

[Abstract]

Project Name: Sec 41 SO 13711 – Tauranga Bay Holdings

Project Number: 510322

## RFI Response – RC 240052

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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;

-Updated Scheme plans provided, Lot 22 has been changed and is no longer to vest as road.

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;

-Easements are now shown on the scheme plan.

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;

-This is now proposed as an open air covenant area, Lot 23 has been removed.

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

-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;

-This is going to be provided as part of the updated Site Suitability report.

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;

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

-This will be provided when the updated Site Suitability and Stormwater response is provided.

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

-The location of the bund has been shown on the scheme plan, the bund is proposed to be 1.5m high and 2.0m across, at the base.

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 was a typo in the consent, the site was predominantly covered in rough grazing and gorse. The gorse has been cleared.

j) areas of loose fill; and

-There is no areas of loose fill on the site, the site is more or less natural ground at present.

k) areas of proposed excavation and fill, together with the 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 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").

-At present the fill is unknown and in fact may not be necessary in regard to Lot 5. During the survey of the site proper ground level can be established, if a recommended floor level for the site is indicated in the updated report then this can be covered off with a consent notice. (for minimum floor level)

Note that the existing main access road has already been cut to a good subgrade (this is evident on aerial photography dating back to at least 2005. No significant cut is proposed in this area.

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.

-Initially it was proposed that neighbours consent be gained by the applicants, it is now proposed that the BDC notify those people they consider affected by the proposal. (limited notification)

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

-The restricted covenants attached as part of the application are intended as part of the consent. The covenants are proposed to address the adverse effects of the subdivision, noting that it will limit the sites to one dwelling (minimum floor area of 100sqm) and an additional structure of no more than 200sqm, all structures are to be built from new materials. The applicant's are happy to have the relevant covenants imposed as consent notices.

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).

-For reverse Sensitivity:

The rural environment incorporates a productive agricultural environment, where the amenity standards associated with the normal conduct of farming operations are to be maintained. The property owner or occupier shall not complain about effects of typical activities associated with rural land undertaken on neighbouring lots that are permitted rural activities.

These include activities such as fertiliser applications, operation of machinery, noise and smell associated with farming activities and other similar activities.

Other consent notices as detailed above to fit the relevant proposed restrictive covenants.

As per the attached landscape assessment, planting to also be undertaken around the extents of the site.

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.

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;
- b) the ecological values and significance of any identified natural wetlands and waterbodies on the site;
- c) consideration of any necessary restrictions for built development and land use to avoid, remedy or mitigate effects on those ecological values; and
- 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 ecological report for the site.

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;
- 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;
- 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).

-Please see attached landscape assessment, note this was done as part of the submission on the TPP, the planting and mitigation measures are intended to be adhered to.

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.

-There is existing farmland located to the south of the site. To protect against reverse sensitivity issues a bund is proposed along the southeastern boundary, this bund is proposed to be 1.5m high and 2.0m across at the base and planted with native shrubs/vegetation.

To protect the existing farming use of the neighbouring site we are happy to have a consent notice condition against all allotments that reads:

The rural environment incorporates a productive agricultural environment, where the amenity standards associated with the normal conduct of farming operations are to be maintained. The property owner or occupier shall not complain about effects of typical activities associated with rural land undertaken on neighbouring lots that are permitted rural activities.

These include activities such as fertiliser applications, operation of machinery, noise and smell associated with farming activities and other similar activities.

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 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.

-Please refer to the infrastructure and Servicing report, this has been signed off by Duncan Kemsley who is a civil CPEng. This constitutes a design and access statement.

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

-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.

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

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

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;

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

-An updated site suitability report is being worked on at present, once completed this will be forwarded through.

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.]

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-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 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.

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

-This information is forthcoming as it is still being worked on.

#### 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).





Figure 4. Power lines and approx. location of easement in favor of Buller Electricity Ltd

-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.

-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.