

RFI Response – RC 240052

Please find below the response to the request for further information relating to RC 240052.

Plans

1. Provide updated/additional plans, containing sufficient information to adequately define:

a) dimensions of the proposed lots, and of the road, rights of way and other easements on the scheme plan. Please also note that Council staff consider proposed Lot 22 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 see updated rev C Scheme plans attached. This now includes staging plans with the ROW's shown. It also includes an overall plan with the balance lot and land proposed to be amalgamated.

b) the proposed stormwater easements referred to in, and shown in Appendix A of, the Infrastructure Servicing Report (on proposed Lots 2, 4, 5, 8-10 and 21) on the scheme plan;

- Please see updated rev C Scheme plans attached. Easements are shown on the scheme plans. The wetlands are also shown on the scheme plans along with the 10m setback from the wetland and the 1% Storm with 500 freeboard overlay. A separate consent has been applied for from the regional council for earthworks and discharge to the wetlands.

c) the proposed status of the reserve located within proposed Lot 23. Please note that Council staff consider the reserve is not appropriate to vest in Council;

- Please see updated rev C Scheme plans attached. Lot 23 has been removed and added to Lot 21.

d) staging plans (the application refers to the subdivision being undertaken in two stages);

- Please see updated rev C Scheme plans attached. Plans are now shown in stages.

e) the location of a proposed building platform on each lot that is considered appropriate from an engineering perspective, including to address potential flood hazards (noting the application details that "each allotment has an area that is flat, being located on plateaus, which would be suitable for building construction"). Please also see further requests under the heading 'subdivision suitability' of this letter;

- Please see updated rev C Scheme plans attached. The building platforms shown are proposed to be formalised onto the title of each lot as the area for which the future owner must build in. We proposed this be via a consent notice. Draft wording attached separately.

f) contours (based on mean sea level) 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;

- Please see updated rev C Scheme plans attached. Contours are shown over the site to show the general topography and were used for the design of the site infrastructure.

g) the location of overland flow paths and secondary flow paths;

- Please see the Stormwater Design Report rev B and the updated rev C Scheme plans, both attached.

Secondary flows follow the same alignment as primary flows, that being contained within the roadside swales as shown on C401 in the Stormwater Design Report rev B. These in turn convey both primary and secondary flows to the wetlands and existing culverts along Wilsons Lead Road.

Overland flows are the same as the secondary flows for the roading network, following the roadside swales and swales discharging to the wetlands and existing culverts along Wilsons Lead Road. Overland flow from the proposed lots either discharges towards the wetlands/gullies, or towards the peripheral roads/neighbouring property to the south, as already occurs in the predeveloped state. Please see contours shown on the updated rev C Scheme plans, for clarity.

h) the location and dimensions of the bund proposed along the south-east boundary of the site;

- Please see updated rev C Scheme plans attached. This bund has been removed, as no longer required. Please refer to the Landscape Assessment also attached, which identifies necessary mitigation measures to support this proposal.

i) the area of native vegetation on proposed Lot 3 referred to in the application to remain in its present state, and any other areas of vegetation to be retained as part of the application, and details of the proposed protection mechanisms;

- This RFI has already been resolved, however, please also refer to the attached Landscape Assessment re vegetation to be retaining and that proposed. We propose the landscaping identified in the Landscape Assessment be protected via a consent notice. Draft wording attached separately.

j) areas of loose fill; and

- There are no areas of loose fill on the site, the site is more or less natural ground at present. It is however noted that loose fill was identified in two of the test pits, but is not understood to be the norm across the site. This aside, all buildings are required to be established on 'good ground', which can be achieved on all of the proposed building platforms.

k) areas of proposed excavation and fill, together with the proposed finished contours for cuts and fills greater than 1m³. This should include excavation and fill necessary for the formation of roads/access and any fill required to achieve minimum building platform levels on the lots as referred to in the Stormwater Design Report (note specifically that the report states that "Lot 5 may require to be filled to provide the area required to establish a building platform. This will need to include a wastewater treatment area that is above flood level for soakage").

- Please see attached cut/fill plan, updated rev C Scheme plans and updated Subdivision Suitability Report dated 12 March 2025.

Road cut/fill depth and volumes for each stage are shown as requested.

As per the rev C Scheme plans and Subdivision Suitability Report, no building platform needs fill to achieve the minimum building platform level suitable to build on. As shown by the 1% storm plus 500 free board, the proposed building platforms are clear of this overlay. As a result, the existing building platform levels are all above the modelled storm and therefore do not require alteration to be suitable to build on.

Wastewater treatment is proposed to be acceptable anywhere within a lot so long as 1.5m from any boundary, 10m from the wetlands (solid pink line) and clear of the 1% storm plus 500 free board overlay, as shown on the rev C Scheme plans. A separate consent from the Regional Council has been applied for, for each of the 21 Lots.

Planning - General

2. The application form refers to "sign-off" from immediate neighbours, however no written approvals have been attached. Provide any written approvals where available.

- This RFI has already been resolved, however, to clarify, no written approvals will be provided.

3. The application form does not provide any details of proposed covenants or consent notices, however there are two covenant documents attached to the application and the Stormwater Design Report details that consent notices will be required to impose minimum building platform levels. Provide:

a) additional details on the covenant documents supplied, including whether these form part of the application and whether any building and development restrictions are considered necessary to address potential adverse effects. Where considered necessary to address potential adverse effects these restrictions should be proposed as consent notices as part of the subdivision application; and

- Please ignore any previous covenant/consent notice detail provided. See separately attached draft consent notices to address recommendations of the various technical reports.

b) details of any proposed consent notice conditions, including those required to address engineering issues and natural hazards as detailed in the Infrastructure Servicing Report, Stormwater Design Report and Subdivision Suitability Report (and any subsequent updated versions of these documents).

- See 3a) above.

4. The application form and 'information to support resource consent application' does not acknowledge the potential for flooding on the site and only refers to a large earthquake event, however the Stormwater Design Report has identified flood affected lots. Provide an updated assessment of the potential for natural hazards on the site and the proposed measures to avoid, remedy or mitigate the effects of those hazards.

- Please see attached updated Site Suitability Report dated 12 March 2025, Section 6, which address this RFI.

5. The application form notes that there is an area of wetland at a lower elevation in the north of the site and during a site visit by a Council staff member it was confirmed that there are a number of natural depressions across the site. Provide an ecological assessment, prepared by a suitably qualified and experienced person, that addresses the following matters (as a minimum):

a) the identification, and delineation on a plan, of any natural wetlands and waterbodies on the site, including confirmation of any waterbodies that may have a hydrological relationship with the wetland area identified on proposed Lot 23;

- Please see attached updated Ecological Assessment dated 11 May 2025 and updated rev C Scheme plans. The wetland overlay has been shown on the scheme plans to show the proposed building platforms relative to the wetland.

b) the ecological values and significance of any identified natural wetlands and waterbodies on the site;

- Please see attached updated Ecological Assessment dated 11 May 2025. Please note, the table has been updated to note connectivity is not significant.

c) consideration of any necessary restrictions for built development and land use to avoid, remedy or mitigate effects on those ecological values; and

- Please see attached updated Ecological Assessment dated 11 May 2025, Section 5.5. It is clear from this section that no significant adverse effects result from this proposal. This report does make some recommendations, however, does not require these be considered with respect to their assessment and only provide these recommendations for the applicant to consider to self-impose should they wish to do so. Given the recommendations of the Landscape Assessment, the recommendations in 5.5.1 will generally be achieved. The other recommendations being 5.5.2 and 5.5.3 are not proposed to be formalised by the applicant.

d) confirmation of any associated resource consent requirements under the Operative Buller District Plan (Riparian Margins), Proposed Te Tai Poutini Plan (Chapter NC – Natural Character and Margins of Waterbodies), relevant West Coast Regional Council (WCRC) plan/s and/or the Resource Management (National Environmental Standards for Freshwater) Regulations 2020, relating to earthworks, discharge or future development on the proposed lots.

- Please see attached updated Ecological Assessment dated 11 May 2025. We can confirm consent has been applied for in relation to earthworks, stormwater discharge and wastewater disposal for each lot from WCRC separately.

With regard to the Operative Buller District Plan and the Proposed Te Tai Poutini Plan, on our review, neither of these apply. With regard to the NES for Freshwater, this is being addressed with the WCRC application.

6. Provide a landscape and visual assessment prepared by a suitably qualified and experienced person. The assessment should address the following matters (as a minimum):

a) landscape, character and visual amenity effects, and coastal influences affecting the site;

- See attached Landscape Assessment. The proposed planting mitigation and site improvement measures are proposed to be established as part of developing the site and prior to issuance of the 224c certificate. These include:

- Establish planting in accordance with the Landscape Assessment 9.0 Landscape Mitigation Plan and 10.0 Plant Species Palette
- Removal of invasive species from the site including gorse, blackberry and ragwort
- Retain any native vegetation that is located within the identified planting areas
- Ensure plant species are eco-sourced from the Foulwind Ecological District, if possible
- Ensuring plants within the 3m wide native plant strips are planted at the earliest opportunity and are a minimum of 0.5-1m tall at the time of planting
- Undertake over-sowing or hydroseeding of disturbed areas with grass as quickly as possible following construction

The ongoing maintenance and requirement for mitigation measures to remain are to be consent noticed onto the relevant titles. Additionally, the proposed design standards are to be consent noticed onto all titles. See separately attached draft consent notices.

b) the visibility of future built development on the proposed lots when viewed from Wilsons Lead and Tauranga Bay Roads, including consideration of setbacks and/or necessary restrictions for built development to avoid, remedy or mitigate the potential adverse effects of built development on the proposed lots;

- See attached Landscape Assessment and 6a) above regarding the proposed consent notice.

c) a proposed draft planting plan for the bund proposed along the south-east boundary of the site to achieve its intended objectives, and proposed landscape and planting plan for any other areas of planting/screening considered necessary; and d) consideration of the operative zoning as General Rural under the Operative Buller District Plan, including Objective 4.4.4.1 relating to protection of the overall integrity and character of the rural environment, and the proposed zoning as General Rural and Coastal Environment under the Proposed Te Tai Poutini Plan (in contrast to the applicant's submission on the TPP to rezone the land to Rural-Residential which is yet to be considered by the hearing commissioners).

- See attached Landscape Assessment and 6a) above regarding the proposed consent notice.

7. Provide an assessment of potential reverse sensitivity effects with respect to existing rural activities surrounding the site, and any measures to avoid, remedy or mitigate those effects.

- See attached Landscape Assessment and 6a) above regarding the proposed consent notice.

8. Page 16 of the application form states "Reserves contributions expected to be payable for two allotments, which will provide funds for upkeep of various amenities around the district". Provide further discussion on why only two allotments should be considered for a reserves contribution under the Operative Buller District Plan.

- This RFI has already been resolved, however, to reconfirm, this was a typo, reserves contributions to be: 8 lots for Stage 1 and 12 Lots for Stage 2. Being 20 in total. (21 Lots proposed – 1 existing site)

Roading

9. Provide a Design and Access Statement, prepared by a suitably qualified and experienced person, in accordance with NZS4404:2010 for the proposed rights of way and vehicle crossings (including stormwater design). A signed Schedule 1A Certificate should be submitted with the Design and Access Statement. Please also see further requests under the heading 'stormwater' of this letter.

- For this item, we are somewhat confused as to the schedule 1A request. These certificates are only issued as part of engineering acceptance and approval post consent issuing, as we are to certify our design is in accordance with the consent conditions. See below screen shot from NZS4404:2010's schedule 1A form.

Ihave the qualifications and experience relevant to this project as set out herein and have designed the land development/subdivision and confirm that the design is to current engineering practice, and that I believe on reasonable grounds that it satisfies all relevant resource consent conditions, all relevant(insert name of authority) requirements and applicable codes and standards.

We would suggest it would be more appropriate to provide a schedule 1A post consent, when we seek engineering acceptance. We can confirm the roading and stormwater reports have been overseen and signed off by CPEng engineers, who are both suitably qualified in each space.

10. Provide an assessment to confirm whether new vehicle crossings will comply with NZS4404:2010 in terms of sight distances and spacings.

- This RFI has already been resolved, however, see below comments as a reminder:

Wilsons Lead Road is a Collector Route under the Operative District Plan.

The Operative Plan does not provide for sight distances and access spacing in the Access 7.4 for Collector Routes, this only covers Strategic Routes.

Sight distances and spacing from the proposed entranceway are:

From main entrance to be Diagram 'D' construction, sight to the northwest is 220m to the Tauranga Bay Road intersection and more than 250m to the southeast. See photos below.



Figure 1. Looking northwest from main access



Figure 2. Looking southeast from main entrance

From the access point to Lot 5 distances of sight are 75m to the Tauranga Bay Road intersection and more than 250m to the southeast.

Separation of entranceways can be seen in the image below.



Figure 3. Access separation on Wilsons Lead Road

From the access to Lot 5 it will be approximately 77m to the access to Lot 1 DP 15945 on the opposite side of Wilsons lead Road. From the main access point it is approximately 70m to the access to Lot 1 DP 15945 on the opposite side of Wilsons lead Road and 42m to the access to Lot 1 DP 19769 on the opposite side of Wilsons Lead Road.

Subdivision Suitability

The Areas A-O investigated in the Subdivision Suitability Report (dated May 2022) do not correspond to the proposed lots, particularly in the southern corner and along the south-east boundary of the site. Additionally, the proposed stormwater easements referred to in, and shown in Appendix A of, the Infrastructure Servicing Report (on proposed Lots 4, 5, and 8-10 in particular), and the flooding constraints on these lots, will reduce the developable land available, however this has not been discussed in report.

11. Provide an updated subdivision suitability report that corresponds with the proposed layout of the subdivision and takes into account the Infrastructure Servicing Report and the findings of the Stormwater Design Report (and any subsequent updated versions of these documents). The updated report should include:

a) an updated assessment of the potential for natural hazards on the site, including the potential for flooding as identified in the Stormwater Design Report, and the proposed measures to avoid, remedy or mitigate the effects of those hazards.

- See attached updated Subdivision Suitability Report dated 10 March 2025. Section 6 provides an assessment of these potential hazards and Section 8 recommendations. Please see draft consent notices attached separately that capture these recommendations.

b) identification of suitable building platform locations on all proposed lots (taking into account the findings of the Stormwater Design Report);

- See attached updated Subdivision Suitability Report dated 10 March 2025 and updated rev C Scheme plans, which show all the proposed building platforms.

c) any specific recommendations for foundations and on-site servicing for the proposed lots;

- See attached updated Subdivision Suitability Report dated 10 March 2025, Section 7.1.

d) specific consideration/evidence of the developable land area available on Lots 4, 5, and 8-10 to accommodate building platforms and on-site servicing/disposal areas (taking into account the constraints on those lots). This should include evidence of the land area available for infrastructure such as wastewater primary and reserve disposal areas, and stormwater management;

- See attached updated Subdivision Suitability Report dated 10 March 2025, Section 7. We have separately applied for consent from WCRC for wastewater disposal for all the proposed lots. Stormwater will be dealt with via individual soakpits established at time of building consent. See separately attached draft consent notices.

e) details on the likelihood of any discharge permits being required from WCRC for stormwater and wastewater disposal on the proposed lots, and the potential for any barriers to obtaining any such permit/s (if required); and

- See attached updated Subdivision Suitability Report dated 10 March 2025, Section 7. We have separately applied for consent from WCRC for wastewater disposal for all the proposed lots. All other services can be provided for at time of building consent.

f) confirmation of the proposed arrangements for fire-fighting water supply for the proposed lots, including proposed consent notice wording and any consultation that has occurred with the New Zealand Fire Service.

- This RFI has already been resolved, however, see below comments as a reminder:

It is proposed that all water on site be via stormwater fed tanks to provide for firefighting purposes.

Consent notices regarding this are expected. See below:

Upon the construction of a habitable building, a minimum of 45,000 litres of water shall be maintained at all times as a static firefighting reserve. Alternatively, a 7,000 litre firefighting reserve is to be made available in association with a sprinkler system installed to an approved standard. Sufficient water volume, pressure and flows shall be provided in accordance with New Zealand Fire Service (NZFS) Fire Fighting Water Supplies Code of Practice SNZ PAS 4509:2008 and that this water supply be accessible by emergency vehicles for firefighting purposes; and a firefighting connection in accordance with Appendix B – SNZ PAS 4509:2008 is to be located within 90m of any proposed building on the site. In order to ensure that connections are compatible with NZFS (Fire and Emergency New Zealand) equipment, the fittings are to comply with the following standards:

a) Either: For flooded sources – 70mm Instantaneous Couplings (Female) NZS 4505, or for suction sources – 100mm Suction Couplings (Female) NZFS 4505 is to be provided.

b) Flooded and suction sources must be capable of providing a flow rate of 25litres/sec at the connection point/coupling. The Fire Service connection point/coupling must be located so that it is not compromised in the event of a fire.

c) The connection shall have a hardstand area adjacent to it to allow for a NZFS appliance to park on it. The hardstand area shall be located in the centre of a clear working space with a minimum width of 4.5m and shall be within 5m of the coupling. Access shall be maintained at all times to the hardstand area. d) Firefighting water supply may be provided by means other than the above if the written approval of Fire and Emergency New Zealand is obtained for the proposed method. 7. Pursuant to section 221 of the Resource Management Act 1991, a Consent Notice shall be imposed on the Record of Title of Lots 1 - 21 to ensure that the following conditions are met on a continuing basis. The Consent Holder is required to pay the costs of the Consent Notice.

Note that Fire and Emergency have not been consulted and this could be undertaken as part of the notification process.

Note: Council's infrastructure department has advised the information provided on wastewater may not be sufficient to assess the actual and potential effects of the proposal, however this cannot be determined until a full response to this section 92 request is received. Therefore, subsequent requests relating to wastewater will be deemed to form part of this section 92 request.

Stormwater

Council staff have noted the application proposes that stormwater on each lot is disposed to ground, however the soils are iron pan layers and do not accept on-site disposal for roof and hardstand areas. The proposal also indicates that the hard surfaces of roads be directed to the two low lying valleys (within Lot 5 and 9 and all of Lot 23). There is no indication of the hard surfaces for each lot for volumes if directed to these valleys, and what the downstream impact of this stormwater loading would be, including effects on downstream culverts and waterbodies.

- Though the underlying soils are iron pan our geotechnical engineer advises free draining gravels are located at a depth of 1.5m and will be suitable to infiltrate stormwater to ground. This will consist of the following:

- **In the carriageway scruffy dome manholes will be used with submerged outlet connected to a manhole with no base within a geotextile wrapped soakage field. The submerged outlet will help to trap silt and debris within the scruffy dome manhole prior to the soakage field. These will be located at low points within the roadside swales and opposite secondary flow paths draining between lots to the natural depressions within the site. Refer to the attached primary and secondary flow path plan with soak pit details included.**
- **Each lot to have a consent notice requiring the owner install soakage pits to drain roof and hardstand areas identified at building consent stage.**

Please refer to updated Stormwater Design Report rev B attached to address the below stormwater RFI's.

12. Provide further information on stormwater management for the proposal, including to show how stormwater from the proposed lots will be managed to ensure that discharge from each lot, and the

overall development, will be maintained at pre-development levels. This information should include, but may not be 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;

- Refer to updated Stormwater Design Report rev B

It's been agreed with Sarie, BDC's Development Engineer that it is acceptable to use the Rational Method to calculate runoff pre and post development for the 10% AEP and 1% AEP stormwater runoff for a range of rainfall events. HIRDS RCP8.5 scenario rainfall intensity have been used to calculate runoff.

b) in section 2.4 of the Stormwater Design Report, a factor of 2 was applied to the design permeability rate. Explain the reasons for this given that permeability testing was undertaken on site;

- Refer to updated Stormwater Design Report rev B

To allow for future clogging caused by silt and other debris entering the soakage system a factor of safety 2 applied to accommodate loss of performance over time. NZS4404 2010 section 4.3.7.9 also recommends a reduction factor of 50% or factor of safety 2 be applied.

NZS 4404:2010

4.3.7.9 Soakage devices

Soakage devices such as soak pits and soak holes, filter strips, infiltration trenches/basins, permeable paving, green roofs, and tree pits can also be considered for managing stormwater from roofs, parking areas, and roads.

Specific matters to be considered in soakage system design include:

- (a) Capacity adequate for a 10% AEP event;
- (b) Rate of soakage determined through a soakage test with an appropriate reduction factor (at least 0.5) applied to accommodate loss of performance over time;
- (c) Capacity to accommodate the maximum potential impermeable area;
- (d) Overland flow paths to accommodate flows in excess of the design storm;
- (e) Confirmation that the soakage system will not have an adverse effect on surrounding land and properties from land stability, seepage, or overland flow issues;
- (f) Soakage system to be located above static groundwater level;
- (g) Pre-treatment device to minimise silt ingress may be required;
- (h) Interception of hydrocarbons;
- (i) Access for maintenance.

For guidance on disposal using soakage on individual lots refer to NZBC clause E1/VM1.

c) supporting calculations for pre-development and post-development using TP108 Methodology for the catchment areas profiles, including pre versus post for site for 100yr ARI and dispersion pipe calculations;

- Refer to updated Stormwater Design Report rev B

BDC's Development Engineer agreed to use of the Rational Method to calculate runoff pre and post development for the 10% AEP and 1% AEP stormwater runoff for a range of rainfall events. HIRDS RCP8.5 scenario rainfall intensity were used to calculate runoff. NZS4404 2010 accepts the use of the Rational Method to calculate runoff for catchments under 50 ha, which the development is 27ha.

For catchments less than 50 ha, surface water run-off using the Rational Method will generally be accepted. For larger catchments, or where significant storage elements (such as ponds) are incorporated, surface water run-off should be determined using an appropriate hydrological or hydraulic model.

The New Zealand Building Code (NZBC) clause E1/VM1 provides guidance in the design of pipes, culverts, and open channel hydraulics.

d) modelling to assess the capacity of the existing culverts under Wilsons Lead Road to accommodate stormwater discharge from the development;

- Refer to updated Stormwater Design Report rev B

We propose to mitigate post-development flows to pre-development state via on site soakage and storage, with no increase in flows to the existing culverts under Wilson Lead Road.

e) confirmation that all calculations and recommendations for flood levels/floor levels take into account the effects of climate change over a 100-year period; and

- Refer to updated Stormwater Design Report rev B

Our initial flood and minimum building pad levels were derived without considering post development runoff effects. This allowed for climate change over a 100-year period. We propose to keep these levels as they are proposed, which is conservative, as the development will now mitigate post development runoff to the pre-development state.

f) clarification of the flood event design level (and climate change allowances) being used to inform the recommended minimum building platform level of R.L. 38.7m, and the amount of freeboard applied.

- Refer to updated Stormwater Design Report rev B

A 100-year return period rainfall event with HIRDS RCP8.5 scenario rainfall intensity were used to determine flood levels across Wilsons Lead Road, with 0.5m freeboard added to the worst case to determine the minimum building platform level of R.L. = 38.7m. A draft consent notice has been provided separately that captures this requirement.

Electricity supply

13. 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).

- Refer to attached updated rev C Scheme plans.

The power will be connected to the 11kV network, provided from the existing line located within Lot 1 DP 19769, which is a property also owned by the applicants. The exact location of the power easement in favour of Buller Electricity Ltd, is at present unknown and would be created at the time of the stage 1 survey.

14. Provide confirmation of supply/capacity from the electricity provider that the site can be adequately serviced.

- Confirmation from Buller Electricity is provided, see attached document.

15. 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.

- This RFI has already been resolved, however, see below comments as a reminder:

At present the proposal is to be bring the cables underground to the site from the existing infrastructure on the opposite side of Wilsons Lead Road. If this changes and a pole is used to cross Wilsons Lead Road then a consent to the Buller District Council for a new pole would be done if required.