**From:** Christine Tarr
**To:** Iksun Yang; Matt Richardson
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
**Date:** Wednesday, 28 June 2023 8:41:00 am
**Attachments:** image004.png
image005.png
image006.png
image007.png

---

Good morning

Restaurants and Bars are not a permitted activity in this Zone and were not approved under LUC60311264.

The approved RC provided for the following:
Consent to the manufacture of handcrafts on site, associated with a permitted market activity within two existing rural buildings at 362 Matakana Valley Road. In particular:
The market activity is to be established within two of the existing sheds located at the southern end of the site. The market is to operate from units within the two buildings, with shared lunchroom and toilet facilities for vendors.
In additional to selling handcrafts, horticultural or agricultural products, food and beverage, the vendors will be able to manufacture handcrafts on site.
20 car parking spaces are being made available adjacent to Matakana Valley Road and along the southern boundary. The car park will be access over an existing access and vehicle entrance with Matakana Valley Road.
The market will operate between the specified hours of 7am and 7pm daily.

Regards
Christine

---

**From:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Sent:** Tuesday, June 27, 2023 2:05 PM
**To:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

I have discussed this issue with my supervisor and be advised the method to determine the number of required toilets. It is under 1.1.2 of NZBC G1/AS1.

So, although the shop sell food or beverages on site and if they just take them away, no toilet facility is required for the customer.

**COMMENT:**
People who purchase food or drink to take away and customers of commercial and industrial businesses are not required to be included when calculating the number of sanitary facilities to be provided.

And as per the proposal of this BC application, no seating has been proposed as per the floor layout. So it is unlikely to be used the shops as restaurants or bars. So in building consent perspective, if they provide a signage for the toilet use limited to staff only, then we can accept the proposal.

But if they change the shop usage at later stage including providing seating, this could be a problem!

@Christine Tarr – As per RC decision (LUC60311264), are they allow to use this building (each shops) as a restaurants or bars? What is the limit of 'market activity' under RC? Your reply (to Matt and myself) will be appreciated.

@Matt Richardson - So if the shops are not to be used as a restaurants or bars (or food selling premises with seating), then we can consider the waste load for 19 staff only. If you have any further clarification from me or if you have any other on-site waste water concern, please contact me. Thank you.

**Kind Regards**
**Iksun Yang | Building Surveyor**
**Building Consent - Northern**
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

---

**From:** Iksun Yang
**Sent:** Tuesday, June 27, 2023 11:05 AM
**To:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Thank you for your review and reply.

My initial thought was if the toilet access is controlled by 19 people (staff only) as they confirmed, there will be no overload to the on-site waste water system.

But I will check this issue (including the possible usage by public) with my supervisor and will back to you.

**Kind Regards**
**Iksun Yang | Building Surveyor**
**Building Consent - Northern**
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

---

**From:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Sent:** Tuesday, June 27, 2023 10:55 AM
**To:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

I came across the attached correspondence which states "*it is intended that the handcrafts manufactured on site are to be predominantly sold at the on-site markets only*".

So, Paige's statement that there is no requitement for patrons is incorrect. They even intend to sell food and beverages as per the LUC AEE.

How do you want to proceed?

Ngā mihi | Kind regards,

**Matthew Richardson | Specialist** - **Wastewater**
Resource Consents Department, Te Kaunihera o Tāmaki Makaurau / Auckland Council
Mob: 020 592 89777
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

---

**From:** Paige Farley <Paige@hc.co.nz>
**Sent:** Tuesday, June 27, 2023 8:29 AM
**To:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Cc:** c.campbell.architect@xtra.co.nz
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Good morning Matt and Iksun,

The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

The architect (copied) has confirmed that access to toilets will be controlled by access code for staff only.

This is no requirement for patrons, and this is also detailed in the approved resource consent.

Kind regards

**Paige Farley | Civil Manager | www.hc.co.nz**
Ph 09 426 5702 | Mob 021 993 416

---

**From:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Sent:** Monday, June 26, 2023 2:48 PM
**To:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Cc:** Paige Farley <Paige@hc.co.nz>; c.campbell.architect@xtra.co.nz
**Subject:** FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Land use consent condition 10 states "No more than two people shall be involved in the manufacture of handcrafts in any one unit". So, that's potentially **24 people/staff** given that 12 units are proposed. The approved land use consent plans do not show units.

The on-site wastewater treatment and land disposal system is only designed for **19 people**.

The on-site wastewater treatment and land disposal system design should also account for customers as this is a market activity. I doubt signage will prevent customers from using the externally accessed toilets.

Ngā mihi | Kind regards,

**Matthew Richardson | Specialist** - **Wastewater**
Resource Consents Department, Te Kaunihera o Tāmaki Makaurau / Auckland Council
Mob: 020 592 89777
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

---

**From:** Paige Farley <Paige@hc.co.nz>
**Sent:** Monday, June 26, 2023 2:01 PM
**To:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Cc:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; c.campbell.architect@xtra.co.nz
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt,

Thanks for coming back to us on this, but I don't believe this is a valid argument for re-assessing the wastewater.

The existing resource consent already provides restrictions on what can be developed in terms of staff etc.

As per Iksun's email below the number of staff has already been confirmed and appropriate signage is proposed.

There are no changes proposed to the wastewater design that was provided and approved at the time of resource consent.

Kind regards

**Paige Farley | Civil Manager | www.hc.co.nz**
Ph 09 426 5702 | Mob 021 993 416

---

**From:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Sent:** Monday, June 26, 2023 11:39 AM
**To:** Paige Farley <Paige@hc.co.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Subject:** RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige and Iksun,

This is being looked at again because a detailed floor plan is now available. Further, the number of proposed car parks has increased from 20 to 29.

Ngā mihi | Kind regards,

**Matthew Richardson | Specialist** - **Wastewater**
Resource Consents Department, Te Kaunihera o Tāmaki Makaurau / Auckland Council
Mob: 020 592 89777
Level 6, Te Wharau o Tāmaki Auckland House, 135 Albert Street, Auckland

---

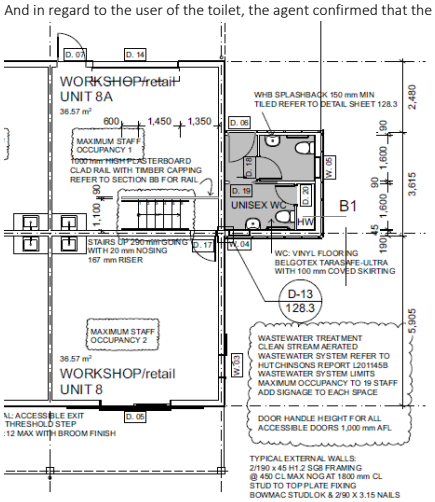
**From:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Sent:** Thursday, June 22, 2023 9:49 AM
**To:** Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
**Subject:** FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

I have received additional comment from the agent engineer (refer email below), and she is saying the waste water design has been already reviewed in RC (LUC60311264).

I am not sure whether this can be answered your RFI. If it is not satisfying your RFI, could you contact to the engineer (Paige Farley, 021 993 416) for further discussion.

And in regard to the user of the toilet, the agent confirmed that the toilet will be used by the staff only (total number of 19) and signage will be provided. – noted on revised plan




Your review and any additional comment will be appreciated.

**Kind Regards**

**Iksun Yang | Building Surveyor**
**Building Consent - Northern**
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

---

**From:** Paige Farley <Paige@hc.co.nz>
**Sent:** Thursday, June 22, 2023 9:19 AM
**To:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Cc:** c.campbell.architect@xtra.co.nz
**Subject:** FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Thanks for returning my call this morning.

As discussed, there is already an approved resource consent that has assessed the proposed wastewater for the development.

I have attached this for your records – LUC60311264.

You will see that the wastewater report and flooding reports prepared by this office form part of the resource consent and specifically condition 13 states that the wastewater disposal field must be in accordance with these documents. Refer below.

**Wastewater disposal field**

13. The wastewater from buildings on the lot shall be collected and disposed of in accordance with the report prepared by Ian Hutchinson Consulting Engineers Ref: L20145b dated 3rd November 2017 and located as per the Site Specific Hydraulic analysis by Ian Hutchinson Consulting Engineers Ltd, ref: L20145c Rev 1 dated 13 April 2018, unless otherwise approved by Council.

I am therefore unsure why this is being looked at again. Can you please confirm?

Kind regards

**Paige Farley | Civil Manager | www.hc.co.nz**
Ph 09 426 5702 | Mob 021 993 416

**From:** Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
**Date:** Friday, 14 April 2023 at 4:04 PM
**To:** Colin Campbell <c.campbell.architect@xtra.co.nz>
**Cc:** "kimmunro362@gmail.com" <kimmunro362@gmail.com>
**Subject:** FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Colin

I have received comment from our waste water specialist regarding the on-site waste water review. Please refer the comment below, this will now replace the RFI item 61. Thank you.

- Provide additional bore logs for subsoil investigation boreholes drilled into the proposed wastewater disposal areas, at least three for the primary disposal area and one for the reserve disposal area. TP58 states "fill may be poorly suited for land disposal of wastewater, depending on the composition and level of compaction. If this is the case, the proposed land disposal area should be relocated, the fill removed or the land disposal system specifically designed to accommodate the soil constraints". The fill described in the 2017 Geotechnical Investigation Report by Hutchinson Consulting Engineers is considered poorly suited for land disposal of wastewater. Please address the suitability of the fill in the wastewater system design report. Are any actions proposed to improve the suitability of the soil?
- Provide a site plan that shows the information listed by TP58 section 5.9 e.g. the locations of subsoil investigation boreholes and any existing on-site wastewater treatment and land disposal systems. The PCDI lines should be laid parallel to the ground contour lines. Please amend the site plan accordingly.
- Given that more than one on-site wastewater treatment and land disposal system is proposed on the site, the proposed wastewater discharge from Shed 1 and Shed 2 must be assessed against permitted activity standard E5.6.2.4 of the AUP. Provide an assessment of the proposed wastewater discharge against permitted activity standard E5.6.2.4. What is the site area to combined wastewater discharge volume ratio? The 2017 wastewater system design report only considers flow from Shed 1 and Shed 2 (the total volume of wastewater discharged on-site needs to be considered). If 100% reserve area is available per wastewater system show this on the site plan.
- Land Use Consent LUC60311264 condition 10 states "No more than two people shall be involved in the manufacture of handcrafts in any one unit". 2 people per workshop is considered appropriate for the wastewater design flow calculation, plus an allowance for customers. Please revise the wastewater system design report accordingly.
- Provide a site-specific assessment of the 1 in 20 year flood level.

**Kind Regards**

**Iksun Yang | Building Surveyor**
**Building Consent - Northern**
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

---

**From:** Iksun Yang
**Sent:** Wednesday, 12 April 2023 4:01 pm
**To:** 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
**Cc:** 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
**Subject:** BCO10364430, 362 Matakana Valley Road Matakana - BA RFI

Hi Colin

Please see attached documents for further information required. If you need any further clarification or discussion regarding the RFI items, please contact me. Thank you.

**Kind Regards**

**Iksun Yang | Building Surveyor**
**Building Consent - Northern**
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

CAUTION: This email message and any attachments contain information that may be confidential and may be LEGALLY PRIVILEGED. If you are not the intended recipient, any use, disclosure or copying of this message or attachments is strictly prohibited. If you have received this email message in error please notify us immediately and erase all copies of the message and attachments. We do not accept responsibility for any viruses or similar carried with our email, or any effects our email may have on the recipient computer system or network. Any views expressed in this email may be those of the individual sender and may not necessarily reflect the views of Council.