



# COASTWIDE SURVEYS LTD

LAND SURVEYORS

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Your Ref:

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1137

1 September, 2016

Jessica Hollis  
Consultant Planner  
Westland District Council  
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Dear Jessica

## **RESOURCE CONSENT RC160034 – Request for further information**

In reply to your letter dated 24 May 2016.

### 1. Stormwater

An amended Stormwater Assessment, prepared by Bryce Weal of Stiles and Hooker, is attached. This replaces Appendix E of the application. The stormwater assessment includes an assessment of total stormwater volumes into the site from all sources, detailed design and soakage testing, layout plans showing the proposed stormwater infrastructure and proposed easements, identification of all existing private stormwater discharges onto the site, effects on adjoining properties, and requirements for ongoing future maintenance of the proposed stormwater infrastructure.

Private stormwater discharges onto the site have been identified by visual inspection and by researching of the Council property files. The property files show that many of the properties are discharging stormwater to the Council system in Heenan Place or Jollie Street. There are currently five properties we have identified as discharging stormwater onto the campsite. These are discussed in more detail in Section 6 of the stormwater report. Please note that there are six properties discussed in the stormwater assessment, as all discharges have been included in the interests of completeness. The property at 159 Jollie Street discharges ground surface water onto the campsite, rather than stormwater, and therefore no stormwater easement is required for this property.

Due to the limited information available from the property files, it is difficult to determine exactly which of these discharges are legal or illegal. For this reason, the design of the stormwater system on the campsite (attached as the new Appendix E) will accommodate all of the current stormwater discharges. This will ensure that the properties that are currently discharging stormwater to the campsite, will retain this ability to do so, and there will be no adverse effects relating to stormwater disposal for any of these properties.

Easements will be granted to the properties that discharge into the soakpits on the campsite, to allow for the discharge and to allow for access for maintenance. These easement areas

are shown on the plans included in the stormwater assessment, and in the Proposed Easement plan and Schedule of Easements attached as Appendix K. These easements will be defined and registered after the stormwater design has been confirmed and approved by the Council, and stormwater works are completed. There is an existing stormwater drainage easement in gross registered on the title for the site as EI 6430936.4. This will be surrendered following the registration of the new easements.

The Proposed Conditions of Consent 10. Stormwater have been updated in the revised consent application on Page 26.

## 2. Roading

A plan is attached showing the proposed layout of the road and footpath, overlaid on a plan of the existing formation. This plan has been added to Appendix F of the application.

There will be no change to the existing sealed formation of Davie Street for most of the length of Davie Street. The access to the camp ground will be formed to 7.0 metres wide, from the end of the existing formation. A 1.5m wide footpath will be installed on the east side of Davie Street, to the campground entrance.

There will be no change to sightlines for properties on the west side of Davie Street. There will be a minor change for the properties on the east side of Davie Street, with the installation of the footpath. However the footpath will be more than 4 metres from the road boundary, so there will be adequate visibility for vehicles leaving these properties.

## 3. Sewer

The sewerage system for the proposed campsite adopts the use of 100mm diameter  $\mu$ pvc pipework laid at a slope of 1:120. The reticulation system comes together at a manhole where all the flows are combined before being piped to the Council system in Davie Street. The connection to the Council system will be via a 150mm diameter line at a slope of 1:120 as shown on the plan attached as Appendix L. This information has been added to the revised consent application on Page 20.

## 4. Water

A note has been added to the revised consent application on Page 19 to confirm that the water connection will be a commercial supply, and will include backflow prevention. Proposed Condition of Consent 8 Water has been amended in the revised consent application on Page 26.

## 5. Other Changes

An amended site plan is attached, this plan is to replace the site plan in Appendix B.

Changes have been made to the location of the entrance to the site from Davie Street, and to the location and layout of the Manager's residence, the shop and the Utilities storage. The revised consent application has been updated with these changes.

Please contact me if you require any further information.

Yours sincerely



Lynda Watson  
Registered Professional Surveyor