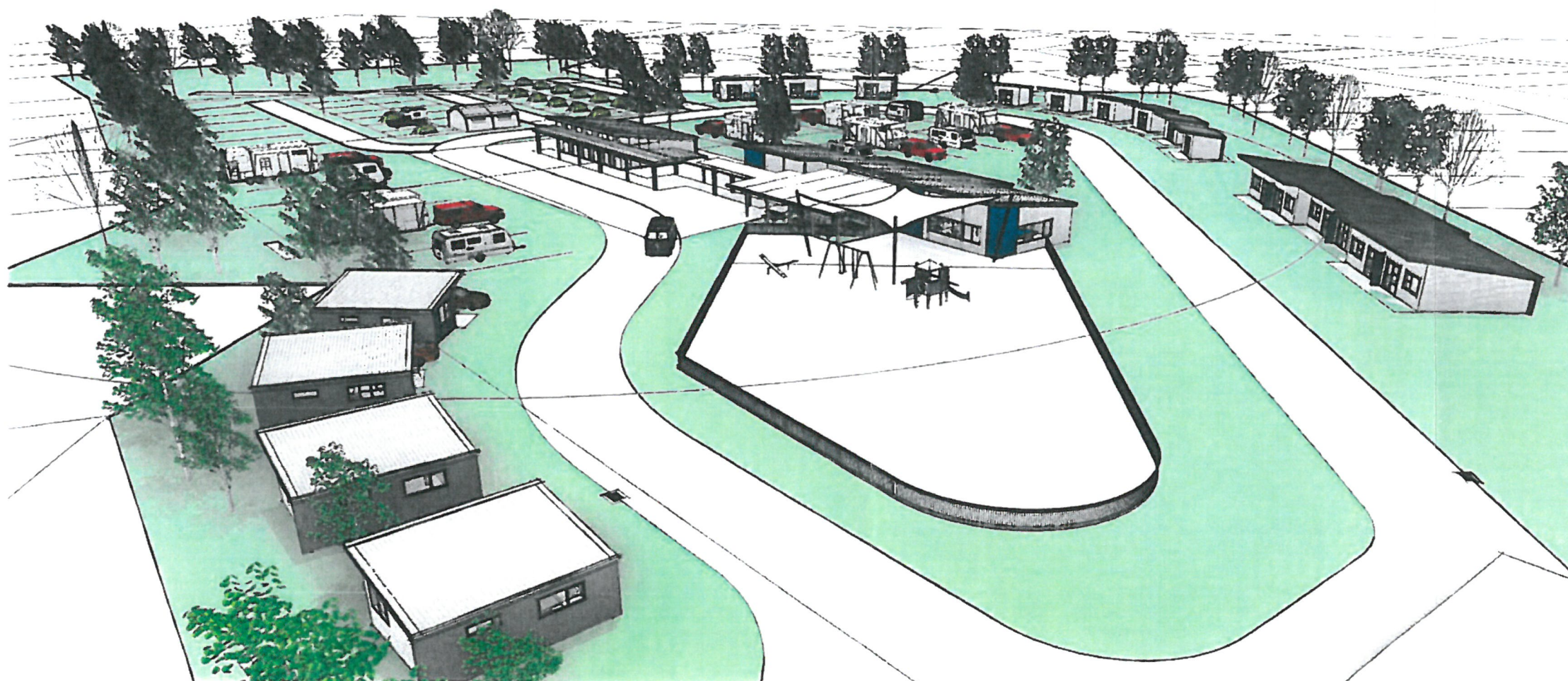


Appendix One – Applicants' Proposed Site Plan & Concept Sketches

DRAWING LIST - SKETCH DESIGN	
Sheet Name	No.
STORMWATER MANAGEMENT	SK02
PERSPECTIVES	SK04
PERSPECTIVES	SK05
CROSS-SECTIONS	SK06

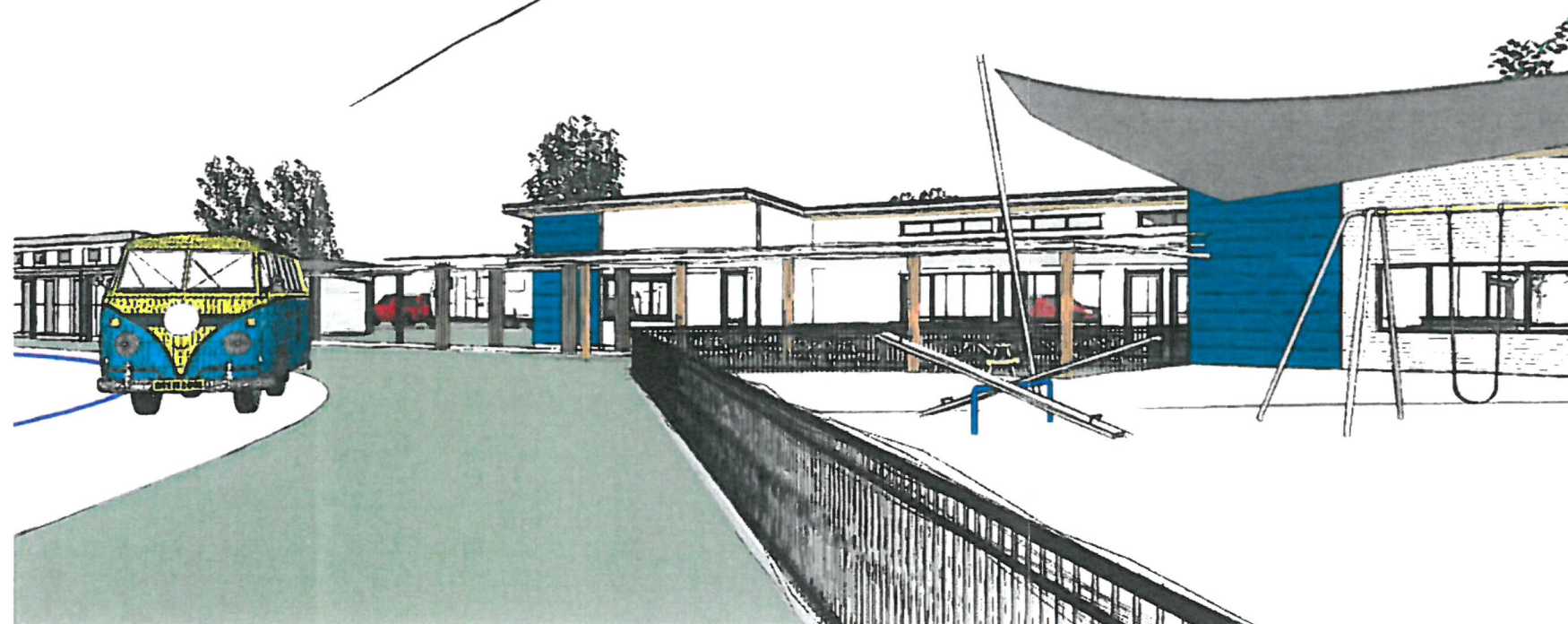




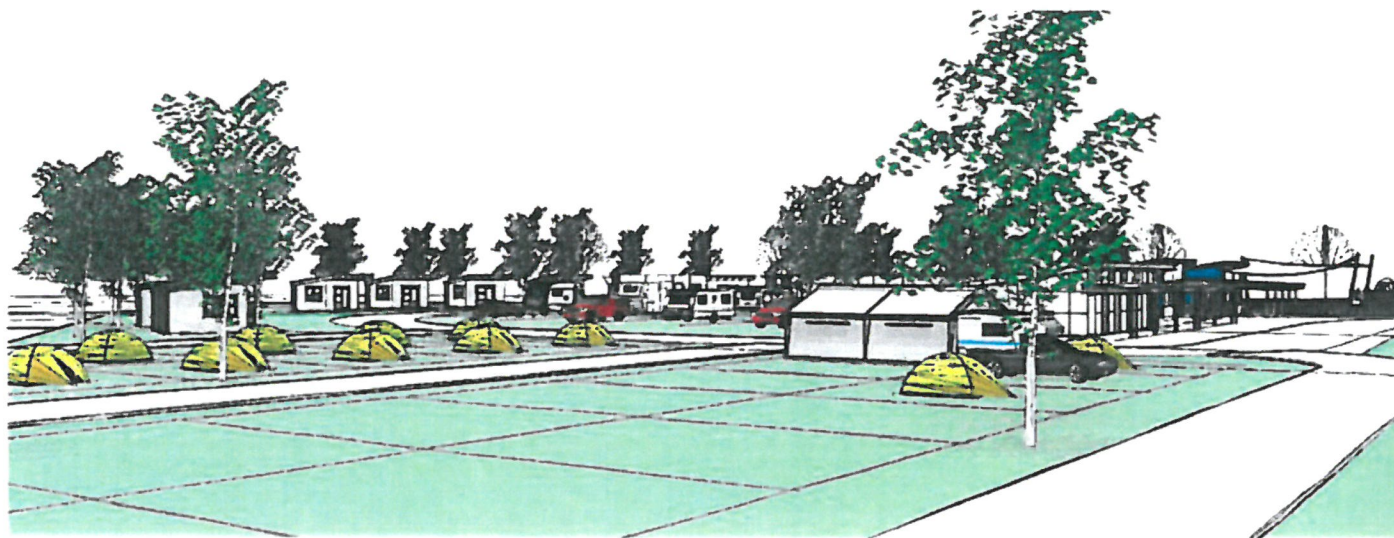
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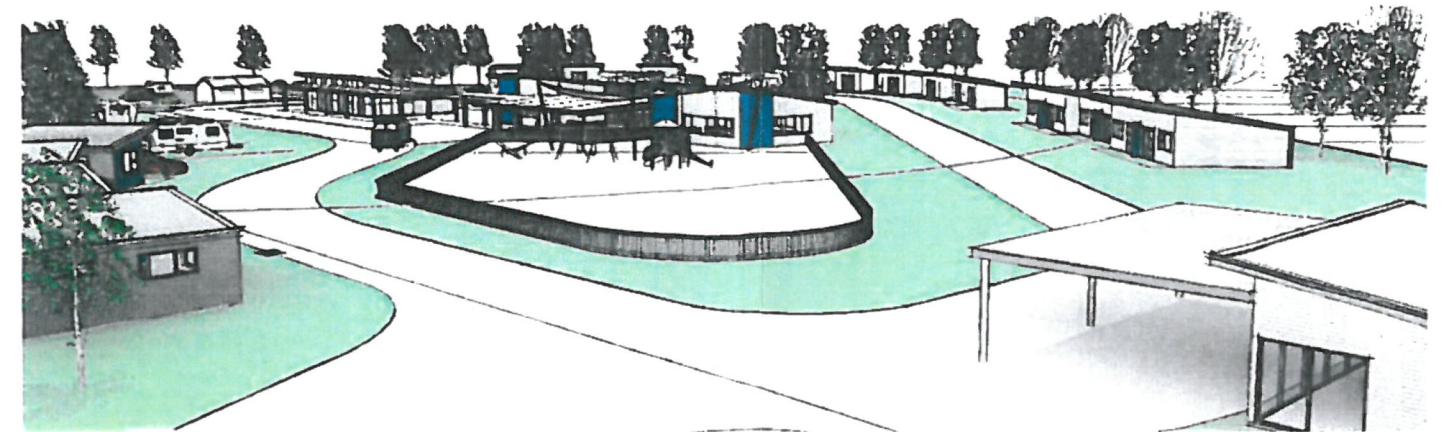
Ensuite



Play to Dining



3D View 1



3D View 2



3D View 3

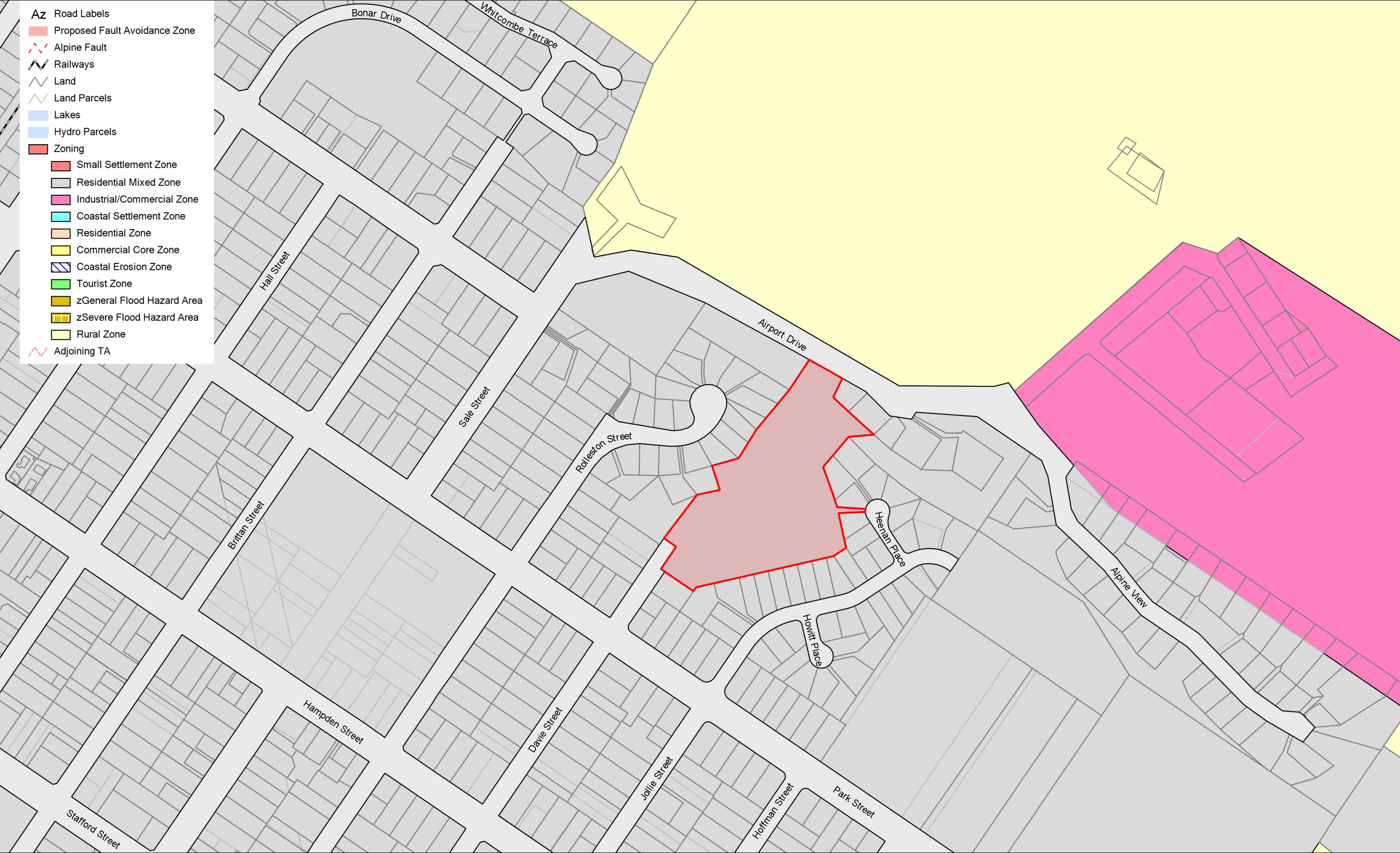


3D View 4

Appendix Two – Surrounding Area and Property Locations

RC160034 - Tuffy Investments Ltd - Zoning

Created By: anonymous
Print Date: 2/02/2017
Print Time: 10:27 AM



RC160034 - Tuffly Investments Ltd

Created By: anonymous
Print Date: 2/02/2017
Print Time: 10:24 AM



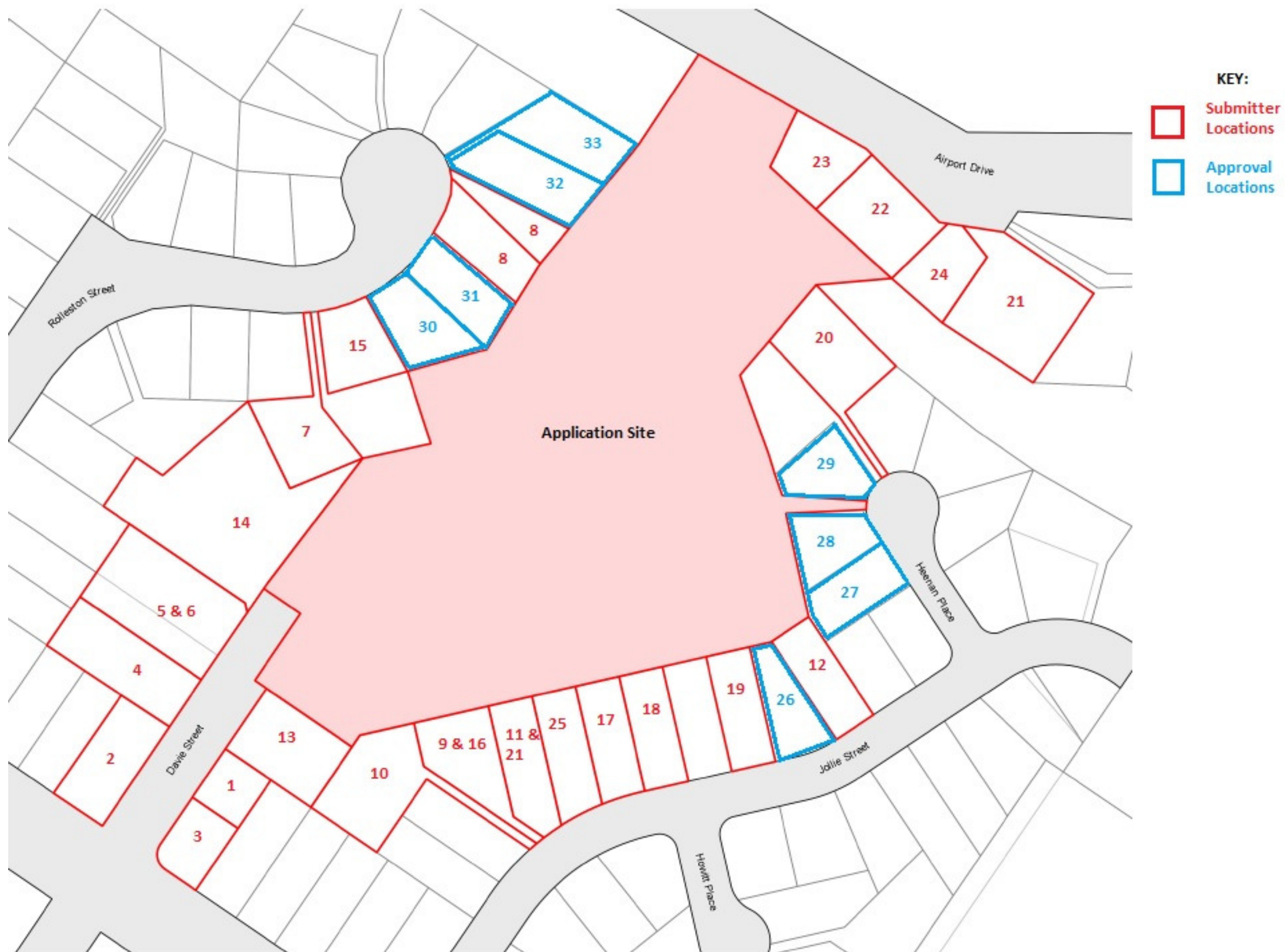
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Original Sheet Size A3

Projection: NZGD2000 / New Zealand Transverse Mercator 2000
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The information shown on this plan may not be accurate and is indicative only.
The Westland District Council accepts no responsibility for incomplete or inaccurate information.

	Submitter:	Address:	Interest in Property:
1	Jamie Marc & Rachel Kay Evans	148 Davie Street	Owner
2	Gary David Schroder	180 Park Street	Owner
3	Zoran Sever & Bei Wang	182 Park Street	Owner
4	Jackie Davidson	155 Davie Street	Owner
5	Grace Stephen	159 Davie Street	Occupier
6	Eli Brooking	159 Davie Street	Owner
7	Phillip Jones	178 Rolleston Street	Owner
8	Robyn & Lionel Gage	188 Rolleston Street 188a Rolleston Street	Owner Owner
9	Melanie McGrane & Murray Dijon	159 Jollie Street	Occupier
10	Jean Nelson	157 Jollie Street	Owner
11	Helen Pilcher	161 Jolie Street	Occupier
12	Angela Murtha	175 Jollie Street	Owner
13	Chris Bergman	150 Davie Street	Owner
14	Diane & Mark Dixon	163 Davie Street	Owner
15	Marie Mahuika-Forsyth	182 Rolleston Street	Occupier
16	Tineke Craig	159 Jollie Street	Owner
17	Ella Hurley	165 Jollie Street	Owner
18	Kevin Pearce	167 Jollie Street	Owner
19	Lelia De La Mare	171 Jollie Street	Owner
20	Paul Kerridge	9 Heenan Place	Owner
21	Trevor R Esson	8 Airport Drive 161 Jollie Street	Owner Owner
22	Murray Fleming	4 Airport Drive	Owner
23	David Bates	2 Airport Drive	Occupier
24	Pamela Byrne	6 Airport Drive	Owner
25	Dayle McMillan	163 Jollie Street	Owner

	Written Approval Given From:	Address:	Interest in Property:
26	Matthew Slaven	173 Jollie Street	Owner/Occupier
27	Susannah Mason	1 Heenan Place (Flat 2)	Owner/Occupier
28	Bevan Hall	3 Heenan Place	Owner/Occupier
29	Housing New Zealand	5 Heenan Place	Owner
	Judy-Ann Thompson	5 Heenan Place	Occupier
30	Jill Bishop	184 Rolleston Street	Owner/Occupier
31	Nancy Geer	186 Rolleston Street	Owner/Occupier
32	Mark Crompton	190 Rolleston Street	Owner/Occupier
33	Mark Crompton	192 Rolleston Street	Owner/Occupier



Locations of Submitters and Written Approvals
(Note: Numbering Corresponds with Table)

Appendix Three – Request for Further Information Letter

RC160034

23 December 2016

Tuffy Investments Ltd
C/- Coastwide Surveys
PO Box 194
Hokitika 7842

WESTLAND
DISTRICT COUNCIL

Westland District Council
36 Weld Street
Private Bag 704
Hokitika 7842

Phone 03 756 9010
Fax 03 756 9045
Email council@westlanddc.govt.nz

Attn: Lynda Watson

Via email: lynda@coastwidesurveys.co.nz

Dear Lynda

Resource Consent 160034 – Request for further information

Further to the close of submissions on the above consent application, and the various discussions which have taken place regarding stormwater management for the proposal, I have now received further feedback from Council's District Assets Department. The comments from the District Assets Department have been provided taking into account the stormwater assessment provided with the application, concerns raised by submitters, the discussions with submitters Paul Kerridge and Kevin Pearce during the site meeting and site visit on 13 December 2016, and initial feedback from Council's consulting stormwater engineer, Mr John Strange.

As discussed with you briefly on 19 December 2016, the submitters concerns regarding stormwater relate to (in their words):

1. The stormwater assessment does not accurately take into account all stormwater entering the site – i.e. submitters believe there are additional catchment areas which are not included, and also believe there are additional point source stormwater discharges to the site which have been ignored (the exact details of these have not been provided).
2. The concrete nib around the site and filling in of the open drains has resulted in a raised water table 'upstream' and impeded overland flows (interference with the natural servitude of surface runoff from other properties to the site).
3. The stormwater assessment makes no provision for secondary flowpaths, these need to be clearly identified and protected.
4. There is no assessment of the wider upstream effects resulting from the filling of the open drains.

Council's District Assets Manager, Vivek Goel, has commented that whilst the stormwater assessment (contained in Appendix E to the application) suggests that there will be no adverse effects to the adjoining properties and that all stormwater run-off has been taken into account, the recent site visit with neighbouring landowners has highlighted a potential issue regarding the flooding of neighbouring properties during rain events which may be attributable to, or be exacerbated by, the concrete nib wall which has been constructed around the perimeter of the site. It is noted that no engineering details have been provided/approved on the concrete nib wall although it is referenced on a stormwater plan with suggestion to remove a section/s to allow for overland flood discharge.

Mr. Goel has advised that additional information is required on the above and the matters raised by submitters to determine the extent of potential adverse effects on adjoining properties, and to provide recommendations on any necessary measures to avoid, remedy, or mitigate the adverse effects. Mr. Goel has also noted concerns with the physical works that have already been undertaken on the site, which in the absence of any detailed information and engineering certification, may now require a long term maintenance bond to be put in place.

In summary, the following information is required, under Section 92 of the Resource Management Act 1991 (RMA), to address the above:

1. Please provide further information, with supporting evidence as necessary, to address points 1 – 4 of this letter above, including any remedial works now required, and any recommended conditions of consent;

Responding to this request:

Within 15 working days from the date of this letter you must either:

- Provide the requested information; or
- Provide written confirmation that you can not provide the information within the timeframe, but do intend to provide it, and an estimated timeframe within which you will provide it. Council will then set a reasonable timeframe for the provision of the requested information; or
- Provide written confirmation that you do not agree to provide the requested information.

Please note that the above information is considered necessary to inform the assessment and recommendations of the s42A planning officer's report for the hearing. Council also reserves the right to commission a specialist report under Section 92(2) of the RMA should the response to this letter demonstrate that this is necessary.

Please do not hesitate to contact me on 03 788 8113 if you have any questions or concerns regarding the above request or the further processing of the application. I will be returning from leave on Monday 9 January 2017.

A handwritten signature in black ink, appearing to read 'Jessica Hollis' with a stylized flourish at the end.

Jessica Hollis
Consultant Planner

Appendix Four – Persons Served with Notice of Application

Name	Address1	Address2	Address3	Address4	S/M
Westland District Council	Private Bag 704	Hokitika 7842			Sir/Madam
LJ & RM Gage	188 Rolleston Street	Hokitika7810			Sir/Madam
TJ & WA Bedford	166 Hall Street	Hokitika 7810			Sir/Madam
Marram Trust	PO Box 24006	Manners Street	Wellington 6142		Sir/Madam
PE & KM Jones	178 Rolleston Street	Hokitika 7810			Sir/Madam
MW & DE Dixon	163 Davie Street	Hokitika 7810			Sir/Madam
E & P Brooking	26 Sunview Heights	RD 1	Richmond	Nelson 7081	Sir/Madam
JA Davidson & JI Te Whata	155 Davie Street	Hokitika 7810			Sir/Madam
G & IS Schroder	180 Park Street	Hokitika 7810			Sir/Madam
S Zoran & B Wang	182 Park Street	Hokitika 7810			Sir/Madam
JM & RK Evans	148 Davie Street	Hokitika 7810			Sir/Madam
CC Bergman	150 Davie Street	Hokitika 7810			Sir/Madam
JE Nelson	157 Jollie Street	Hokitika 7810			Sir/Madam
TE Craig	C/- J & D Craig	83 Bealey Street	Hokitika		Madam
TR Esson	8 Sirport Brive	Hokitika 7810			Sir
DJ McMillan	163 Jollie Street	Hokitika 7810			Sir
HJT & EAL Hurley	165 Jollie Street	Hokitika 7810			Sir/Madam
KN Pearce	167 Jollie Street	Hokitika 7810			Sir
LR De La Mare	171 Jollie Street	Hokitika 7810			Madam
TJ & AJ Murtha	11 Dalton Street	Hokitika 7810			Madam
BD Morrison	16 Kenwyn Avenue	St Albans	Christchurch 8052		Sir
PD & AP Kerridge	9 Heenan Place	Hokitika 7810			Sir
MS Goodhew & PH Byrne	49 Revell Street	Hokitika 7810			Sir/Madam
MD Fleming	4 Airport Drive	Hokitika 7810			Sir
Hamilton Family Trust	PO Box 247	Hokitika 7842			Sir/Madam