

# Gore District Council Decisions



## CERTIFICATE OF COMPLIANCE

### issued pursuant to s139

*Resource Management Act 1991*

|                              |                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application reference</b> | OTHR.26702                                                                                                                                                                              |
| <b>Applicant</b>             | Bulliers Trust                                                                                                                                                                          |
| <b>Proposal</b>              | Request for a certificate of compliance pursuant to s139 of the Resource Management Act 1991 (RMA) to undertake a residential activity on a lot exceeding 2 hectares in the rural zone. |
| <b>Location</b>              | 313 Waikana Road, Ferndale, Mātaura                                                                                                                                                     |
| <b>Legal Descriptions</b>    | Lot 2 DP 615868 held in Record of Title 1233007                                                                                                                                         |
| <b>Issue Date</b>            | 29 January 2026                                                                                                                                                                         |

## SUMMARY OF CERTIFICATE

- 1 Pursuant to section s139 of the Resource Management Act 1991 (**RMA**) a certificate of compliance has been issued for the activity described in Section 1 of this decision. This decision to issue this certificate is made by Werner Murray, on 29 January 2026 under delegated authority pursuant to Section 34A of the RMA.

## 1. THE PROPOSAL

SC26003 was issued on 29 January 2026 and authorised the subdivision of Lot 2 DP 615868 into 2 lots. Resultant Lot 1 measures 2.06 hectares in area. This Certificate of Compliance is associated with Lot 1 SC26002. If the subdivision does not proceed the certificate is invalid as it relates only to approved Lot 1 SC26003.

Residential activity on a site equal to or exceeding 2 ha in area is a Permitted Activity under Rule 4.2.1(1)(h)(i) of the Operative Gore District Plan. Consequently, the Applicant is seeking a Certificate of Compliance to acknowledge and confirm the permitted status of any future residential activity on the newly created 2 ha lot.

## 2. SITE DESCRIPTION & SITE HISTORY

The subject site is located at 313 Waikana Road, Mātaura. It is zoned Rural under the Operative District Plan (ODP) and General Rural Zone under the Proposed District Plan (PDP). An eastern portion of the parent property is also subject to the Kaiwera Downs Wind Farm overlay under the ODP. According to the Manaaki Whenua Land Use Capability maps, the site is classified as LUC Class 3.

The land is currently undeveloped, predominantly in pasture used for primary production, with several farm tracks traversing the parent property.

To the east, the site adjoins the Kaiwera Downs Wind Farm, while the wider surrounding environment is largely characterised by extensive rural landholdings used for primary production and associated residential dwellings.

Lot 1 shown below within figure 1 is approximately 2.06ha.

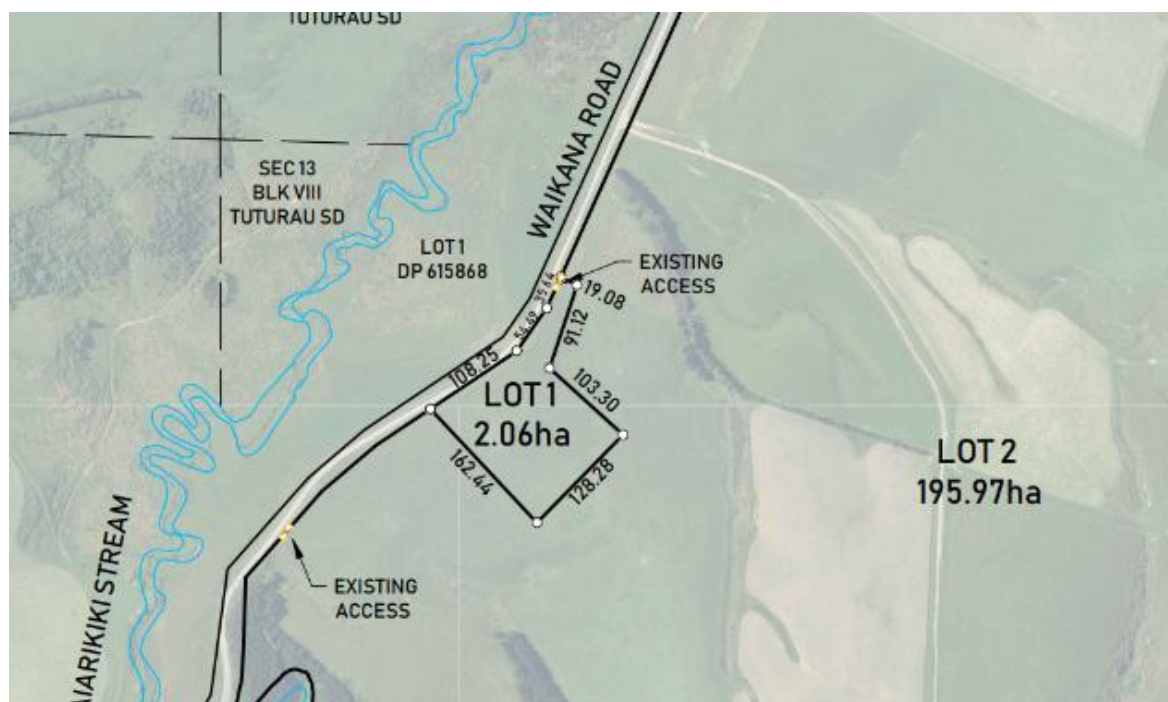


Figure 1: Aerial view of site: Source Applicants scheme plan SC25003

Subdivision consent SC25003 was issued on the 29 January 2026 and created Lot 1 as shown above within figure 1. An existing vehicle crossing has been formed which will continue to provide access to Lot 1 directly via Waikana road, noting through SC25003 this is required to be upgraded in order to comply with the Gore Subdivision and Land Development Bylaw.

### 3. DECISION

Pursuant to Section 139 of the RMA, this Certificate of Compliance issued by the Gore District Council records that the proposed activity, to undertake a residential activity on a lot exceeding 2 hectares in the rural zone on Lot 1 SC26003. As described in the application is a permitted activity in terms of the Operative Gore District Plan at the date of the request for the Certificate, being 22 January 2026.

#### Reasons for the Decision

##### Resource Management Act 1991 Considerations

#### 3.1 Gore District Plan

The site is zoned Rural in the Gore District Plan and therefore rules contained in Part 2 (Matters of National Importance), Part 3 (Land use Activities) and Part 5 (Transportation) are relevant as set out in the table below.

| Rule                                                                                                                 | Proposal                                                                                                                                                                                                                                                                                                             | Consent Required? |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| Chapter 2 – Matters of National Importance                                                                           | Lot 1 SC26003 is not located in an Outstanding Natural Landscape and does not contain a listed heritage item                                                                                                                                                                                                         | No                |
| 4.2.1(1)(h)(i) - Permitted Activity - Residential Activity on a <b>site</b> equal to or exceeding 2 hectares in area | Section 5 of the Applicants demonstrates compliance. Note the definition of site under the Operative Gore District Plan: <b>Site</b> means any area of land comprised wholly of one Certificate of Title or any Allotment as defined by Section 218 of the RMA. It is considered that Lot 1 SC26003 is an allotment. | No                |
| 4.7 Daylight Admission                                                                                               | Section 5 of the Applicants demonstrates compliance                                                                                                                                                                                                                                                                  | No                |
| 4.7A Yards                                                                                                           | Section 5 of the Applicants demonstrates compliance                                                                                                                                                                                                                                                                  | No                |
| 4.8 Height                                                                                                           | Section 5 of the Applicants demonstrates compliance                                                                                                                                                                                                                                                                  | No                |
| 4.9 Site Coverage                                                                                                    | Section 5 of the Applicants demonstrates compliance                                                                                                                                                                                                                                                                  | No                |
| Part 4a Natural Hazards                                                                                              | The site is not within the Mataura River Floodway                                                                                                                                                                                                                                                                    | No                |
| 4.13 Ground Disturbance Earthworks                                                                                   | Earthworks do not form part of the proposal                                                                                                                                                                                                                                                                          | No                |
| 4.14 Transportation Routes                                                                                           | Section 5 of the Applicants demonstrates compliance                                                                                                                                                                                                                                                                  | No                |
| Chapter 5 Transportation<br>5.9.1(1)<br>5.9.2                                                                        | Off street car parking requirements can be achieved.                                                                                                                                                                                                                                                                 | No                |

|                                |                                                            |    |
|--------------------------------|------------------------------------------------------------|----|
| 5.9.3                          | Vehicle loading is not required for the proposed activity. |    |
| Chapter 6 Hazardous Substances | Hazardous substances do not form part of the proposal      | No |
| Chapter 7 Utilities            | The proposal does not include facilities.                  | No |

### Summary

It is considered that at 29 January 2026, being the date the request for the Certificate of Compliance was granted, the proposal to undertake residential activity on a lot exceeding 2 hectares complies with the rules of the Operative Gore District Plan for activities within the rural zone and can be lawfully carried out as a permitted activity.

## 4.0 Administrative Matters

The costs of processing the application are currently being assessed and you will be advised under separate cover whether further costs have been incurred.

All works shall comply with Council's bylaws and other relevant requirements, including the obtaining of all necessary Building Consents or Sign Permits before the commencement of any works.

If you have any enquiries, please contact the duty planner on phone (03) 209 0330 or email [planning@goredc.govt.nz](mailto:planning@goredc.govt.nz).

Prepared by



Joanne Skuse  
Consultant Planner

Decision made by



Werner Murray  
Delegate

