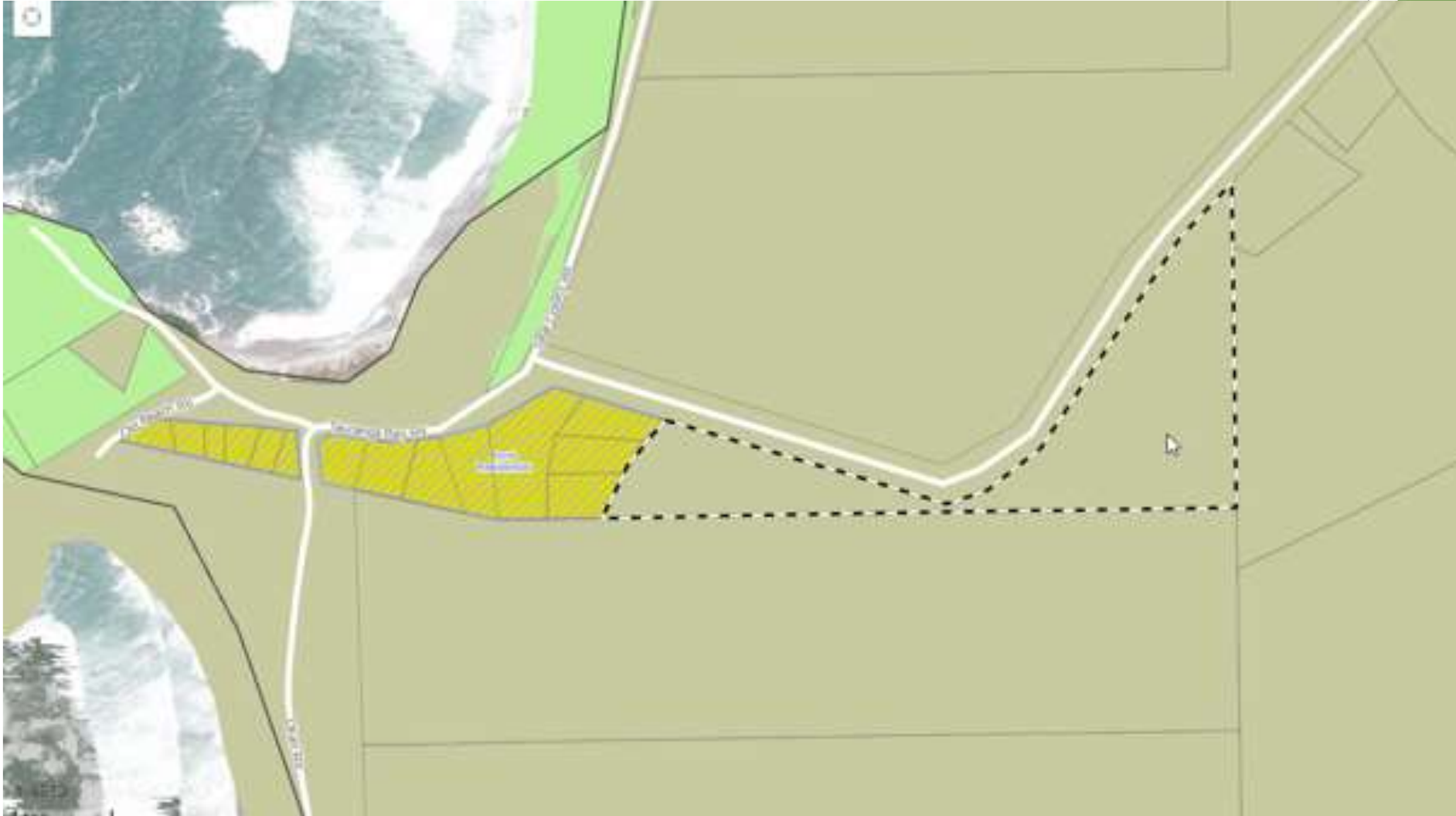


The background features abstract, overlapping geometric shapes in various shades of green, ranging from light lime to dark forest green. These shapes are primarily located on the left and right sides of the frame, creating a modern, dynamic feel. The central area is white, providing a clean backdrop for the text.

TTTPP WIECHERN SUBMISSION



425. Mark Wiechern (S254.001) seeks that his property Lot 5 DP 460905 Blk II Steeples SD is rezoned to Settlement Zone: Rural Residential Precinct. *I do not support this submission.*

The property is a large area – nearly twice the size of the currently zoned Settlement Zone:

Rural Residential Precinct area at Tauranga Bay. The site is bush covered and has not had

an ecological assessment. I have discussed this site with the Buller District Council and they

advise that past development in this area has been subject to significant restrictions with

consent notices controlling the manner of development, due to the ecological sensitivity of

the area. The area is shown in the map below.

Lois Margaret Easton,

The greater Tauranga Bay area of which we are a part of is currently an active subdivision area and like ourselves, other landowners of this area are in the process of subdivision. There is a disconnect between TTPP zone or activity outlooks and the real-world activities of what has recently occurred and is currently happening in this area. Essentially Cape Foulwind through to Tauranga Bay is developing as a precinct and zones should recognise this. Mark Wiechern.

The property is a large area – nearly twice the size of the currently zoned Settlement Zone:





Memorandum of Easements				Schedule of Existing Easements				
Purpose	Shown	Servient Tenement	Dominant Tenement	Purpose	Shown	Servient Tenement	Created by	
Right of Way Right to Convey Electricity Right to Convey Telecommunications	(A)	Lot 4 hereon	Lot 3 & 5 hereon	Right to Convey Electricity	(E) (G)	Lot 1 hereon	E.I.9729734.5	
	(B)	Lot 4 hereon	Lot 5 hereon		(D)	Lot 2 hereon	E.I.9729734.5	
	(C)	Lot 1 hereon	Lot 2 hereon	Right of Way Right to Convey Electricity, Right to Convey Telecommunications, Right to Convey Water	(F) (G) (H) (K)	Lot 1 hereon	E.I.9729734.7	
Existing Land Covenants					Right to Convey and Store Water. Right to Convey Water	(J)	Lot 1 hereon	E.I.10689500.3
Covenant Areas O and Z are Subject to a Consent Notice (9729734.3) pursuant to Section 221 of the Resource Management Act 1991.						(K) (L)		

This plan was prepared for M.A.Wiechorn and E.J.Cradock to accompany a Resource Consent Application to the Buller District Council. This plan is not to be relied on by any other person for any purpose whatsoever. The dimensions and areas are subject to final field survey.

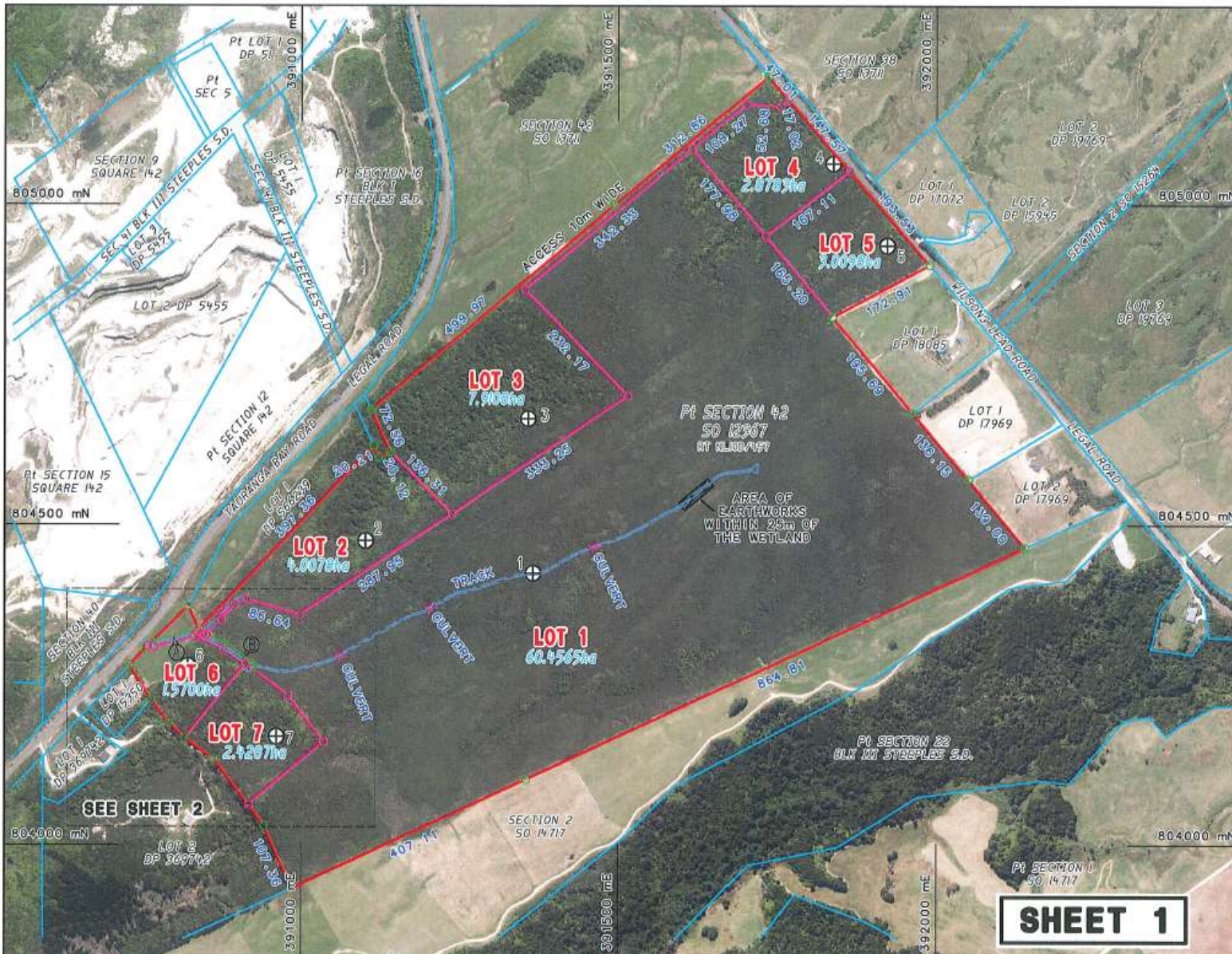
Client Approval

.....
Signed
.....
Date

New RT Allocated	
Lot 1 hereon	
Lot 2 hereon	
Lot 3 hereon	
Lot 4 hereon	
Lot 5 hereon	



Total Area 6.1212 ha.
Comprised in 605306
Datum Note: Bearing Datum : Geodetic 2000 in terms of False Origin, Buller Circuit 2000, 800,000 mN, 400,000 mE.



SHEET 1



NOTE
 This plan was prepared for Manuka Glen Limited, to accompany a Resource Consent Application to the Buller District Council.
 This plan is not to be relied on by any other person for any purpose whatsoever.
 The dimensions and areas are subject to final field survey

MEMORANDUM OF EASEMENTS

PURPOSE	SERVIENT LAND (BURDENED LAND)	SHOWN	DOMINANT LAND (BENEFITED LAND)
RIGHT OF WAY		(A)	LOTS 2 & 7 HEREON
RIGHT TO CONVEY ELECTRICITY & TELECOMMUNICATIONS	LOT 1 HEREON	(B)	LOT 7 HEREON

NOTE
 LOCATIONS 1 - 7 ARE INDICATIVE BUILDING LOCATIONS SUPPLIED BY ELIOT SINCLAIR FOR THE SITE SUITABILITY REPORT.

IMAGERY NOTE
 Imagery was captured for the West Coast Regional Council by Aerial Surveys Ltd.
 Copyright in this imagery is owned by West Coast Regional Council. Imagery is available as layer [West Coast 0.3m Rural Aerial Photos (2015-16)] at <https://data.inz.govt.nz/layer/88143-west-coast-0.3m-rural-aerial-photos-2015-16/>

**APPROVED PLAN
 RC210043A**

NOTE
 LOTS 1 TO 7 HEREON ARE SUBJECT TO PART IVA CONSERVATION ACT 1987.

NEW RT ALLOCATED

LOT 1 HEREON	LOT 2 HEREON	LOT 3 HEREON	LOT 4 HEREON	LOT 5 HEREON	LOT 6 HEREON	LOT 7 HEREON

Total Area **B2.2468Ha (RT)**
 Comprised in **RT NL100/457**

DATUM NOTE
 Bearing Datum : Geodetic 2000
 Coordinate Datum : Geodetic 2000
 in terms of False Origin,
 Buller Circuit 2000,
 800,000 mN, 400,000 mE.

CHRIS J COLL SURVEYING
 Licensed Cadastral Surveyor, Resource Management Consultant

Date: FEB 2024
 Scale: 1:6000 (A3)
 Class: CLASS B

**LOTS 1 TO 7 BEING SUBDIVISION OF
 PART SECTION 42 SO 12367.**

LOCAL AUTHORITY: BULLER DISTRICT
 LAND DISTRICT : NELSON
 SURVEYOR'S REF : 2623 - 5PB

I, Christopher John Coll of Westport, being a person entitled to practice as a Licensed Cadastral Surveyor, certify the accuracy of this plan.
 This plan has been prepared by me or has been prepared under my direction,
 this 28th day of February 2024. Signature: *[Signature]*

Rural Residential Precinct area at Tauranga Bay. The site is bush covered and has not had an ecological assessment. I have discussed this site with the Buller District Council and they advise that past development in this area has been subject to significant restrictions with consent notices controlling the manner of development, due to the ecological sensitivity of the area.

Ecological Impact Assessment: Wiechern Property, Buller District.



March 2023, updated March 2024

Prepared By

Richard Nichol
Senior Ecologist

Richard Nichol Ecology

193 Palmerston St
Westport 7825
New Zealand

Email: byhokirichard@hotmail.com

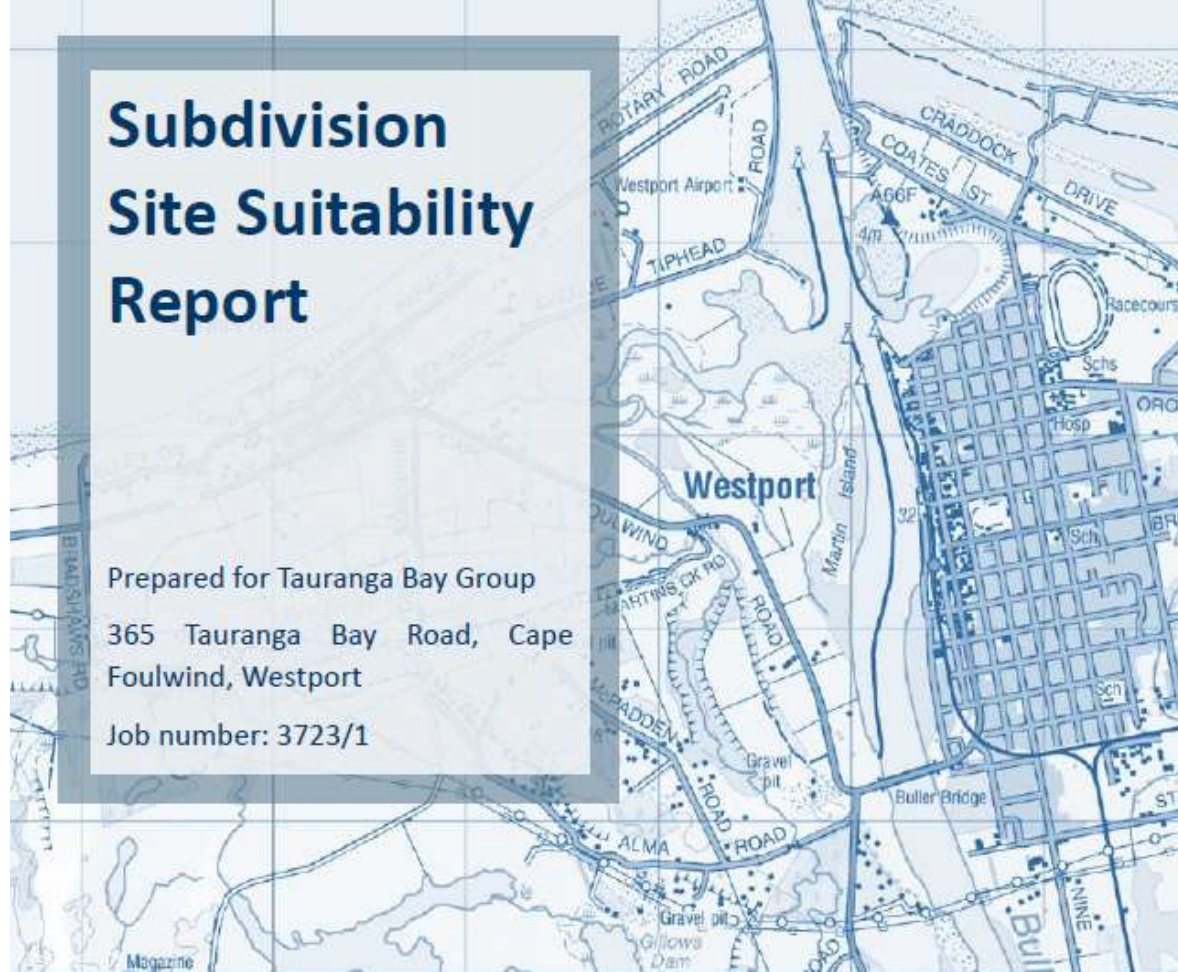
It is considered that subdivision of the property, if undertaken with appropriate mitigation measures (as per recommendations), will not result in any significant adverse effects and there are opportunities for habitat enhancement and long-term ecosystem viability to be pursued, in accordance with the objectives of the RPS and NPS-IB.

Environment

- (xv) Boundary fences will be rural in nature. They shall not be solid wooden fences, or exceed 1.6 metres in height.
- (xvi) No domestic cats shall be kept on the Lot, and any dog on the Lot shall be kept in an enclosed area at all times when outdoors.
- (xvii) To avoid potential penguin burrowing under residences, any openings under the dwelling shall be screened off.
- (xviii) Any external lighting is to be hooded and light directed downwards.

Subdivision Site Suitability Report

Prepared for Tauranga Bay Group
365 Tauranga Bay Road, Cape
Foulwind, Westport
Job number: 3723/1



Chris J Coll Surveying Limited
Authorised by: Stuart Challenger



SURVEYORS | PLANNERS | ENGINEERS

RE: Tauranga Bay Road subdivision



Jessica Hollis <jessica@hollisplanning.co.nz>
To Mark Wiechern

Reply Reply All Forward Thu 18/07/2024 10:43

Start your reply all with: Yes, I did. Yes, I have. No, I have not. Feedback

Hey Mark, have you got a copy of your record of title and the consent notice you could send me. I just want to double check the consent notice wording matches the wording in the variation decision that I have on file.

Nga mihi



Jess Hollis
Principal Planner / Consultant
Phone: 027 597 5831
Email: jessica@hollisplanning.co.nz



RE: Tauranga Bay Road subdivision



Rory Langbridge <Rory@rmmla.co.nz>
To Mark Wiechern, Jessica Hollis, Claire McAuley

Reply Reply All Forward Wed 17/07/2024 2:23 pm

You replied to this message on 18/07/2024 8:31 am.

Hi Mark, good to see this on the move again.

Lot 3 chooses itself and will be good.

Lot 4, I think either of those would work well from our perspective ie they are both 'internal' sites and more relevant are ecological and/or engineering considerations. We like the simplification of the layout and the fact that the 'valuable' bush could be declared a no build area.

Lot 2 we assume would still rely on the undergrounding of the overhead lines which is a community positive. I think with planting along the road boundary as previously discussed that would be great (also simplifying the entrance drives??)

With Lot 1 what constraints are being considered wrt the second dwelling? Are we retaining that or soe we forego that as an option. I think that if the former was a requirement we may be best id the second building spot in a location that we can say will not be generally visible from the road and therefore of no consequence visually.

Let us know if you want to discuss further.

Cheers

Rory



ROUGH MILNE MITCHELL
LANDSCAPE ARCHITECTS

Level One
3 Haven Road
Nelson 7010

Summary - Wiechern

- ▶ We oppose the current map zoning for our property based on well-developed plans for subdivision and recommend for our site zoning to be appropriate and not excessively restrictive to the 'reality' of the area appropriate to our activities proposed.
- ▶ Our Subdivision application will be lodged Late September/early October and aligns with the character as found and outcomes of similar successful subdivision's in neighbouring properties.
- ▶ Our block is not suitable for any form of agriculture and is immediately connected to the lifestyle or rural residential natured properties along the southern and eastern flank of Tauranga Bay Road.
- ▶ Under the guidance from a qualified planner when designing our proposed subdivision, we have purposefully sought to replicate the existing character of the area in relation to Lot size and represents a natural continuation of the rural residential. (note recent approved subdivisions in neighbouring properties)
- ▶ Ecology assessment that also considers for legislation updates (NPS's etc) recommends with appropriate considerations our proposed subdivision can proceed.
- ▶ Iwi are being engaged considered.
- ▶ Professional engineering, planning and landscape assessment services are in final stages of works to support the subdivision application.
- ▶ Managed retreat policies rely on an abundance of alternate and available sites for development.