

CHECKLIST FOR RESOURCE CONSENT APPLICATION: LAND USE

Updated: 05/05/23

Please complete all sections. Some examples are provided in brackets to help you answer the questions. If you require assistance in completing the application, please feel free to give us a call on (03) 788 9603 or email us at planning@bdc.govt.nz.

- ☒ Have you completed and signed the Application form?
- ☒ Have you completed and signed the Assessment of Environmental Effects form?
- ☒ Have you completed and signed the Assessment of the Activity against **Part 2 of the Resource Management Act** (RMA) and any relevant Objectives and Policies of the **Operative Buller District Plan** (in accordance with Schedule 4) and the **Proposed Te Tai Poutini Plan**? For assistance, please refer to the documents noted in the relevant sections of the application.
- ☒ Have you included any technical reports/assessments? (i.e. Geotechnical assessment, Landscape assessment, Acoustics assessment etc)
- ☒ Have you completed the 'Declaration to Accompany Application for Resource Consent' in regard to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NES)?
- ☒ Have you included a site plan?
- ☒ Have you included photos of the site, or
- ☐ Plan to email photos to Council?
- ☐ Have you included the required deposit? Please send invoice to the Applicant.
Please refer to Council's fees and charges: <https://bullerdc.govt.nz/your-council/fees-and-charges/>
Note that this is a deposit only and Council operates on a full cost recovery system. Therefore if the cost of processing the consent is more than the deposit, you will be charged the additional amount.
- ☒ Have you included a copy of the Record of Title (RT). The RT must not be older than 3 months, or
- ☐ Do you wish Council to search a copy for you (for a cost of \$40.00 per RT)?
- ☒ Have you attached any completed and signed Affected Persons Approval forms? Affected Persons Approval forms and information can be found on our website: None required.

<https://bullerdc.govt.nz/property-rates-and-building/planning-and-resource-consent/planning-application-forms/>

Advice Note: Please attach separate sheet(s) if required

RESOURCE CONSENT APPLICATION: LAND USE

Form 9: Resource Management (Forms, Fees, and Procedure) Regulations 2003

APPLICANT DETAILS

1. Applicant is the ☒ owner/occupier ☐ prospective owner (please tick the appropriate box)

Applicant(s) name(s): (please write all names in full)

ACG Properties Limited

Telephone: Business: _____ Facsimile: _____

Private/Mobile: _____

Email: Ant@abconsultancy.nz

2. Postal Address:

34a Wyndham Street, Papanui, Christchurch 8053

3. Property owner's name(s): (if different from above)

Telephone: Business: _____ Facsimile: _____

Private/Mobile: _____

Email: _____

4. Correspondence to be sent to the following name and address: (if different from applicant)

Daniel Thorne - Consultant - Town Planning Group (NZ) Limited

Telephone: Business: _____ Facsimile: _____

Private/Mobile: +64 27 465 8099

Email: daniel@townplanning.co.nz

PROPERTY DETAILS

5. Description of location of activity and/or property address: (include the name of any relevant stream, river or other water body to which the application may relate, proximity to any well known landmark, etc)

4663 State Highway 6, Te Miko, Punakaiki - legally identified as Part Section 1

Block IX Brighton SD as contained in Record of Title NL10D/1176. Refer to AEE

6. Valuation Roll Number: (from rates or valuation)

1886028400

7. Zone: BDP - Paparoa Character Area, TTPP - General Rural Zone

8. Size of Property: 21.86 ha

RECORD OF TITLE DETAILS

9. Record of Title Reference: NL10D/1176

10. Legal Description: Part Section 1 Block IX Brighton SD

DETAILS OF PROPOSAL

11. A general description of what is proposed:
The establishment and operation of luxury visitor accommodation, including a lodge
cabins, and workers accommodation. Refer to AEE.

12. Are any other consents required? ☒ Yes ☐ No

If yes, list consents below, and whether they have been applied for.

Consents from the West Coast Regional Council will need to be applied for.

s91(b) is not met as the activity, as applied to BDC, can be fully assessed

without the need for further applications to be made.

13. The reasons for the application and for choosing this site are:
To enable the establishment and operation of the proposal. The site has been
selected as it is suitable for the proposed activities and is located in an
area where tourist numbers are high to capture members of the public who are
seeking a luxury accommodation offering in a sustainable manner.

14. The following is a full description of the proposed use of every building:
Lodge - restaurant, bar space and spa facilities.
Cabins - Self contained visitor accommodation
Workers Accommodation - as stated.

15. The following is a full description of all activities proposed to be carried out on the site outside of the buildings:
Refer to AEE - earthworks, minor vegetation clearance, vehicle tracks/access,
vegetation planting, signs etc.

16. The following manufacturing processes are proposed: (describe fully)
N/A

17. Are any alterations to buildings proposed? ☐ Yes ☒ No
If yes, what is the nature of the proposed alterations?

18. State the height of any new buildings or alterations to existing buildings:
No more than 7m - refer AEE.

19. The proposed days and hours of operation per week are: (indicate any seasonal variations)

The lodge facilities will be open to the general public

20. TBC people full-time and TBC people part-time will be employed.

21. Regular traffic movements are likely to be at the rate of 57 cars and 0 trucks per day/~~week~~ (delete as appropriate). Refer AEE and Transport Assessment in relation to traffic movements and parking

22. 40 carparks will be provided on site. Show the number of carparks and location on the site diagram.

23. If potable water is required for the site, how will this be provided?

Connect to reticulated supply

24. If effluent disposal is required for the site, how will this be provided?

On site wastewater discharges - refer to AEE.

25. Will this proposal result in the need for any new services or changes to services to the site? (ie water supply, electricity, telecommunications, sewage disposal, stormwater treatment, rubbish disposal) ☐ Yes ☐ No

If yes, what new services or changes to services are proposed and who will be the service provider?

Increased water supply required from existing supply and sewage disposal to land
via onsite wastewater treatment systems. Refer to AEE.

26. If the application is for a subdivision or boundary adjustment are all wells, water pipes, water tanks, septic tanks, effluent soakage fields, and stormwater disposal systems contained on site? ☐ Yes ☐ No

Please show on a site plan the location of any of the above services not contained on site.

27. Details of the landscaping proposed are:

Landscaping across the site, and an extensive ecological enhancement project is proposed. Refer to AEE.

28. Will dangerous goods be stored on site (ie flammable liquids, gases, solids)? ☒ Yes ☐ No

If yes, what is the nature of the goods?

Gas bottles will be stored on site in the lodge support building.

29. Are any new accessways proposed for the site? ☐ Yes ☒ No

30. Are any new signs or changes to existing signs proposed? ☒ Yes ☐ No

31. If yes, please provide a site diagram showing the location, dimensions, colour, exact message and dimensions of lettering and symbols, how the sign is to be fixed to the ground/building.

32. Do you wish to be contacted prior to a member of the Planning Department undertaking a site visit?

☒ Yes ☐ No

SIGNATURE AND DATE

Dated at 03.00pm this 23rd day of December 2024



Signature
(to be signed by or on behalf of applicant)

Daniel Thorne

Name of person signing

The personal information that you provide in this form will be held and protected by Buller District Council in accordance with our privacy policy (available at bullerdc.govt.nz/privacy and at council libraries and service centres) and with the Privacy Act 2020. Council's privacy policy explains how we may use and share your personal information in relation to any interaction you have with the council, and how you can access and correct that information. We recommend you familiarise yourself with this policy.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

PHYSICAL

1. Describe the:

(a) landforms (*eg: mountains, hills, cliffs, streams, rivers, valleys, beaches, lakes, gorges, caves, paddocks*)

Refer to AEE

(b) land slopes (*eg: steep, flat, rolling, angle of slope*)

Refer to AEE

(c) soils (*eg: sand, clay, rock, fill, name of soil*)

Refer to AEE

2. Describe any potential for natural hazards (*e.g. flooding, erosion, land slip*)

Refer to AEE - Attachment [E]

3. Are any of the following present in the area?

River protection works

☐ Yes

☒ No

Bridges

☐ Yes

☒ No

Railways and roads

☐ Yes

☒ No

Telephone/electricity wires or cables

☐ Yes

☒ No

Please indicate these features on a site diagram/map.

FLORA, FAUNA AND ECOSYSTEMS

4. Describe the vegetation within the application area. List the major species, and any rare or endangered species. ("Native bush" and "scrub" is not a satisfactory answer).

Refer to AEE

5. Will native vegetation clearance occur? ☒ Yes ☐ No If Yes, how much?

Minimal proposed, in accordance with permitted activity requirements on the BDP.

Will be confined to the smallest extent possible for tracks and building platforms.

6. Describe and/or list the birdlife, wildlife, freshwater and marine life within the application area, or in the vicinity and any recognised special wildlife habitats (*"usual West Coast wildlife"* or similar is not a satisfactory answer).

Refer to AEE.

7. Describe the effects the activity will have on ecosystems, including effects on plants or animals, any physical disturbance of habitats in the area.

Refer to AEE.

LAND USE

8. Describe the current land use (give as many details as possible).

Farming and domestic dwelling - refer to AEE.

9. Describe neighbouring land uses.

Bush and residential area in Te Miko - refer to AEE.

10. What is the public use of the area?

N/A

11. Describe any recreational uses that occur on the land.

N/A

12. What is the intended post-activity vegetation cover and land use? (*eg. forestry, road, residential subdivision, pasture, etc*)

Refer to AEE - majority of the site to be rehabilitated to native bush.

Luxury lodge and visitor accommodating on site.

13. What effect will this application have on alternative uses of the land, resources and/or the environment at present or in the future? (*discuss the reasons for your answer*)

Refer to AEE.

14. Describe the present land surface and how it will be rehabilitated (if applicable).

Refer to AEE.

CONTINGENCIES OR SAFEGUARDS

15. If your activity includes the use of hazardous substances and installations, provide an assessment of any risks to the following which are likely to arise from such use:

(a) risks to the physical environment

No risks to physical environment - gas bottles will be stored in accordance with manufacturer specifications and legal requirements in a separate building.

(b) the neighbourhood

As above.

(c) the wider community

As above.

16. Describe any mitigation measures (safeguards and contingency plans where relevant) to be undertaken to help prevent or reduce the actual or potential effect of any chemical or other contaminant accidents (*i.e. where will the contents go, how will they be contained, treated, recycled or disposed?*) (continue on separate sheet if necessary)

Gas bottles to be stored as above.

17. Describe any possible alternative locations or methods for undertaking the activity.

Gas bottles could be stored in the lodge, but may pose a bigger risk on guests.

MONITORING

18. How will the effects of the activity be monitored?

Construction effects monitored by contractors on site through implementation of

CMP and ESCP.

Other management plans will ensure all other effects are appropriately managed
and monitored

19. Who will monitor the effects of the activity?

Contractors on site and suitably qualified and experienced persons for each
management plan.

SOCIO-ECONOMIC IMPACTS

20. State the number of people who will work at the site TBC

21. Give details of the hours of work (*provide details of any shift times*)

TBC

22. Do you intend working on weekends or outside the hours 7.00am to 6.00pm?

☒ Yes

☐ No

NOISE

23. Is a residential area or any occupied dwelling close by or within the application area? ☐ Yes ☒ No

Give details and distances.

Nearest residential dwelling is approximately 380m away from proposed buildings.

24. Give details of any anticipated noise levels and likely impacts on both wildlife and residents in the area.

Noise levels will be within the permitted activity standards and will have a less than minor adverse effect on wildlife and residents in the area.

25. Details of noise reduction measures (*rubber lined hoppers, mufflers, shelters, vegetation or soil screens, etc.*)

The site is to be vegetated through the implementation of the ecological enhancement project. All buildings will be suitably screened.

EXPLOSIVES

26. Will you use explosives? ☐ Yes ☒ No

If so give details of purpose, public warning methods, frequency, timing, storage and handling facilities, type and quantity of blast. Discuss the impacts blasting will have on nearby residents and any measures that will be taken to minimise such effects.

MAORI INTERESTS

27. Give details of particular Maori interest in the land or water within or bordering the application area, or likely to be affected by the application (*sacred or spiritual sites and values, traditional food gathering areas, etc.*).

Refer to AEE.

VISUAL EFFECTS

28. Is the operation or activity visible from:

Nearby dwellings	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Roads (including rest areas)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Walking tracks	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Known observation points	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Areas of public access?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			

If Yes, give details and discuss any measures that will be taken to minimise the visual impacts (*i.e. buffers, vegetation, screens planted, trees, etc.*).

Refer to AEE and Landscape and Visual Assessment

EFFECTS ON PRESENT AND FUTURE GENERATION

29. Discuss socio-economic and cultural effects the (*both positive and/or adverse*) activity will have on the immediate neighbourhood and where relevant the wider community for present and future generations (*e.g. additional housing and service requirements, noise, vibration, dust, lighting, aesthetic values, change of lifestyle, recreation, scientific values, water supply, increased traffic, historical, spiritual values, etc.*)

The proposal will provide for positive socio-economic effects of the local community through job creation in both the construction and operation phases and by providing additional tourists to the local area. Cultural values will be appropriately protected- refer to AEE

30. Describe any effects (*both positive and negative*) on natural and physical resources having aesthetic, recreational, scientific, historical, spiritual, cultural, or other special value for present or future generations:

All effects will be less than minor - refer to AEE.

CONSULTATION

31. Have you discussed your proposal with your neighbours and other parties who may be adversely affected (eg. Community & Public Health, Department of Conservation, Heritage New Zealand, Ngāti Waewae, Waka Kotahi (formerly New Zealand Transport Agency), Kiwi Rail, local electricity and telephone suppliers)

☒ Yes ☐ No If Yes, who was consulted? _____

Waka Kotahi NZTA, BDC, Ngāti Waewae

32. Are all Affected Persons Approval forms completed and attached, or forwarded to Council? ☒ Yes ☐ No
33. If any environmental concerns have been raised by affected neighbours or other parties, how can these concerns be met?

No written approvals required - refer to AEE.


OTHER INFORMATION

34. Outline other information (if any), required to be included in the application by the District Plan or regulations.

Refer to AEE.

SIGNATURE AND DATE

Dated at 3.00pm this 23rd day of December 2024



Signature
(to be signed by or on behalf of applicant)

Daniel Thorne

Name of person signing

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NES DECLARATION TO ACCOMPANY APPLICATION FOR RESOURCE CONSENT

This Declaration MUST be completed, signed and submitted with your application

The **National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health** (NES) applies to particular activities on a piece of land where an activity or industry described in the current edition of the *Hazardous Activities and Industries List* (HAIL) is being undertaken, has been undertaken, or it is more likely than not that it is being or has been undertaken.

The HAIL and other useful information about the NES, including a *User's Guide on the NES*, can be found on the Ministry for the Environment's website, <http://www.mfe.govt.nz/land/nas-assessing-and-managing-contaminants-soil-protect-human-health/about-nas>. A copy of the current HAIL is attached.

To help determine whether or not the NES will apply to your activity please answer the following questions:

Is an activity described on the HAIL currently being undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Has an activity described on the HAIL ever been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Is it more likely than not that an activity described on the HAIL is being or has been undertaken on the piece of land to which this application applies?	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

If 'Yes' to ANY of the above, then the NES may apply. Please answer the following questions:


Is the activity you propose to undertake removing or replacing a fuel storage system or parts of it?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the activity you propose to undertake sampling soil?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the activity you propose to undertake disturbing soil?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the activity you propose to undertake subdividing land?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Is the activity you propose to undertake changing the use of the land?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

If 'Yes' to ANY of the above activities, then the NES is likely to apply.

For further information about the NES and what is required please contact Council's Planning Department on (03) 788 9603 or planning@bdc.govt.nz.

I hereby certify that to the best of my knowledge and belief, the information given in this form is true and correct.

Applicant's Signature: (or person authorized to sign on applicant's behalf)

.....  **Date:** 23/12/24

Name: (Please Print) Daniel Thorne

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Hazardous Activities and Industries List (HAIL)

October 2011

A Chemical manufacture, application and bulk storage

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

B Electrical and electronic works, power generation and transmission

1. Batteries including the commercial assembling, disassembling, manufacturing or recycling of batteries (but excluding retail battery stores)
2. Electrical transformers including the manufacturing, repairing or disposing of electrical transformers or other heavy electrical equipment
3. Electronics including the commercial manufacturing, reconditioning or recycling of computers, televisions and other electronic devices
4. Power stations, substations or switchyards

C Explosives and ordinances production, storage and use

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



D Metal extraction, refining and reprocessing, storage and use

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

E Mineral extraction, refining and reprocessing, storage and use

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

F Vehicle refuelling, service and repair

1. Airports including fuel storage, workshops, washdown areas, or fire practice areas
2. Brake lining manufacturers, repairers or recyclers
3. Engine reconditioning workshops
4. Motor vehicle workshops
5. Port activities including dry docks or marine vessel maintenance facilities
6. Railway yards including goods-handling yards, workshops, refuelling facilities or maintenance areas
7. Service stations including retail or commercial refuelling facilities
8. Transport depots or yards including areas used for refuelling or the bulk storage of hazardous substances

G Cemeteries and waste recycling, treatment and disposal

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

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

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