

File Reference: RC250005

21 February 2025

John Raymond McLaughlin  
C/- Alyce Heine  
Davis Ogilvie & Partners Limited  
PO Box 156  
Greymouth

Via email: [alyce@do.nz](mailto:alyce@do.nz)

Dear Sir/Madam

**REQUEST FOR FURTHER INFORMATION – RC250005 – State Highway 6, Addisons/Virgin Flat.**

Thank you for your resource consent application as detailed above. I have reviewed your application and supporting documents and received initial comments from Buller District Council's (Council) building and infrastructure departments. I have also undertaken a site visit on 11 February 2025.

Pursuant to section 92(1) of the Resource Management Act 1991 (RMA), the following information is requested so that Council can better understand the details of the proposal and the actual and potential effects on the environment:

**Plans**

1. Provide updated/additional plans containing sufficient information, including that required under Section 13.2.1 of the Buller District Plan, to adequately define:
  - a) contours (based on mean sea level NZVD 2016) at an interval sufficient for the design of roads/access, stormwater infrastructure and building platform levels, and to show the general topography of the area, particularly around proposed building platforms;
  - b) the site constraints, including uncertified fill, identified in the report titled "Geotechnical Report for Subdivision", prepared by Davis Ogilvie;
  - c) proposed/potential building platform locations on each lot that align with the test pit locations from the report titled "Geotechnical Report for Subdivision", prepared by Davis Ogilvie, and are located clear of any existing or proposed easements and setback requirements from easements (e.g. electricity infrastructure setbacks);
  - d) areas of wetland and vegetation;

- e) all waterbodies and watercourses on the site, including identification of any waterways having an average width of 3 metres or greater;
- f) existing electricity and telecommunication infrastructure;
- g) the location of overland flow paths and secondary flow paths;
- h) areas of proposed excavation and fill, together with the existing and proposed finished contours for cuts and fills greater than 1m<sup>3</sup>. This should include excavation and fill necessary for the formation of roads/access and any excavation and fill required to create building platforms on the lots; and
- i) reconsideration of the status of proposed Lot 18 noting that Council consider proposed Lot 18 is not appropriate to vest as legal road as it is only servicing a limited number of lots and provides no through-road function for future connectivity/development, please amend the proposal accordingly.

### **Planning - general**

- 2. The application needs to include the cancellation of an existing amalgamation condition imposed under RC05/85; however, this is not referred to in the application. Please amend/acknowledge accordingly.
- 3. The application includes the creation of proposed right of way 'R' under the subdivision over Lot 2 DP360520 which is not land that is detailed as forming part of the application. Provide details/ clarification on this.
- 4. Page 18 of the application refers to a volunteered consent notice to be registered on the titles for each lot limiting residential development to one main dwelling and one minor dwelling. Provide wording for the volunteered consent notice (noting that there is no definition of a minor dwelling in the Buller District Plan).
- 5. Page 24 of the application states the proposed subdivision will not have reverse sensitivity effects on existing surrounding land but does not consider in detail the potential reverse sensitivity effects with respect to existing agricultural activities. Given that written approvals have not been provided from surrounding landowners, provide a more detailed assessment of potential reverse sensitivity effects and any measures to avoid, remedy or mitigate those effects.
- 6. The site will be accessed from State Highway 6. Provide evidence of/outcomes from any engagement with NZTA Waka Kotahi, including agreement on the proposed new access location and design.

### **Landscape and visual effects**

- 7. The application acknowledges that as a result of the subdivision the landscape will change from rural to rural-residential in nature. Page 23 of the application details that *“adverse effects resulting from the additional rural-residential allotments, will be more*

*than minor, and will be mitigated by the requirements of the TTPP*". Whilst part of this sentence may be a typographical error, it is unknown what aspects of the proposed Te Tai o Poutini Plan (TTPP), which is currently still being deliberated on, would mitigate the potential adverse landscape and visual effects of the proposal.

Provide a landscape and visual assessment of the proposal, prepared by a suitably qualified and experienced person. The assessment should be guided by the "Te Tangi a te Manu – Aotearoa New Zealand Landscape Assessment Guidelines" and specifically include consideration of setbacks and/or necessary restrictions for built development to avoid, remedy or mitigate the landscape and visual effects of built development on the proposed lots.

### **Ecological effects**

8. The application notes there is a combination of exotic and indigenous vegetation on the site, and this was confirmed during the site visit. There appears to be areas of regenerating indigenous vegetation present, and birds were observed in/around waterbodies, however it is unknown what ecological values exist on the site.

Provide an ecological effects assessment of the proposal, prepared by a suitably qualified and experienced person, that addresses the following matters (as a minimum):

- a) the identification and delineation of any waterbodies and natural wetlands on the site (if any);
- b) the ecological values and significance of vegetation and habitats on the site (with consideration of the relevant criteria under the Buller District Plan, West Coast Regional Policy Statement and proposed TTPP); and
- c) consideration of any necessary restrictions for built development and land use to avoid, remedy or mitigate effects on ecological values.

### **Potentially contaminated site**

9. The application and the completed declaration form relating to the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health 2011 (NES-CS) details that the NES-CS does not apply to the activity. However, page 8 of the application refers to mining activities previously being undertaken on the site which falls under Category E "Mineral extraction, refining and reprocessing, storage and use" of the Hazardous Activities and Industries List (HAIL).

Provide an updated declaration and an assessment of the proposal, with supporting technical information as necessary, against the NES-CS.

## **Roading**

10. Provide a Design and Access Statement, prepared by suitably experienced chartered professional engineer practising in civil engineering, in accordance with NZS4404:2010 for the proposed road/rights of way, including turning head, and vehicle crossings (including stormwater design and any culvert designs/assessment as required). A signed Schedule 1A Certificate must be submitted with the Design and Access Statement.
11. Provide an assessment to confirm whether new vehicle crossings/road intersections will comply with NZS4404:2010 in terms of sight distances and spacings.

## **Wastewater**

12. Provide an engineering report, prepared by a suitably experienced chartered professional engineer practising in civil engineering, confirming the suitability of the site for wastewater disposal to land, including any requirements for discharge permit/s (if applicable) from the West Coast Regional Council and recommendations for suitable system design(s).

## **Stormwater**

13. Provide an engineering report, prepared by a suitably experienced chartered professional engineer practising in civil engineering, to demonstrate how stormwater from rural-residential use of the proposed lots will be managed to ensure that discharge from each lot will be maintained at pre-development levels. This information should include, but is not limited to:
  - a) stormwater catchment and design calculations for 10% AEP and 1% AEP rainfall events, using the HIRDS – NIWA RCP8.5 scenario for rainfall intensity;
  - b) supporting calculations using TP108 methodology for the catchment areas profiles, including pre-development versus post-development for the site for 100yr ARI and dispersion pipe calculations;
  - c) results of soakage tests on each allotment;
  - d) stormwater plans showing secondary flow paths/ overland flow paths with anticipated volumes;
  - e) tank details for stormwater attenuation within each lot;
  - f) hydrological assessment; and
  - g) easements and freeboard.

## **Water**

14. There is a Council-managed stock water supply running through the site along the accessway to 8942 State Highway 6. There is no easement marked on the proposed scheme plan and Council requires an easement to be registered over this water main pipeline along the route.

*Note: This water source is not intended for human consumption and any illegal connections to this supply will be considered a violation of the Council Water Supply Bylaw and the Water Services Act 2021.*

## **Electricity supply and telecommunications**

15. Provide additional details on the proposed electricity supply for the proposed lots, including the location of existing lines and proposed connection points into the site, reticulation within the site, and proposed easement locations (where these will be required).
16. Provide confirmation of supply/capacity from the electricity provider that the site can be adequately serviced.
17. Confirm whether the electricity supply will be underground from the existing infrastructure and whether consent will be required under the electricity utility rules of the Operative Buller District Plan.
18. The application contains no details on the supply of telecommunications for the proposed lots. Please provide comment.

Section 92A of the RMA requires you to respond to the Council by 14 March 2025 (being 15 working days from the date of this request) by either:

- (a) Providing the information requested by 14 March 2025;
- (b) Telling Council, in a written notice, that you agree to provide the information. Council must then set a reasonable time within which you must provide the information and give you written notice of the date by which you must provide the information. If you are aware of any circumstances that may affect the time within which you can provide the information requested, please advise of these in your written notice, as Council may be able to take them into account in setting the time within which you must reply, or
- (c) Telling Council, in a written notice, that you refuse to provide the information

If you do not respond in one of the three ways set out by 14 March 2025, section 92A(3) of the RMA requires Council to continue processing your application. Please note that under section 104(6) of the RMA, Council may decline an application for resource consent on the grounds that it has inadequate information to determine the application.

Please contact me at 0275 975 831 or [jessica@hollisplanning.co.nz](mailto:jessica@hollisplanning.co.nz) if you would like to discuss any matters relating to this letter.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'JH', is positioned above the printed name.

Jess Hollis  
**Consultant Planner**