

RC160034

WESTLAND
DISTRICT COUNCIL



24 May 2016

Westland District Council
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Attn: Lynda Watson

Dear Lynda

Resource Consent 160034 – Request for further information

Thank you for the further information provided by email on 16 May 2016 in response to my initial questions regarding the above application. As discussed, I have been awaiting feedback on the application from Council's District Assets Department and this has now been received. The following information is required, under Section 92 of the Resource Management Act 1991 (RMA), to support your application.

Requested information:

The further information required is detailed below and relates to services and roading. It will assist Council to better understand the details of the proposal, the effects of the proposed activity on the environment and the ways in which any adverse effects on the environment might be mitigated.

1. Stormwater

- Council's District Assets Department have raised concerns regarding the lack of detail provided in relation to stormwater disposal. In particular, the concerns relate to (but are not limited to) surface runoff from surrounding sources not being included in the calculations, Heenan Place not being included in the calculations, and upstream stormwater inputs (including the Council drain) not being included in the calculations. Further information, prepared by a suitably qualified and experienced person, is therefore requested on the proposed stormwater management for the site. As a minimum this should cover the following:

- Layout plans clearly showing the proposed stormwater infrastructure, including any necessary easements;
- Flow testing and detailed design to test the assumptions of the inlet at Heenan Place;
- Total stormwater volumes into the site from all sources;

- Identification of all existing private stormwater discharges into the site, including details on the process to determine which discharges are 'legal' or 'illegal' as referred to in the application;
 - Any effects on adjoining properties from the proposed new soak pit off Heenan Place;
 - Revised and detailed calculations which take into account all of the above;
 - Requirements for ongoing future maintenance of the proposed stormwater infrastructure.
- Council's District Assets Department have also provided the following general feedback on the stormwater proposal:
- In general, there are concerns with the proposal to deal with stormwater via on-site soak pit systems, however there is insufficient information provided to make an informed decision on the effects of this option.
 - Following confirmation/approval of the final stormwater design it may be necessary to provide additional easements to provide for future access and maintenance needs within the site. The removal of existing easements prior to this information being available is not supported.
 - Any discussions regarding existing private stormwater discharges onto the site should take place between the individual landowners in the first instance, rather than landowners being directed to Council as stated in the application. The Council will consider any applications from individual landowners to connect to Council's reticulated stormwater system on an individual basis and not via this consent process.
- Council's District Assets Department have indicated that they are likely to engage MWH to undertake a desktop peer review of the proposed stormwater management following receipt of the above requested information. The peer review report is likely to be commissioned under Section 92(2) of the RMA and the applicant will be responsible for meeting the costs of the report. This will be confirmed following receipt of the required information.

2. Roading

- In order to determine the applicable financial contribution for the upgrade to Davie Street (the section that is already formed), and the potential effects on sightlines for properties on Davie Street, a plan is required showing the proposed layout of the road. Council's District Assets Department have advised that this can be undertaken on an aerial (to scale) photo, or plan showing chainages to demonstrate the widening and distance of the formation etc.

3. Sewer
 - You have advised that the site will be connected to the reticulated sewerage system. Please provide details of the pipe size/s proposed within the site to confirm that there is sufficient capacity.

4. Water
 - Council's District Assets Department have advised that the water connection will be required to be a commercial supply and include backflow prevention.

Please Note:

- (i) *A decision regarding notification and/or affected persons for this application will not be made until all of the required information is received.*

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.

If the requested information is not provided prior to the deadline or if you do not agree to provide the requested information, Council is required to publicly notify your application under Section 95C of the RMA.

The processing of your application has been put on hold from 24 May 2016.

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.



Jessica Hollis
Senior Planner
Opus International Consultants Ltd