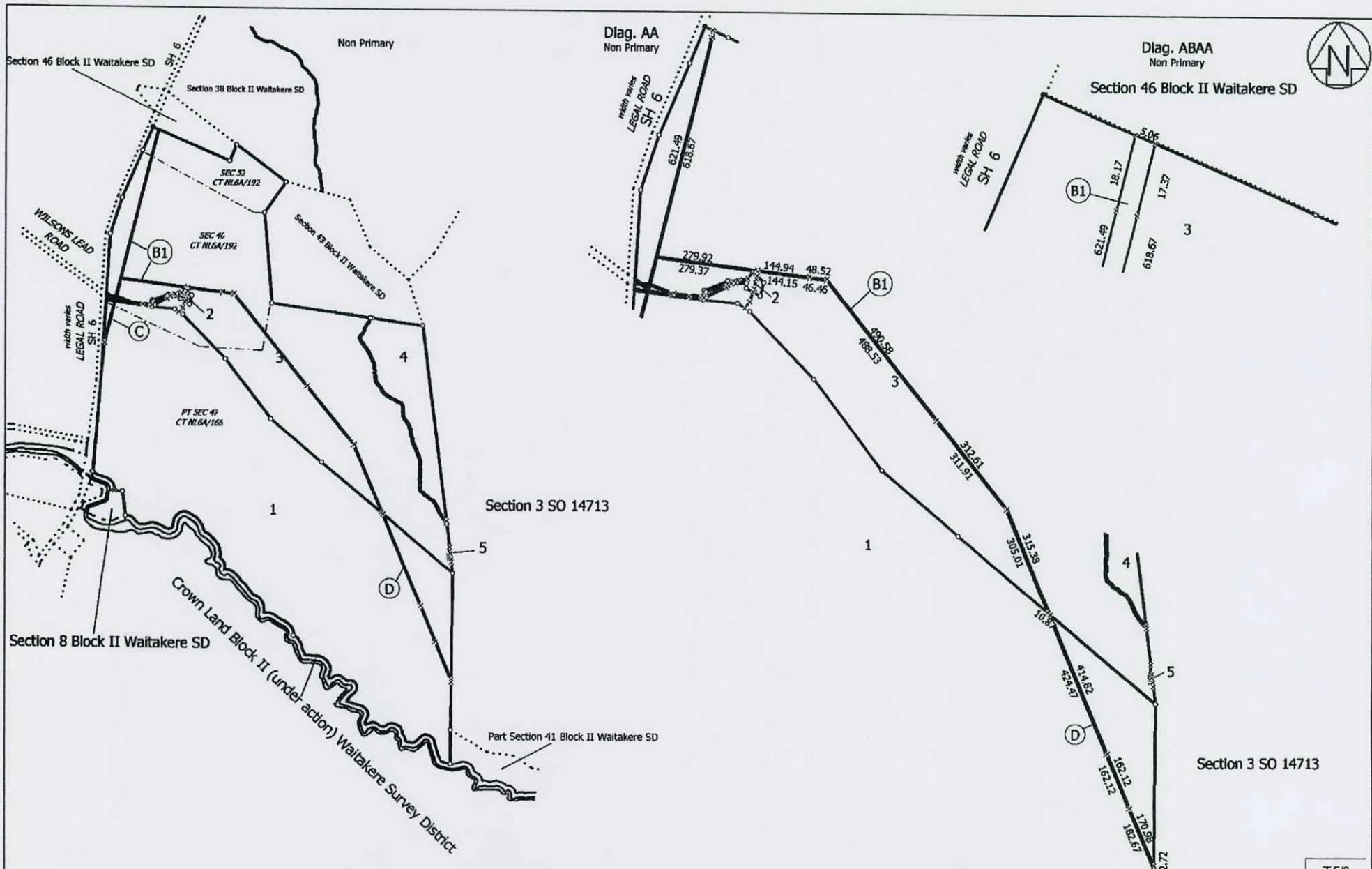
Land District Nelson

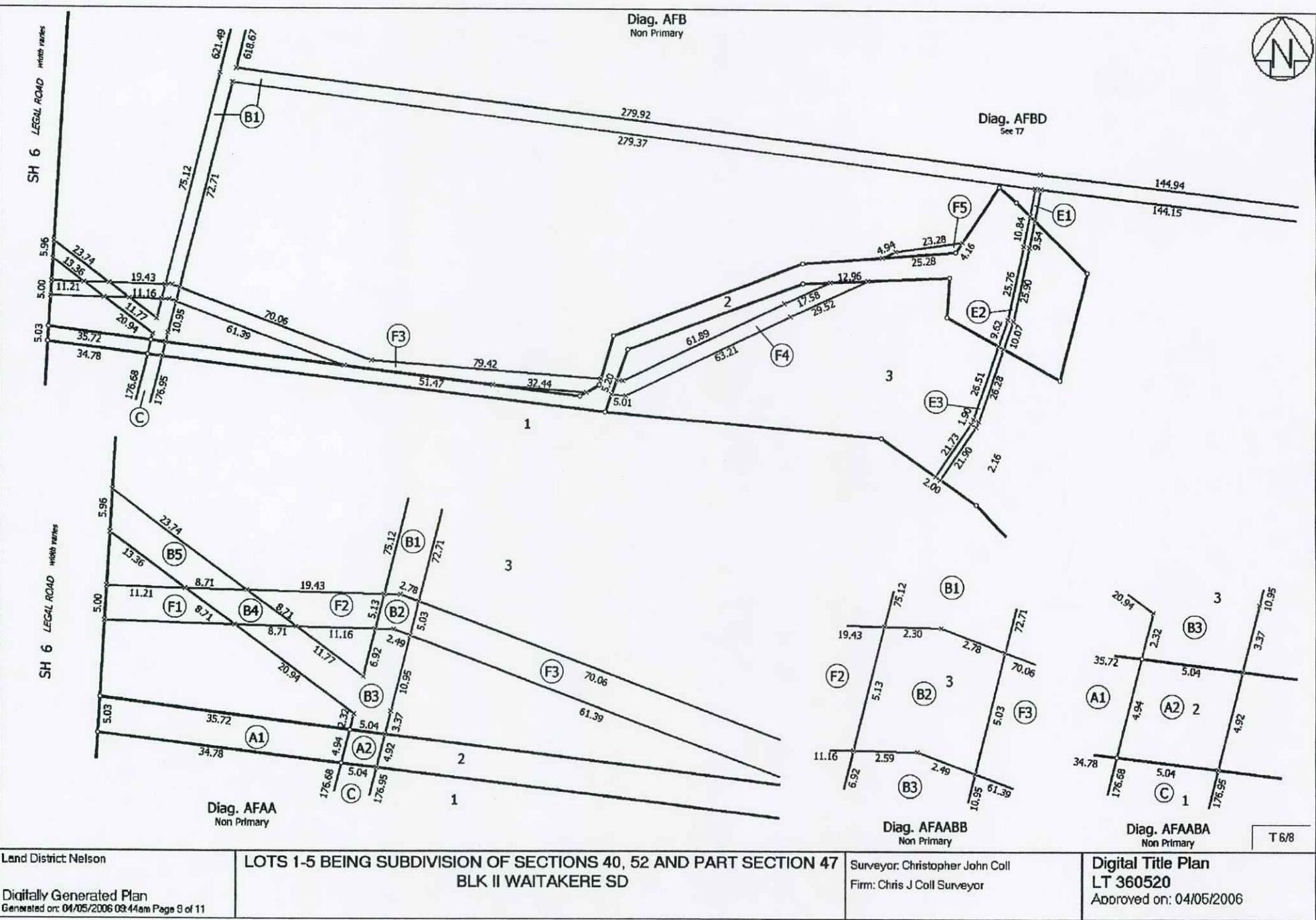
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T 4/8

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Diag. AFBD
Non Primary

3

Diag. AFBDA

See T7

Diag. ARBDA
See T7

Diag. AFBDA
Non Primary

2

3

4

10.84

9.54

2.40

9.47

144.15

1.19

0.82

B1

E1

E2

SH 6
LEGAL ROAD
WIDTH VARIES
35.53 119.10 80.82 40.49 112.83 176.68
176.95
1

Diag. AE
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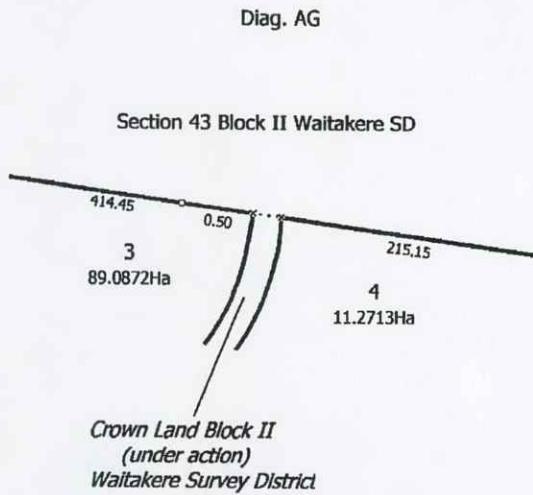
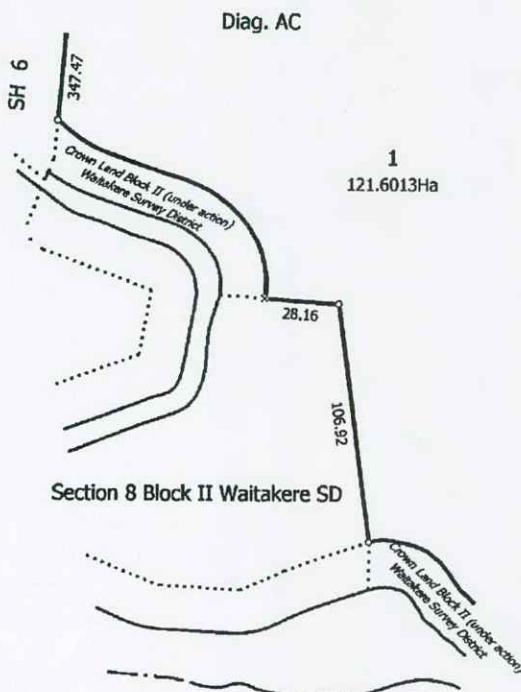
Land District Nelson

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LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
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7 Surveyor: Christopher John Coll
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Digital Title Plan
LT 360520
Approved on: 04/05/2006



T 8/8

Land District Nelson

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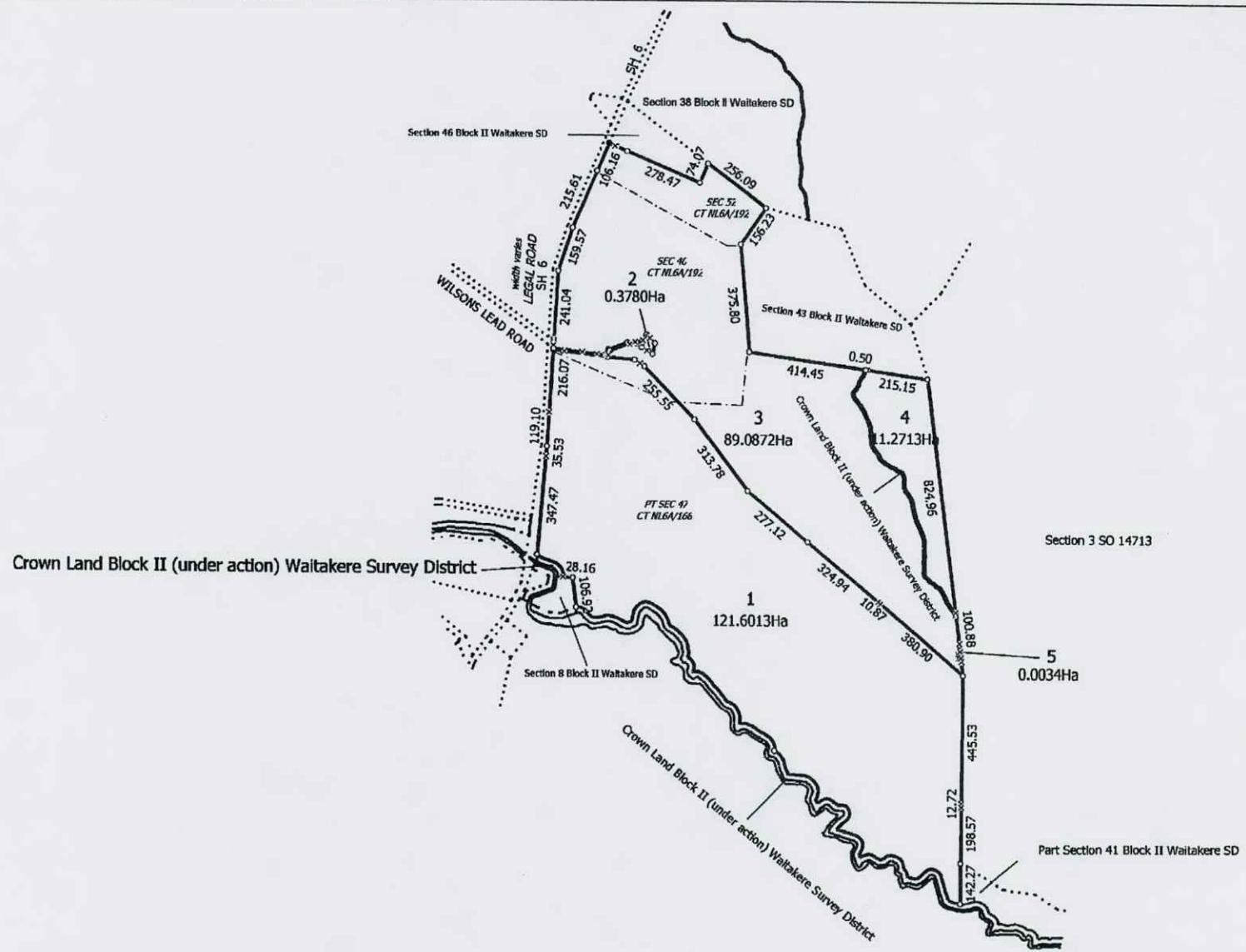
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Created Parcels

| Parcels | Parcel Intent | Area | CT Reference |
|---------------------------------|------------------|-------------------|--------------|
| Marked F2 Deposited Plan 360520 | Easement | | |
| Marked F3 Deposited Plan 360520 | Easement | | |
| Marked F4 Deposited Plan 360520 | Easement | | |
| Marked F5 Deposited Plan 360520 | Easement | | |
| Lot 2 Deposited Plan 360520 | Fee Simple Title | 0.3780 ha | 246192 |
| Total Area | | <hr/> 222.3412 ha | |

Schedule / Memorandum

| Memorandum of Easements (Section 243 Resource Management Act 1991) | | | |
|---|----------------------------|-------------------|------------------------|
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| Right of Way | A1 | Lot 2 | Lot 1 and Lot 3 |
| Schedule of Easements in Gross (Section 243 Resource Management Act 1991) | | | |
| Purpose | Shown | Servient Tenement | Grantee |
| Right to transmit Electricity | B1 B2 B3 B4 B5 | Lot 3 | Buller Electricity Ltd |
| | A2 | Lot 2 | |
| | C D | Lot 1 | |
| Schedule of Easements (Section 243 Resource Management Act 1991) | | | |
| Purpose | Shown | Servient Tenement | Dominant Tenement |
| Right to transmit Telecommunications | F1 B4 F2 B2 F3 F4 F5 | Lot 3 | Lot 2 |
| Right to transmit Electricity | E1 | Lot 3 | Lot 2 and Lot 1 |
| | E2 | Lot 2 | Lot 1 and Lot 3 |
| | E3 | Lot 3 | Lot 1 |



Land District Nelson

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LOTS 1-5 BEING SUBDIVISION OF SECTIONS 40, 52 AND PART SECTION 47
BLK II WAITAKERE SD

Surveyor: Christopher John Coll
Firm: Chris J Coll Surveyor

Digital Title Plan
LT 360520
Approved on: 04/05/2006

T 1/8

