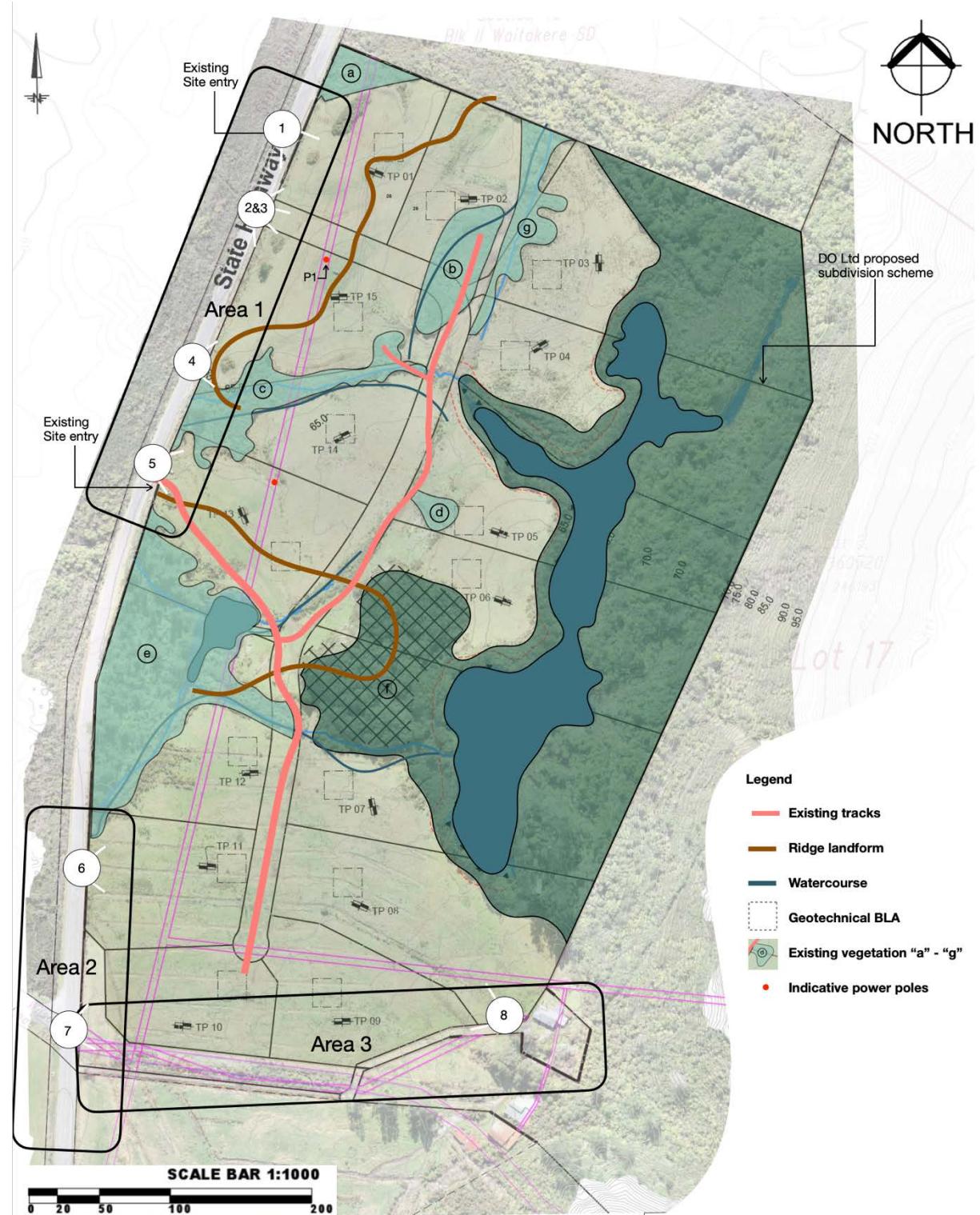


## Area 1. Views from SH6 – north Site

Recommended mitigation is outlined in relation to the views shown on Figure 3. The recommended mitigation is shown on Figure 4, found midway through the next section.

Figure 3. View points



## Viewpoint 1



Viewpoint 1 shows the existing entry at the north end of the Site. Power pole 1 ("P1") is visible at the photo center<sup>49</sup>. The view shows vegetated mounds effectively buffer the Site from the road. No buildings would be visible in this view. Views into the north end of the Site are screened by vegetation "a". As noted, to maintain that situation, it should be kept. Slightly further along the road (Viewpoint 3 & 4) a building on BLA 15 would be visible.

## Viewpoint 2



Photo 2 is a view along the proposed entrance road (Lot 18). P1 would be located on the right side of the proposed road. Buildings on BLA 1 & 2 could be glimpsed between the existing vegetated mounds to the left of the photo. Ground level in BLA 1 & 2 are approximately 2m higher than the road. This risks future buildings being visible above existing screening vegetation. Buildings on BLA 3 is unlikely to be visible due to vegetation "a", "b" & "g", an intervening ridge and set back from the road (Fig. 1). Vegetation "b" that remains after the road is put through should be kept. The existing vegetation and mounds in the foreground

<sup>49</sup> For cross referencing purposes P1 is noted in photo 2, 3 & 4.

(not mapped on Fig. 1) would aid screening development from the SH6, however, future owners, due to their location within the lot may not wish to keep the mounds, in any case, new planting “i” and “ii” should be established (Fig. 4 below). These should be located along the SH6 boundary and include a broad band of vegetation that extends into the Site either side of entry road - proposed Lot 18. Given the higher ground, building heights on Lot 1 & 2 BLAs should be limited to 5.5m. To minimise adverse visual effects, the BLA on Lot 1 should be setback further from the road. The above measures would ensure buildings on BLA 1, 2, 3 & 4 are screened from the road within 3 years

#### Viewpoint 3

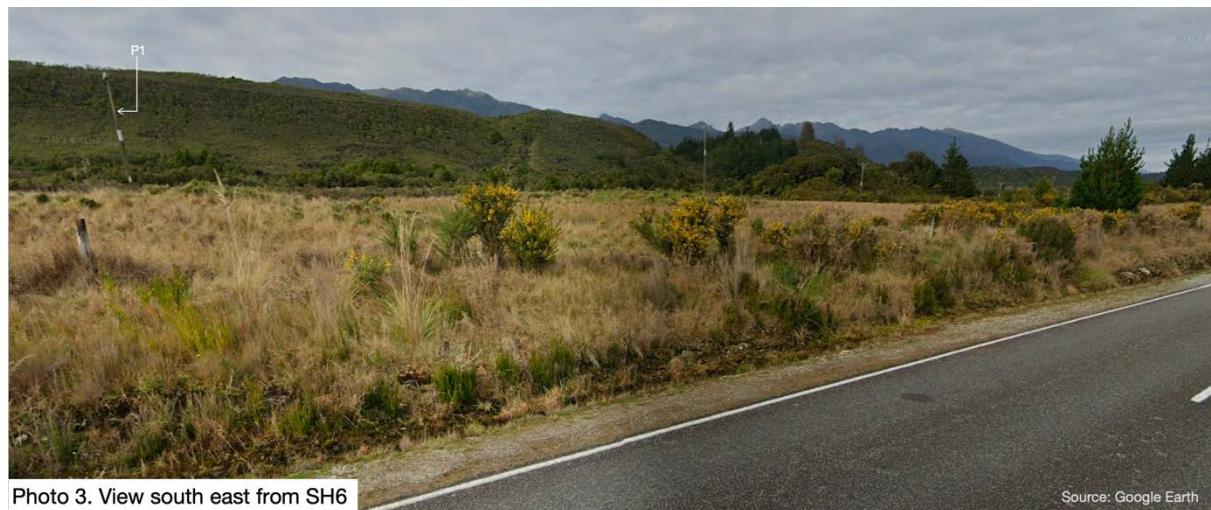


Photo 3. View south east from SH6

Source: Google Earth

Photo 3 shows the view from the same point on SH6 but rotated to the south. Residential building development on BLA 15 would be visible. A building established on BLA 14 would be at a similar level to the road, but further away than the lot 15 BLA and behind the flaxes (vegetation “c”). A building on Lot 15 BLA should be limited in height to 5.5m above natural ground level and set back from SH6. Building development on BLA 5 & 6 are unlikely to be visible. They are set back from the road and would be screened by vegetation “d”.

#### Viewpoint 4



Photo 4. View north east from SH6

Source: Google Earth

Photo 4 is a view northeast across proposed lot 15. A building on BLA 15 would be visible. Buildings on BLA 1 & 2 would likely be partially visible. To screen buildings on BLAs 1, 2 & 15, planting area "iii" should be established on a mound 1m in height. This will provide a band of continuous native vegetation approximately ten metres wide. Buildings on Lot 1 & 15 should be set back 32m from the SH6 boundary. The combination of building height control, building set back, mounding and planting will ensure development is screened and buffered from SH6. As noted, existing vegetation in area "c" should be kept as a buffer involving BLA 14.

#### *Viewpoint 5*

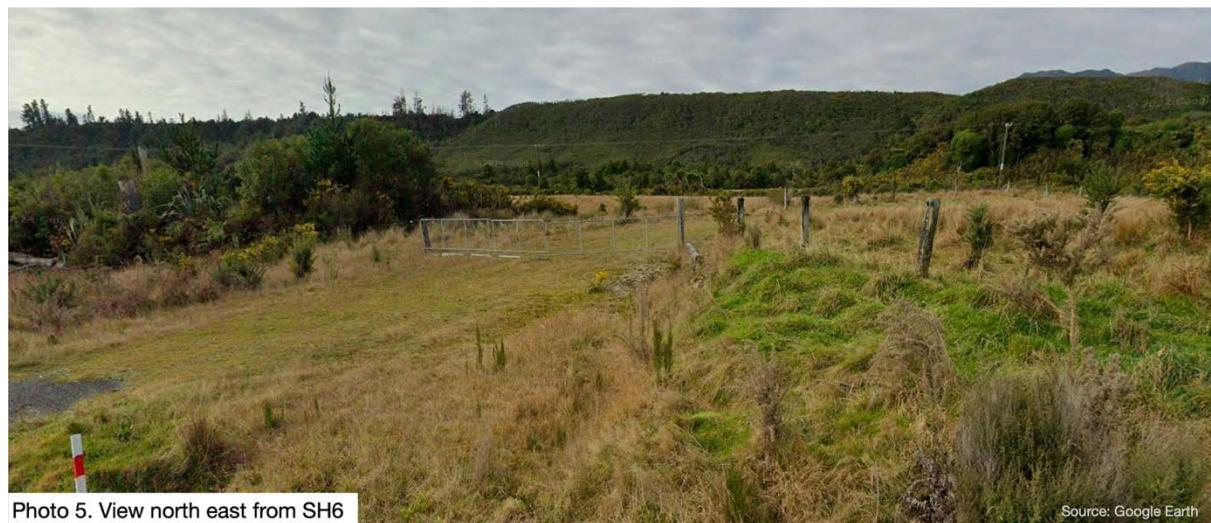


Photo 5. View north east from SH6

Source: Google Earth

Viewpoint 5 shows the view through the existing central vehicle entrance into the Site. Existing vegetation "c" and "e" focuses views into the Site to a narrow vista. Buildings on proposed lot 13 BLA (60m) and lot 6 BLA (220m) would be visible, although the latter at a significant distance. A building on BLA 5 would be screened by a grove of cabbage trees "d". A building on BLA 14 would be screened by a vegetation "c". For these reasons, existing vegetation "c", "d" and "e" should be kept.

The BLA on lot 13 should be set back 32m from SH6 where it will have less impact on views from the road and can be readily absorbed into the landscape. To increase the capacity to absorb development on Lot 13, vegetation "iv" should be established.

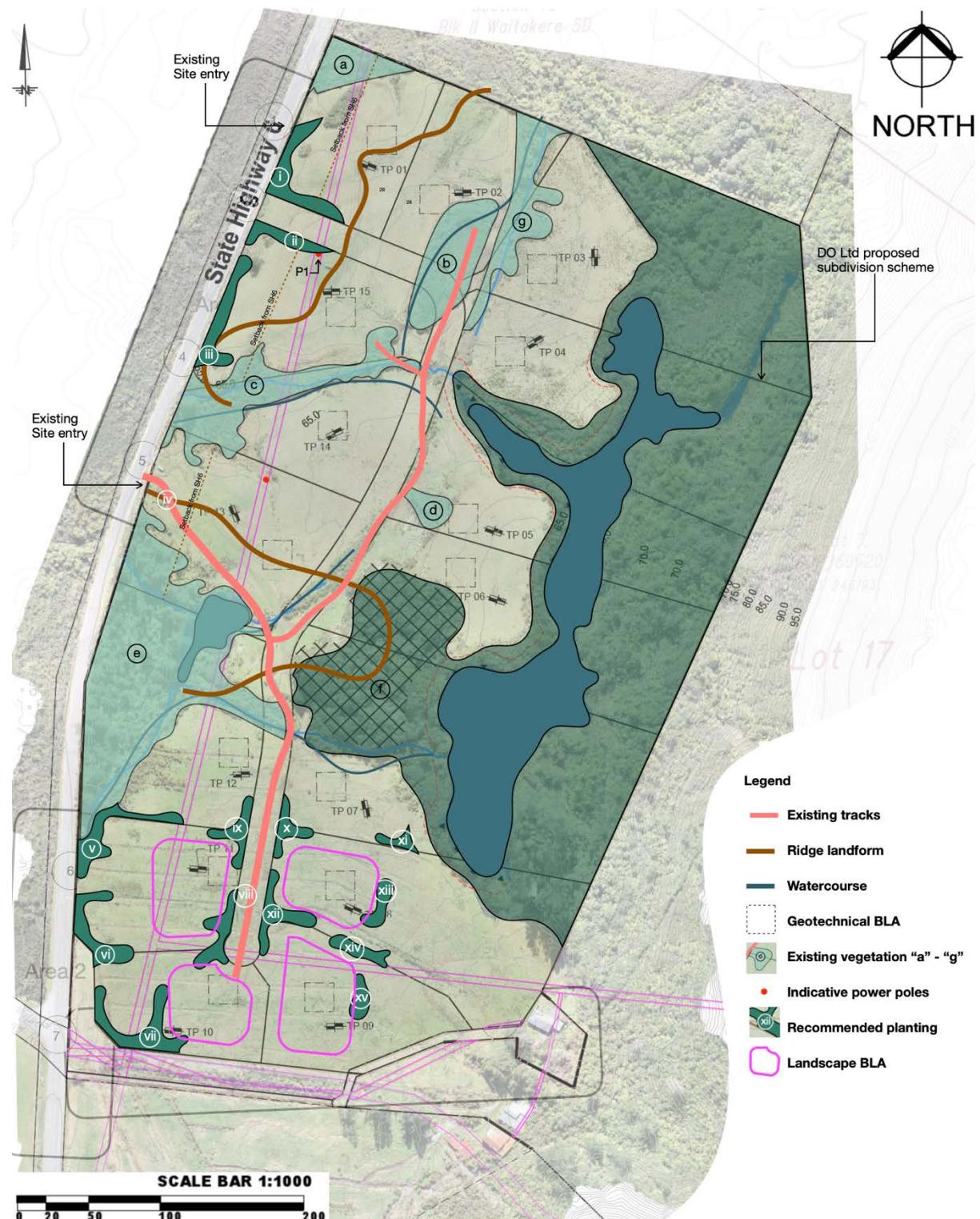
In summary, within Area 1 – North Site, the recommended controls will reduce the visual prominence of development and allow for the establishment of new vegetation ensuring the dominance of open space and plantings over buildings and setbacks from property boundaries.<sup>50</sup>

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<sup>50</sup> TPP Policy RURZ – P4

The recommended planting areas, building setbacks and Landscape BLAs are shown on Fig. 4 below.

Figure 4. Proposed development and recommended mitigation



## Area 2. Views from SH6 – south Site

### *Viewpoint 6*



Photo 6. View east from SH6

Source: Google Earth

Viewpoint 6 shows the south end of the Site with the existing house on Lot 2 DP360520.

### *Viewpoint 7*

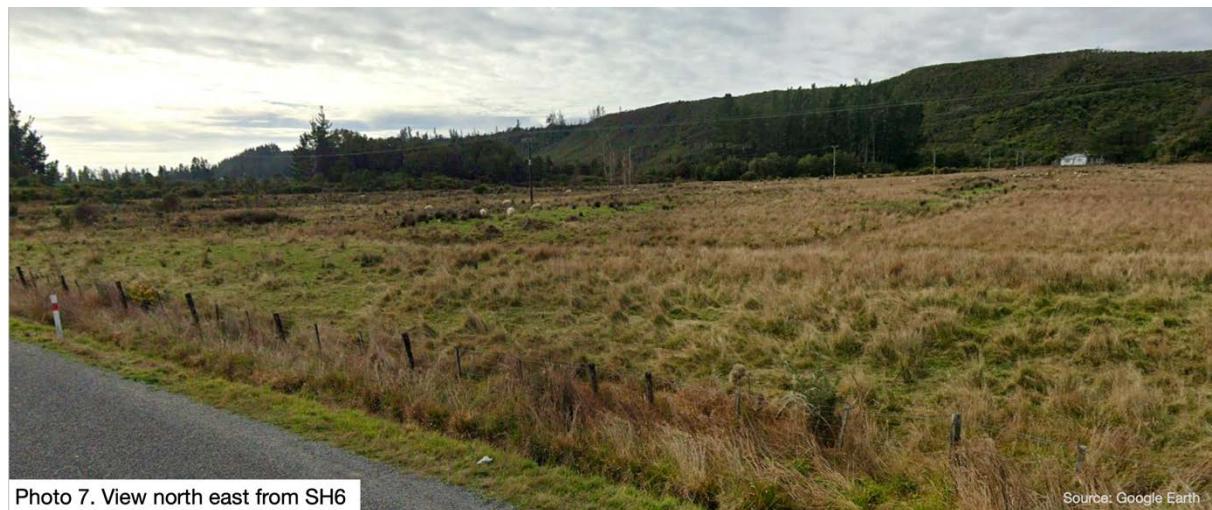


Photo 7. View north east from SH6

Source: Google Earth

Viewpoint 7 is the view from the intersection of Wilson Lead Road and SH6. Without mitigation, buildings on proposed lot 10 BLA (90m), lot 11 BLA (80m), Lot 12 BLA (150m), lot 7 BLA (200m), lot 8 BLA (180m) and lot 9 BLA (160m) would be visible. This reflects the relative openness of the south end of the Site compared to the north end. New planting and other controls would be required to mitigate the potential adverse effects and maintain consistency with the surrounding areas landscape characteristics and qualities discussed above.

An issue with BLA 10 is that the landform beside SH6 falls below the road. Planting in this depression would delay screening due to establishment of effective plant height in relation to the road. For this reason, building development should be kept back from the road and located further up the slope. A recommended Landscape BLA (Ref. discussion above

“Building Location Areas: Geotechnical and Landscape Response”) is shown in pink on Figure 4. This will enable establishment of screen planting further up the slope relative to road height i.e., RL64m. A broad band of planting should be established and maintained between the BLA and the road. On Lot 10 two layers of planting labelled “vii” would ensure effective screening. The first of which is near recommended Landscape BLA 10. The second is in the depression, which as noted, will be form part of the longer-term mitigation. Further north, past the intersection with Wilsons Lead Road, the site landform is like road height (Ref. Viewpoint 6). This means roadside planting in areas “v” and “vi” would provide effective screening. A Landscape BLA is recommended on Lot 11 (Fig. 4). Planting areas “v” and “vi” would buffer buildings on Lot 11 and 12 from the road. To screen the remaining buildings planting areas “viii”, “ix”, “x”, “xii” are recommended. These areas are located further into the Site. To ensure buildings are located, clustered appropriately and where the recommended plantings will be effective, Landscape BLAs are recommended, as mentioned on Lot 10 & 11 and Lots 8 & 9 (Fig. 4)

### **Area 3. Views from neighbour’s dwelling**

#### ***Viewpoint 8***



Photo 8. View west from house (Lot 2 DP360520)

Source: Google Earth

Photo<sup>51</sup> 8 shows the view from a point adjacent the neighbouring dwelling. From this vantage point the south end of the Site is relatively open. Buildings on proposed lot 7 BLA (190m), lot 8 BLA (155m), Lot 9 BLA (142m), lot 10 BLA (230m), lot 11 BLA (240m) and lot 12 BLA (280m) would be visible. New planting should be established to ensure the open area visible from the neighbour’s house is not urbanized by the cumulative effects of six new

<sup>51</sup> Photo taken using Pano mode i.e., with a wider angle of view than the eye and making features appear more distant.

houses, minor dwellings and residential infrastructure. New planting areas “xi”, “xiii”, “xiv” and “xv” will screen buildings provided they are restricted to certain areas. For that reason, Landscape BLAs are recommended on Lots 8, 9, 10 and 11 (Fig.4). Buildings on lots 8 – 11 inclusive should be limited in height to 5.5m.

The design of the recommended plantings are located at the proposed lot boundaries where open areas within the proposed sites would be maximized, adding privacy and buffering between neighbours, without affecting views or sunlight. The recommended mitigation will maintain the privacy and rural outlook from residential buildings.

The recommended controls are summarized below and presented in Figure 5.

## Recommended controls

The following recommendations required to be done prior to obtaining the titles:

### New planting - revegetation

Prior to undertaking the planting, the applicant shall submit to Council a Landscape Management Plan (“LMP”) that specifies establishment of recommended planting areas “i” – “xv”. At minimum the LMP shall include:

- 1) A timeline,
- 2) Fencing to prevent stock access.
- 3) Soil test and fertiliser program to address nutrient deficits,
- 4) Use of earth mounds to hasten plant establishment,
- 5) Plant species eco-sourced from the ecological district,
- 6) Maintenance period: 5 years following first planting, weed and pest control, annual replacement planting all to be undertaken by the legal owner of the allotment,
- 7) Sign off by a Registered Landscape Architect verifying completion of the first planting and completion of the maintenance period.

Plants shall be eco-sourced from the ecological district. Following establishment, the plantings shall be kept in perpetuity. Approximate planting areas are presented in Table 3.

Table 3. Planting areas

Label (Fig. 4)	Area (m <sup>2</sup> )
i	800
ii	600
iii	800
iv	300
v	1200
vi	800

vii	1200
viii	600
ix	450
x	300
xi	400
xii	300
xiii	580
xiv	580
xv	580
	9490

The following recommendations form part of new consent notices.

## Fences

Only rural style fencing shall be erected.

## Maximum height

Proposed buildings should be limited in height according to Table 5.

Table 4. Maximum building heights

(Lot #)	5.5m	6.5m
1	✓	
2	✓	
3		✓
4		✓
5		✓
6		✓
7		✓
8	✓	
9	✓	
10	✓	
11	✓	
12	✓	
13		✓
14		✓
15	✓	

## Cladding and roof colours

All buildings, rooves, water tanks on Lots 1 – 15, must be finished in recessive colours in accordance with Table 5 below.

Table 5. Recessive colours

<b>Colour Group*</b>	<b>Walls</b>	<b>Roofs</b>
Group A	A05 to A14 and reflectance value $\leq 50\%$	That the roof colour is complementary with the rest of the building/s and is no greater a percentage than 25% reflectance value.
Group B	B19 to B29 and reflectance value $\leq 50\%$	
Group C	C35 to C40, reflectance value $\leq 50\%$ , and hue range 06-16	
Group D	D43 to D45, reflectance value $\leq 50\%$ , and hue range 06-12.	
Group E	Excluded	
<b>Finish</b>	Matt or Low-gloss	Matt or Low-gloss

\*Based on BS5252:1976 (British Standard Framework for Colour Co-ordination for Building Purposes). Where a BS5252 descriptor code is not available, a sample colour chip equivalent to acceptable BS5252 colours is satisfactory.

## Exterior lighting

On proposed lots 1 – 15 all exterior lighting must be hooded or downward facing.

## Existing vegetation

Subject to 1) – 3) below vegetation “a” – “e” & “g” shown on Figure 4 above shall be kept.

Note. Vegetation “f” is addressed by the Ecologist.

To provide the flexibility of future owners to manage vegetation “a” – “e” & “g” the extent of any vegetation clearance be limited:

- 1) That which is required for the erection of buildings, driveways, and water tanks,
- 2) Avoid felling of any native tree species  $> 100\text{mm ABH}^{52}$ ,
- 3) Retain remaining native vegetation,
- 4) Removal of weeds species including pines.

## Maintenance of new plantings

Plantings undertaken as part of the Landscape Management Plan are maintained as per the maintenance requirement of the Landscape Management Plan unless the maintenance period has expired.

## Summary of controls

The recommended controls are summarised in Table 6.

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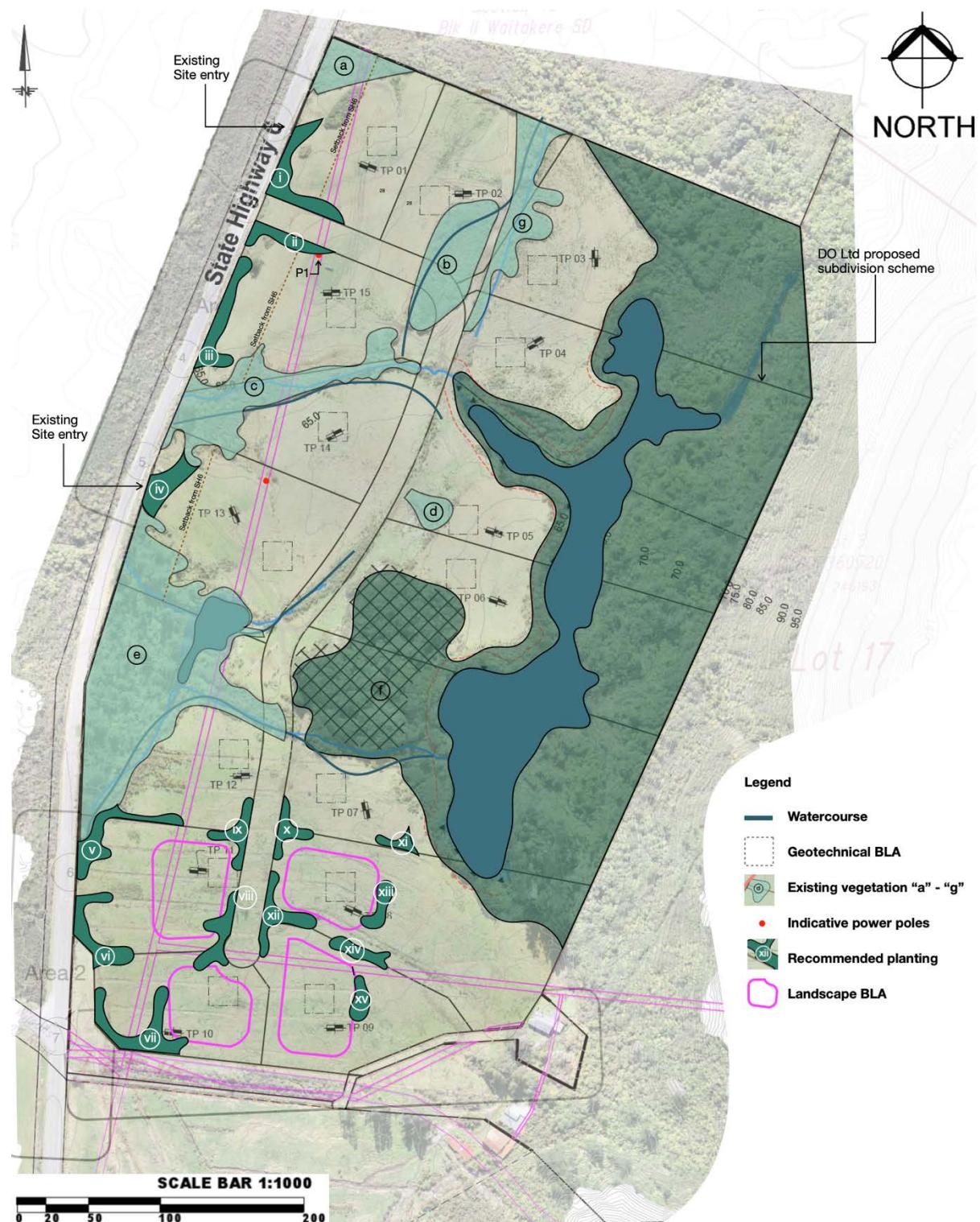
<sup>52</sup> ABH, or Above Breast Height, refers to taking tree measurements at a specific height above the standard breast height (DBH) of 1.4 meters.

Table 6. Summary of controls

BLA (Lot #)	Landscape BLAs	Building set backs	Building height	Cladding roof colours	Exterior lighting	Existing vegetation	New planting	Fencing
1		✓	✓	✓	✓	✓	✓	✓
2			✓	✓	✓	✓		✓
3			✓	✓	✓	✓		✓
4			✓	✓	✓	✓		✓
5			✓	✓	✓	✓		✓
6			✓	✓	✓	✓		✓
7			✓	✓	✓		✓	✓
8	✓		✓	✓	✓		✓	✓
9	✓		✓	✓	✓		✓	✓
10	✓		✓	✓	✓		✓	✓
11	✓		✓	✓	✓	✓	✓	✓
12			✓	✓	✓	✓	✓	✓
13		✓	✓	✓	✓	✓	✓	✓
14			✓	✓	✓	✓		✓
15		✓	✓	✓	✓	✓	✓	✓

The subdivision incorporating the recommended controls is presented in Figure 5.

Figure 5. Recommended development



## Results

The results below are predicted levels of effect involving areas 1 – 3 (Fig. 3). Judgement reflects the nature and level of effects, positive effects and information in Table 2. The results incorporate the mitigation recommended in Table 7.

Table 7. Summary of results

Area	Development components	Result (Level of effect)	Result (Level of effect)
		Start	3 years
1	Development scenario <sup>53</sup> - Lots 1 – 6, 13 – 15 (North Site)	Low – Moderate	Low
2	Development scenario – Lots 7 – 12 (South Site)	Moderate (lower end)	Low
3	Development scenario – Lots 7 – 12 (Lot DP360520)	Moderate (higher end)	Low

## Overall assessment

Overall, development from the perspective of areas 1, 2 & 3 at the start would entail “Moderate” potential adverse landscape and visual effects. This is likely to reduce to “Low” over approximately 3 years. Potential adverse effects from this point are likely to reduce steadily with the establishment of mitigation planting in areas “i” to “xv” and the anticipated buffering this will involve. Factors that contribute to this conclusion are positive effects from covenanted vegetation “f” and retention of vegetation “a” – “e”. & “g”. No adverse landscape and visual effects are identified involving Pāmu or DOC land.

## Conclusion

Provided the recommended controls are imposed, the subdivision will steadily become buffered and screened from the surrounding area. The proposed enhancements will add to this dynamic by anchoring the new site features within an overall landscape pattern that is largely consistent with the surrounding area.

Tasman Carter Ltd

Tom Carter Registered landscape architect

30th July 2025

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<sup>53</sup> Involving entrance and road (Lot 18), one main residential dwelling, one minor residential dwelling per allotment including residential infrastructure: water tanks, driveways, garages, fences and exterior lighting and recommended controls.

2 2 2 2 2 2 2

Certificate for DP 360520

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Land Registration District

**NELSON**

Plan Number

**DP 360520**

Territorial Authority (the Council)

**BULLER DISTRICT**

**Certifications under the Resource Management Act 1991**

Pursuant to the Resource Management Act 1991 I hereby certify that:

- The approval of the Council under section 223 of the Resource Management Act 1991 is subject to the amalgamation conditions set out hereon (see Consultation Number 492859.)
- the approval of the Council under section 223 of the Resource Management Act 1991 is subject to the creation of the easement(s) set out in the Memorandum of Easements on the attached Annexure Schedule.
- Pursuant to Section 224(c) the conditions of the subdivision consent have been complied with to the satisfaction of the Council.

Dated this *13<sup>th</sup>* day of *FEBRUARY* 2005 6

  
**Principal Administrative Officer/Authorised Officer**

**Amalgamation Conditions**

(Pursuant to s220 Resource Management Act 1991)

That Lots 3, 4 and Lot 5 hereon be held in the same Certificate of Title. See Doc 492859.

**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

Certifying parties must sign or initial this box



2 2 2 2 2 2 2

NZTA Affected Party Approval

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NZ Transport Agency Waka Kotahi Reference: 2024-1171

19<sup>th</sup> February 2025

John McLaughlin  
C/- Alyce Heine- Davis Ogilvie & Partners Limited  
PO Box 156  
GREYMOUTH 7840

Sent via email: alyce@do.nz

Dear Alyce,

### **PROPOSED 18 LOT SUBDIVISION- LOT 3 DP 360520, STATE HIGHWAY 6, WESTPORT**

Thank you for your request for written approval from NZ Transport Agency Waka Kotahi (NZTA) under section 95E of the Resource Management Act 1991. Your proposal has been considered as follows:

#### **Proposal**

Resource consent is sought for the following activities:

- To undertake an 18-lot fee simple subdivision of Lot 3 DP 360520, State Highway 6, Westport. The subdivision will result in the following lots:
  - a) Lot 1-15: Will have net site areas between 0.8ha-3ha and are intended for rural-residential purposes.
  - b) Lot 18: 1.3ha and will provide access to Lots 1-15 from State Highway 6. Lot 16 will be vested as road with Buller District Council.
  - c) Lot 16: 0.5ha and is to be held in amalgamation with balance land Lot 17 and Lots 4 and 5 DP 360520. The purpose of Lot 16 is to provide access to Lot 17 and Lots 4 and 5 DP 360520 from the existing vehicle entrance located off Lot 2 DP 360520.
  - d) Lot 17: 63.4ha and will be amalgamated with Lots 4 and 5 DP 360520.

#### **Assessment**

In assessing the proposed activity, NZTA notes the following:

- This section of State Highway 6 has a speed limit of 100 km/h and an annual average daily traffic volume of 992 vehicles.
- Lot 3 DP 360520 currently gains access to State Highway 6 via three existing vehicle entrances. The main access is located on Lot 2 DP 360520 via a legal right of way. There are also two existing gates located on Lot 3 DP 360520 that provide access to State Highway 6. NZTA understands that the two existing gates on Lot 3 DP 360520 will be physically closed as part of the subdivision.
- A new local road (Lot 18) off State Highway 6 will provide access to Lot 1-Lot 15. Vehicle movements at the intersection are anticipated to be approximately 150 per day based on 15 rural lifestyle lots. The NZTA safety and network manager have reviewed the proposal and consider that given the number of vehicle movements proposed, the intersection will need to be formed in accordance with the Planning Policy Manual (PPM) Diagram E standard, as well as the marking specifications outlined within the New Zealand Transport Agency's Traffic Controls Device Manual.
- It is noted that sight distances to the south of the intersection are 300m and sight distances to the north are approximately 290m. NZTA consider that these sight distances are acceptable as they exceed the PPM minimum sight distances of 282m for a speed limit of 100km/h.
- As noted previously, Lot 16 will provide access to Lot 17 and Lots 4 and 5 DP 360520 from the existing vehicle entrance onto State Highway 6 from Lot 2 DP 360520. NZTA note that this access is currently utilised for rural

- purposes and no changes are proposed to this access as vehicle movements are not increasing as part of the subdivision.
- NZTA understand that a consent notice will be imposed on Lots 1-15 requiring stormwater runoff and drainage must be adequately controlled in accordance with the requirements of the local and regional authorities at the time of building development. NZTA expects that all stormwater will be contained onsite and there will be no discharge of stormwater from the proposed lots onto the state highway network.
  - Noise effects can interrupt amenity and enjoyment, as well as the ability to sleep which can have significant impacts on people's health and wellbeing. To ensure those residing within future dwellings are not adversely affected by noise, NZTA consider that dwellings within 80m of the state highway carriageway should be acoustically treated. Please see Condition 4 for further information.
  - Subject to the below conditions, NZTA consider that the proposal will not adversely impact the safety and efficiency of the state highway network.

### **Conditions**

In discussion with NZTA your clients have agreed to include the following conditions as part of their resource consent application. The legal name of NZTA is the **New Zealand Transport Agency**; therefore our full legal name is referred to in the conditions and approval.

1. The new intersection onto State Highway 6 shall be constructed and formed in accordance with the New Zealand Transport Agency's Diagram E standard as outlined in the Planning Policy Manual (2007) and to the satisfaction of the New Zealand Transport Agency Network Manager. Prior to construction, a detailed design shall be submitted to the New Zealand Transport Agency for review and approval. Detailed design shall include the following as minimum:
  - a) Stormwater treatment.
  - b) Marking specifications in accordance with the New Zealand Transport Agency's Traffic Controls Device Manual.
  - c) Culvert details and whether traversable ends are required.
  - d) Intersection control (i.e give way or stop).
2. The two existing farm gates onto State Highway 6 at X 1480851.57, Y 5368179.55 and X 1480955.90, Y 5368434.58 shall be permanently closed, including reinstatement of any fence line, grassed areas, berm, highway drainage or kerb. Reinstatement works shall be consistent with the adjacent road reserve treatment, to the satisfaction of the New Zealand Transport Agency Network Manager
3. Prior to the issuing of a certificate pursuant to Section 224(c) of the Resource Management Act 1991, the consent holder shall provide to Council, correspondence from the New Zealand Transport Agency confirming that works in the state highway have been constructed to New Zealand Transport Agency standards.
4. A consent notice pursuant to Section 221 of the Resource Management Act 1991 shall be registered against the title of proposed Lot 1 and Lot 10-Lot 15 of the subdivision of Lot 3 DP 360520 shown on Scheme Plan GM44214 dated 01/25 that addresses potential reverse sensitivity effects resulting from the normal operation of State Highway 6.

This consent notice shall read as follows:

*Any dwelling or other noise sensitive location on the site in or partly within 80m of the edge of State Highway 6 carriageway must be designed, constructed and maintained to achieve an indoor design noise level of 40 dB L<sub>Aeq(24hr)</sub> inside all habitable spaces.*

### **Determination**

On the basis of the above assessment of the proposed activity, and the conditions volunteered by the applicant, the New Zealand Transport Agency provides written approval under section 95E of the Resource Management Act 1991.

## **Advice Notes**

1. Works within the State Highway boundaries will require the approval of the NZ Transport Agency pursuant to Section 51 of the Government Roading Powers Act 1989 via a Corridor Access Request (CAR). Design and then construction details will need to be submitted by your contractor to the NZ Transport Agency for approval via [www.submitica.com](http://www.submitica.com).

## **Expiry of this approval**

Unless resource consent has been obtained this approval will expire two years from the date of this approval letter. This approval will lapse at that date unless prior agreement has been obtained from the New Zealand Transport Agency.

If you have any queries regarding the above or wish to discuss matters further, please feel free to contact the Environmental Planning team at [environmentalplanning@nzta.govt.nz](mailto:environmentalplanning@nzta.govt.nz).

Yours sincerely



Claudia Kirkbride  
Senior Planner  
Poutiaki Taiao / Environmental Planning, System Design, on behalf of NZ Transport Agency Waka Kotahi.

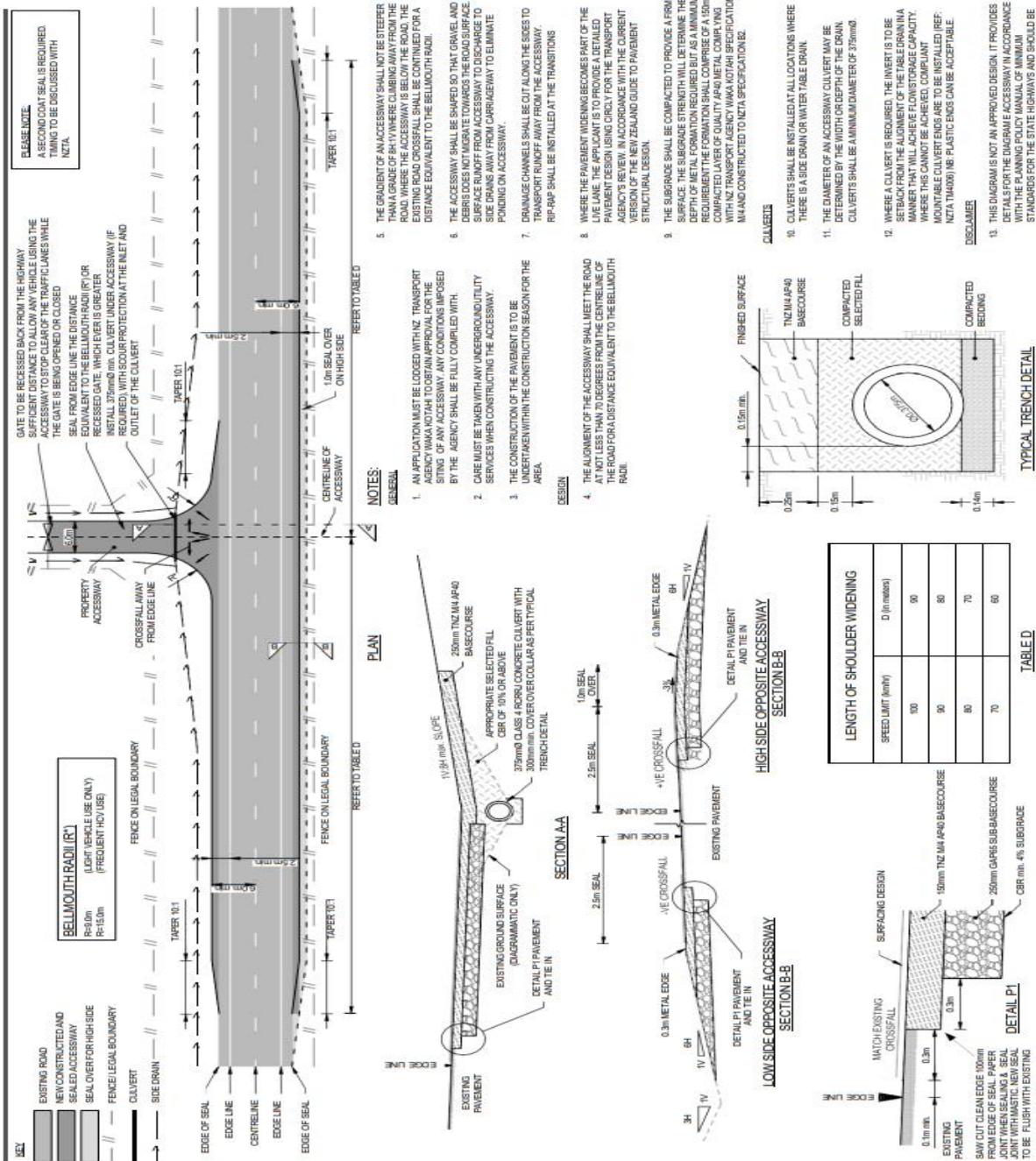
Enclosed:

- Attachment 1: Proposed Scheme Plan
- Attachment 2: Diagram E

Attachment 1: Proposed Scheme Plan



## Attachment 2: Diagram E





Land Registration District

Nelson

Plan Number

GM44214

Territorial Authority (the Council)

Buller District Council

**Proposed Easement**

(Pursuant to s243 Resource Management Act 1991)

Purpose	Shown	Servient Tenement	Dominant Tenement
Right of Way	R	Lot 2 DP360520	Lots 16 & 17 and Lots 4 & 5 DP360520

**Proposed Easement in Gross**

(Pursuant to s243 Resource Management Act 1991)

Purpose	Shown	Servient Tenement	Grantee
Right to convey water	AA	Lot 16	Buller District Council
Right to convey water	CA EA	Lot 17	Buller District Council

**Schedule of Existing Easements**

Purpose	Shown	Servient Tenement	Creating Document
Right to convey electricity	N O	Lot 17	EI 6913042.3
Right to convey telecommunications	V U Z Y S	Lot 16	EI 6913042.3
Right to convey telecommunications	Q	Lot 17	EI 6913042.3
Right to convey telecommunications	P	Lot 8	EI 6913042.3

**Schedule of Existing Easements in Gross**

Purpose	Shown	Servient Tenement	Creating Document
Right to convey electricity	A	Lot 1	EI 6913042.2
Right to convey electricity	C	Lot 15	EI 6913042.2
Right to convey electricity	D	Lot 14	EI 6913042.2
Right to convey electricity	E	Lot 13	EI 6913042.2
Right to convey electricity	F	Lot 12	EI 6913042.2
Right to convey electricity	G	Lot 11	EI 6913042.2
Right to convey electricity	H I	Lot 10	EI 6913042.2
Right to convey electricity	K	Lot 9	EI 6913042.2
Right to convey electricity	L	Lot 8	EI 6913042.2
Right to convey electricity	M	Lot 17	EI 6913042.2
Right to convey electricity	T U X Y	Lot 16	EI 6913042.2

**Part Easements to be Surrendered**

Purpose	Shown	Servient Tenement	Creating Document
Right to convey electricity	B J	Lot 3 DP360520	EI 6913042.2

2 2 2 2 2 2 2

Land Transfer Plan 513448

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# Title Plan - LT 513448

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**Survey Number** LT 513448

**Surveyor Reference** 3269 - BDC Caroline Terrace

**Surveyor** Christopher John Coll

**Survey Firm** Chris J Coll Surveying Ltd

**Surveyor Declaration** I, Christopher John Coll, being a licensed cadastral surveyor, certify that:

(a) this dataset provided by me and its related survey are accurate, correct and in accordance with the Cadastral Survey Act 2002 and the Rules for Cadastral Survey 2010, and

(b) the survey was undertaken by me or under my personal direction.

Declared on 14 Nov 2017 07:33 PM

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## Survey Details

**Dataset Description** Easements Over Lots 1, 2 and 3 DP 360520 and Lot 1 DP 423667.

**Status** Approved as to Survey

**Land District** Nelson

**Survey Class** Class B

**Submitted Date** 14/11/2017

**Survey Approval Date** 15/11/2017

**Deposit Date**

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## Territorial Authorities

Buller District

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## Comprised In

CT 246191

CT 246192

CT 246193

CT 491924

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## Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Area A Deposited Plan 513448	Easement		
Area B Deposited Plan 513448	Easement		
Area C Deposited Plan 513448	Easement		
Area D Deposited Plan 513448	Easement		
Area E Deposited Plan 513448	Easement		
Area F Deposited Plan 513448	Easement		
Area G Deposited Plan 513448	Easement		
<b>Total Area</b>		0.0000 Ha	

<b>Land Registration District</b>
<b>NELSON</b>

<b>Plan Number</b>
<b>DP 513448</b>

<b>Territorial Authority (the Council)</b>
<b>BULLER DISTRICT</b>

<b>Schedule of Easements in Gross.</b>			
<b>Purpose</b>	<b>Shown</b>	<b>Servient Tenement</b>	<b>Grantee</b>
Right to Convey Water.	A,C E	Lot 3 DP 360520 (CFR 246193)	Buller District Council.
	B	Lot 2 DP 360520 (CFR 246192)	
	D,F	Lot 1 DP 360520 (CFR 246191)	
	G	Lot 1 DP 423667 (CFR 491924)	





Diag. AA  
Non Primary

Lot 3 DP 360520  
CFR 246193

153.71  
98°18'00"

38.64  
101°53'00"

37.48

10.11  
183°03'00"

Wilson's Lead Road  
Legal Road

State Highway 6  
Legal Road

Lot 2 DP 360520  
CFR 246192

153.65  
102°40'00"

42.53  
102°40'00"

6.16  
123°50'00"

26.37  
123°50'00"

12.38  
123°50'00"

34.70  
135°00'00"

29.70  
135°00'00"

43.81  
140°25'00"

44.60  
126°04'00"

56.04  
126°04'00"

56.50  
126°04'00"

Diag. AAA  
See T2

Lot 1 DP 360520  
CFR 246191

Lot 3 DP 360520  
CFR 246193

102°40'00"  
42.53

102°40'00"  
42.00

102°40'00"  
42.00

102°40'00"  
42.00

102°40'00"  
42.00

102°40'00"  
42.00

Diag. AAA  
Non Primary

102°40'00"  
42.53

102°40'00"  
42.00

102°40'00"  
42.00

102°40'00"  
42.00

102°40'00"  
42.00

Lot 1 DP 360520  
CFR 246191

123°50'00"  
26.32

123°50'00"  
26.32

123°50'00"  
26.32

123°50'00"  
26.32

123°50'00"  
26.32

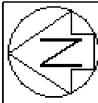
Easements Over Lots 1, 2 and 3 DP 360520 and Lot 1 DP 423667.

Surveyor: Christopher John Coll  
Firm: Chris J Coll Surveying Ltd

Title Plan  
LT 513448  
Approved on: 15/11/2017

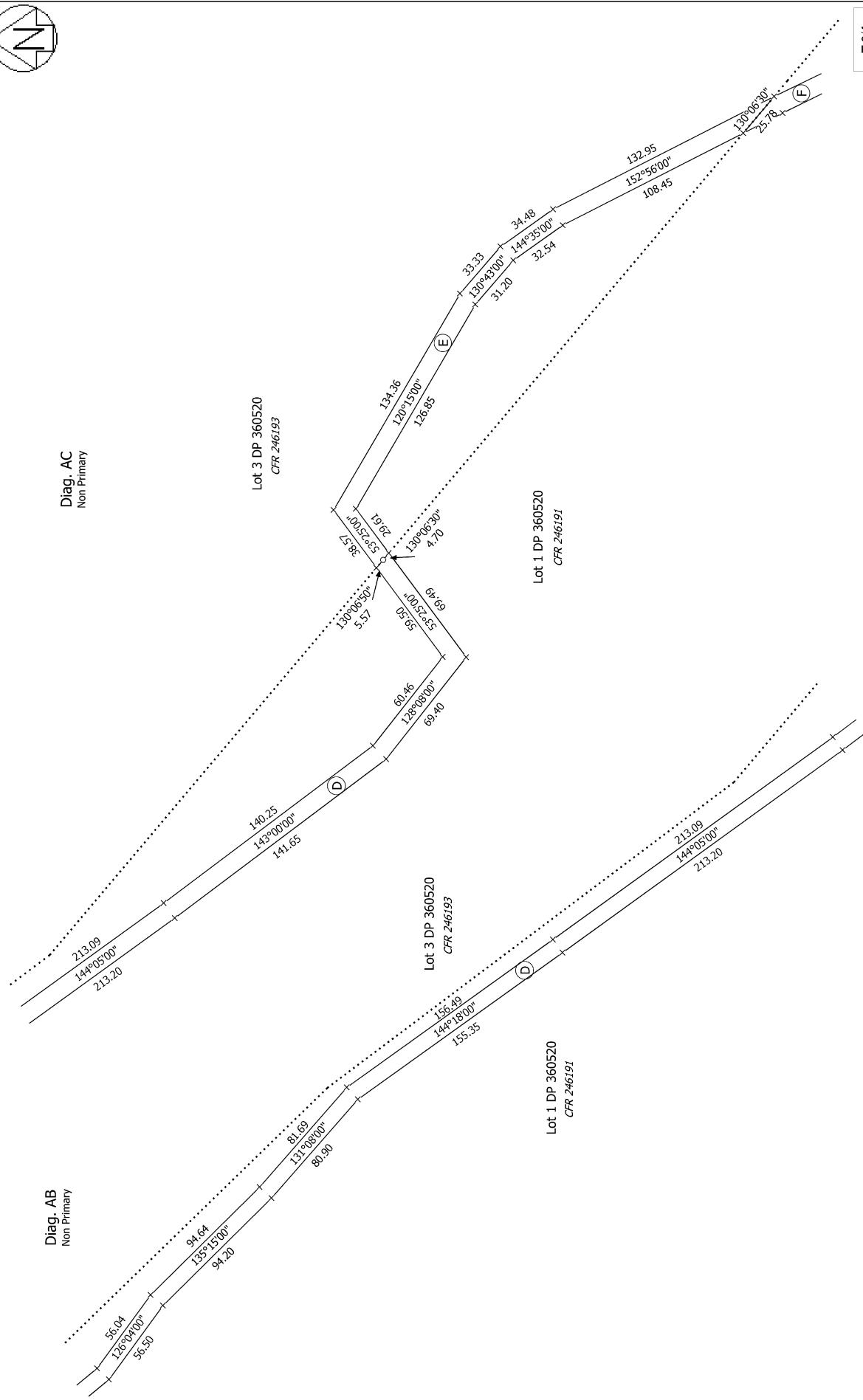
T 24

Land District: Nelson  
Dataset Type: Parcels without Survey Information  
Digitally Generated Plan  
Generated on: 15/11/2017 08:03am Page 4 of 6



Diag. AB  
Non Primary

Diag. AC  
Non Primary



Land District: Nelson  
Dataset Type: Parcels without Survey Information  
**Digitally Generated Plan**  
Generated on: 15/11/2017 08:03am Page 5 of 6

Easements Over Lots 1, 2 and 3 DP 360520 and Lot 1 DP 423667.

Surveyor: Christopher John Coll Firm: Chris J Coll Surveying Ltd	Title Plan LT 513448 Approved on: 15/11/2017
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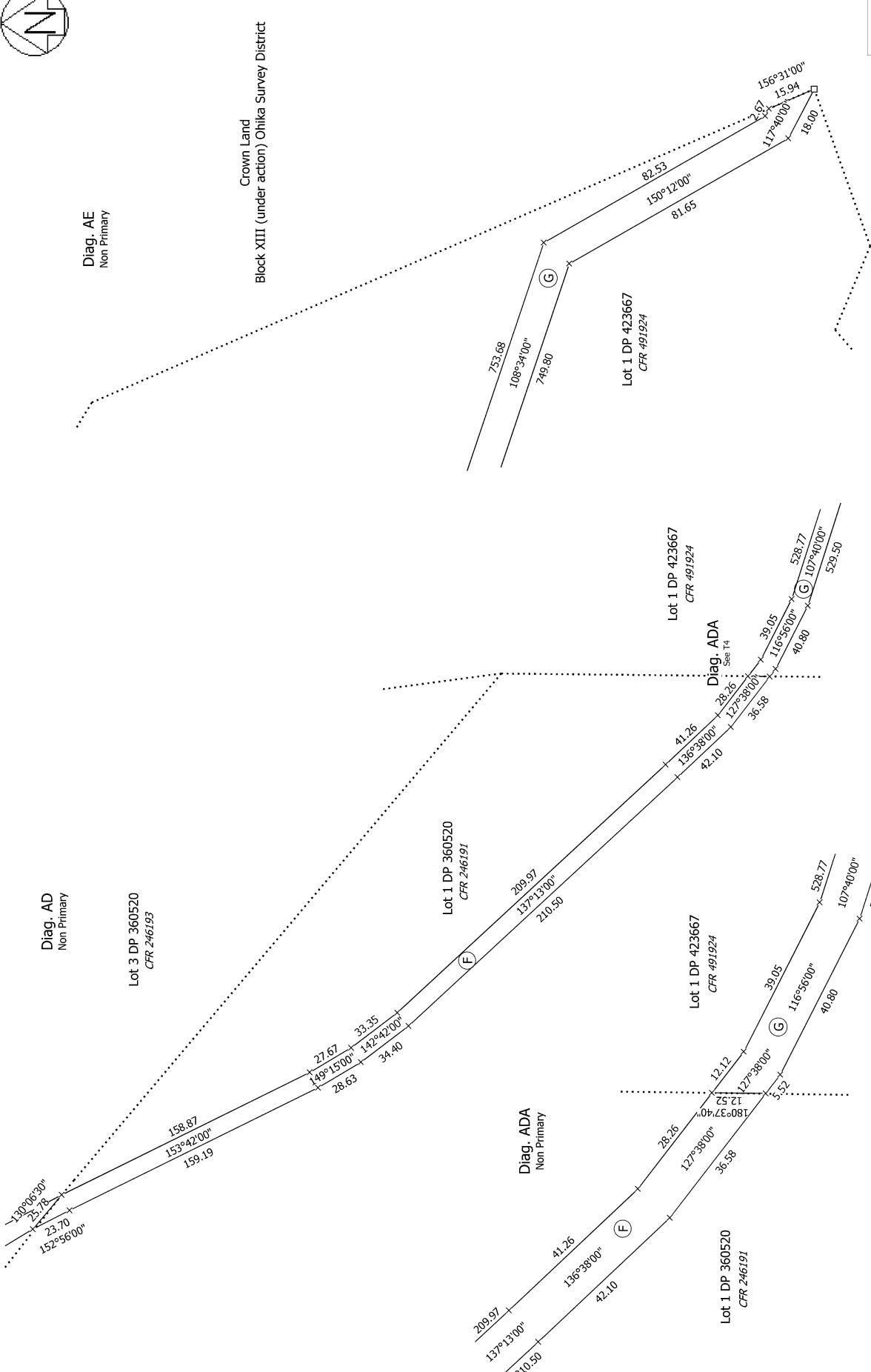
T 3/4



Crown Land  
Block XIII (under action) Ohika Survey District

Diag. AD  
Non Primary

Lot 3 DP 360520  
CFR 246193



Land District: Nelson  
Dataset Type: Parcels without Survey Information  
**Digitally Generated Plan**  
Generated on: 15/11/2017 08:03am Page 6 of 6

T 4/4

Easements Over Lots 1, 2 and 3 DP 360520 and Lot 1 DP 423667.	Surveyor: Christopher John Coll Firm: Chris J Coll Surveying Ltd	Title Plan LT 513448 Approved on: 15/11/2017
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Buller Electricity Limited Quote

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## Job Quote

JOHN MCLAUGHLIN  
74 SEAGROVE ROAD  
RD4  
Pukekohe 2679  
New Zealand

Buller Electricity Ltd  
PO Box 243  
24 Robertson Street  
Westport 7866  
New Zealand

**Quote Date** 1 May 2025  
**Project Manager** JACOBH  
**Job No.** J01352  
**Customer No.** C200166  
**Site Address** WILSONS LEAD/ SH6  
**Your Reference**

Description	Total Cost
<b>MCLAUGHLINS SUBDIVISION - WILSONS LEAD/ SH6</b>	
Materials	\$49,583.48
Resources	\$62,385.70
Other	\$0.00
	<b>Sub Total</b> \$111,969.11
	<b>Tax Total</b> \$16,795.37
	<b>Total</b> \$128,764.47

### Quote Includes

Supplying provision of power to Lots 1 - 15

### Not Included

System Connection Fees: To be charged upon connection of services

Please note:

Anything outside the scope of work will be considered a variance and cost will need to be agreed on before commencing.

*As per Company Terms and Conditions (attached)*

*Quote is valid for 30 days from the above date*

*Deposit: Under the company's terms and conditions of supply you are required to meet 75% of cost shown before any work may proceed, with the remaining balance due upon completion.*

**Buller Electricity Ltd Bank Account 03-0897-0131274-000**

Please reference Job Number with Payment

**Acceptor Name** \_\_\_\_\_

**Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

# BULLER ELECTRICITY LIMITED

## STANDARD TERMS CONDITIONS OF TRADE

### 1. Company and Customer

In these Standard Terms and Conditions, Buller Electricity Limited is hereinafter referred to as the "Company". The Customer is the applicant listed on the Credit Application Form.

### 2. Terms of payment

Dependent on BEL's Credit Policy, the customer may be required to pay a deposit and/or progress payments, together with completed, accepted and signed short or long form contracts before any work can commence.

### 3. Late Payments

In addition to other options available to the Company to recover overdue amounts (including external debt collection), interest of 20% per annum, calculated on a daily basis, will be applied to overdue amounts in excess of 30 days outstanding. In addition, the Customer agrees to pay all costs incurred in the collection of overdue amounts including debt collector and legal costs.

### 4. Validity

Unless previously withdrawn, a quotation issued by the Company shall remain open for acceptance within thirty days from the date thereof.

### 5. Access for Work

The Customer will provide the Company with suitable access and any necessary site conditions to enable the Company to complete installation work in a timely manner. If the Company is prevented from proceeding with, or completing any work, or its employees or subcontractors have to be withdrawn from the site and/or sent back to complete work at a later time or where interference, including by other persons, causes delay to any installation, the Company may charge the Customer additional costs to cover the extra expense(s) incurred by the Company.

### 6. Delay

No responsibility shall be incurred by the Company in the event of deliveries or work being directly interfered with by any occurrence beyond the control of the Company including weather conditions, labour disputes, strikes, accidents, lockout, fire, act of God, epidemic, blockade, shortage or delays in transport, shortage of fuel, power or raw materials, shortage of labour, civil commotion, riots, crime or any other event (whether of a similar or dissimilar nature) and in the event of any such occurrence, the Company may either cancel the contract in whole or in part or suspend delivery of work, or such part as remains to be delivered or done, until the cause of such delay or suspension has been removed.

### 7. Concealed Contingencies

Prices quoted do not include any work that may have to be done due to concealed contingencies such as, but not limited to, hitting excess rock or Pakihi or poor drainage situations.

If work is costed on digging with machinery as opposed to hand digging and it is found that utility lines or water pipes run through the proposed dig site, the cost of the extra time and work to hand dig may be subject to a variation.

### 8. Material and/or Resource Increases

In the event of a price increase of material, labour, or plant from the date of the offer (quote) and due to no fault of the Company then in any such event, the offer sum at time of completion and/or the offer contractual requirements, shall be equitably adjusted with a variation payment.

### 9. Offset

Where the Company owes money to a customer, the customer agrees that the Company may offset this against any monies the customer may owe the Company, and the Company then only pays the balance, without prejudice to any other rights or remedies available to the Company.

### 10. Variation to Offer

All variations shall be agreed before work involved is commenced.

### 11. Ownership

It is a condition of the contract that the work and all materials and appurtenances thereof are and shall remain the sole property of the Company until the total contract price (including GST), together with the value of any extras invoiced by the Company to the Customer is paid in full.

Any default in payment by the Customer when due shall entitle the Company or its representative absolute discretion to enter upon any premises where any material or components may be, or any installation work may be proceeding, and dismantle the same and remove such without liability for any loss or damage associated thereby and without prejudice to the rights of the Company under this contract or otherwise.

### 12. Personal Property Securities Act

The Customer agrees that sections 114(1)(a), 133 and 134 of the Personal Property Securities Act 1999 (the "PPSA") shall not apply on the enforcement by the Company of any security interest created or provided for by these Standard Terms and Conditions. The Customer also waives any rights it may have under sections 116, 120(2), 121, 125, 126, 127, 129 and 131 of the PPSA on such enforcement.

### 13. Insurance

Notwithstanding clause 9, any materials/equipment/work shall be at the Customer's risk from delivery, collection or installation and the Customer shall keep such materials/equipment/work insured for its replacement value until the Company has been paid in full.

### 14. Warranty

If, within twelve months of delivery or the completion of any work, the Customer reports to the Company in writing any defective materials or workmanship, the Company will replace materials, which in its opinion are defective and make good work, which in its opinion is defective. Any corrective work undertaken on equipment which is under warranty, other than by the Company, invalidates this warranty clause. No further condition of warranty is given or is implied.

### 15. Limitation of Liability

Liability for consequential damage or loss arising from defects, faulty materials, design omissions, negligence or workmanship in any goods or services supplied by the Company, is expressly excluded.

### 16. Livening

New or upgraded connections will not be 'livened' until full payment is received by the Company.

### 17. Producer Statements

Producer Statements will not be issued until full payment is received by the Company.

### 18. Personal Information

Where the Customer is an individual, the Customer acknowledges that it has the right of access to, and may request the correction of, personal information held by the Company. The Customer agrees that it will promptly inform the Company of any changes to the personal information that it has provided. The Customer warrants that all personal information that it has provided and will in the future provide to the Company is accurate, complete, and not misleading.

### 19. Disputes

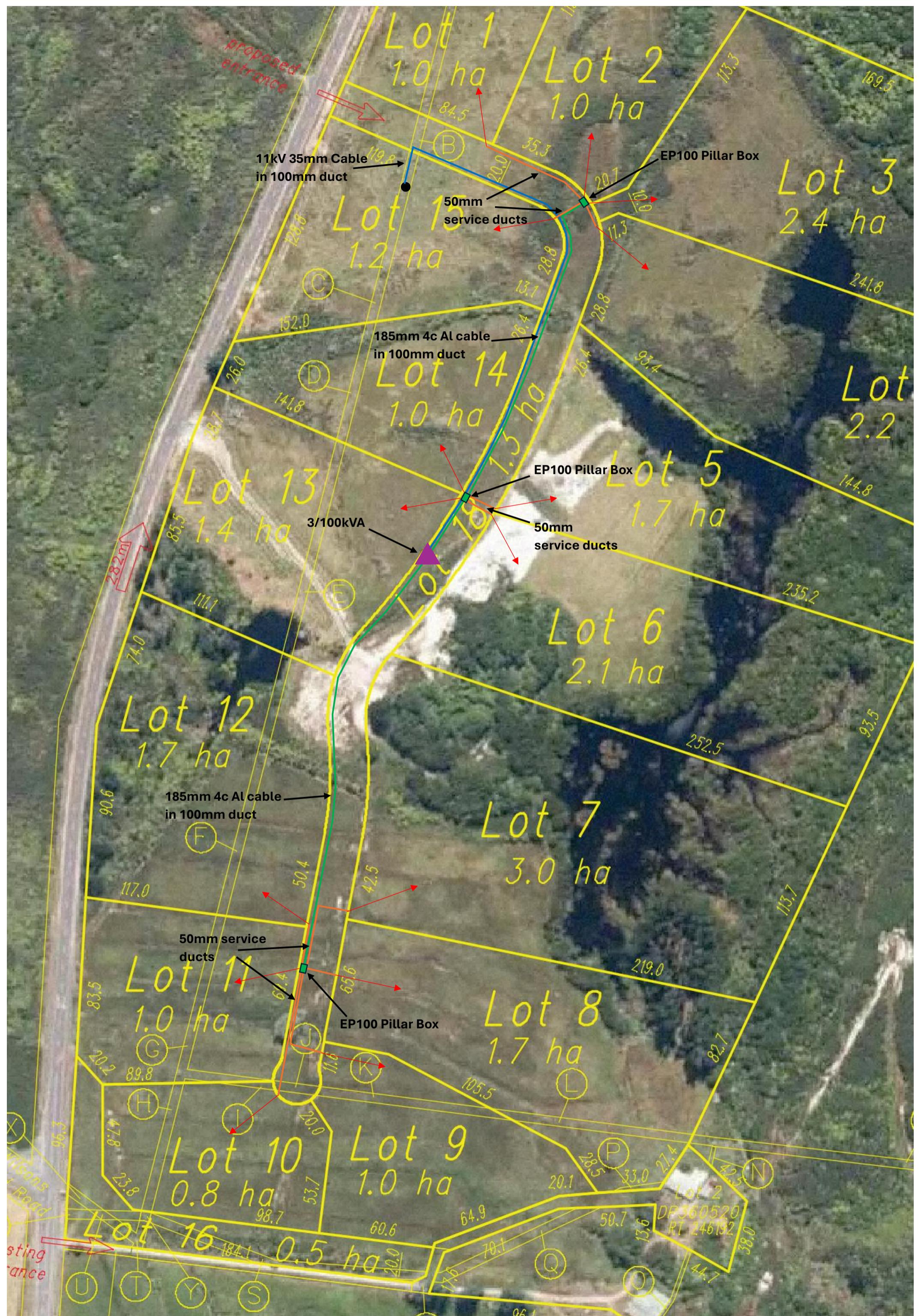
The parties will meet and discuss in good faith any disputes arising out of these terms or any other agreement relating to the goods and/or services provided by the Company.

### 20. Errors and Omissions Excluded (E&OE)

Disclaimer against clerical error.

### Complaint Procedure

If you are dissatisfied with any aspect of our service, the Company operates a free Complaint process. The Company is a member of the Utility Disputes Limited Commissioner scheme, which all complaints can be referred to in the event that a complaint is not resolved within 20 days. Further information can be found on [www.bullerelectricity.co.nz](http://www.bullerelectricity.co.nz) or by contacting Buller Electricity Limited on 03 788 8171.



2 2 2 2 2 2 2

Chorus NZ Quote

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# Chorus New Zealand Limited

17 April 2025

CHORUS

Chorus reference: 11205398

**Attention:** Alyce Heine

**Quote: New Property Development**

**15 connections at Lot: 3, Deposited Plan: 360520, Nelson**

**Your project reference: McLaughlin**

Thank you for your enquiry about having Chorus network provided for the above development.

Chorus is pleased to advise that, as at the date of this letter, we are able to provide reticulation for this property development based upon the information that has been provided:

Fibre network	\$134,612.85
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The total contribution we would require from you is **\$154,804.78 (including GST)**. This fee is a contribution towards the overall cost that Chorus incurs to link your development to our network. This quote is valid for 90 days from 17 April 2025. This quote is conditional on you accepting a New Property Development Contract with us for the above development.

If you choose to have Chorus provide reticulation for your property development, please log back into your account and finalise your details. If there are any changes to the information you have supplied, please amend them online and a new quote will be generated. This quote is based on information given by you and any errors or omissions are your responsibility. We reserve the right to withdraw this quote and requote should we become aware of additional information that would impact the scope of this letter.

Once you would like to proceed with this quote and have confirmed all your details, we will provide you with the full New Property Development Contract, and upon confirmation you have accepted the terms and paid the required contribution, we will start on the design and then build.

For more information on what's involved in getting your development connected, visit our website [www.chorus.co.nz/develop-with-chorus](http://www.chorus.co.nz/develop-with-chorus)

Kind Regards

Chorus New Property Development Team