

Claire Phillips

From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Thursday, 10 May 2018 11:40 AM
To: Claire Phillips
Subject: RE: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road

Hi Claire,

Yes we agree to the extension of time under s37.

Kind regards,
Bianca Markham



t. 09 426 7007 | f. 09 426 7001
Florence House, 16 Florence Ave, Orewa
P O Box 466, Orewa 0946
www.tnp.co.nz

From: Claire Phillips [<mailto:claire.phillips1@xtra.co.nz>]
Sent: Thursday, 10 May 2018 11:38 a.m.
To: Bianca Markham <biancamarkham@tnp.co.nz>
Subject: RE: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road

Good morning Bianca,

Ok no worries, I will proceed on this basis.

Can you confirm an extension of time pursuant to section 37 as requested?

Regards

Claire

Claire Phillips - Director/Planner

CPPC PLANNING

PO Box 550, Warkworth 0941

Phone (09) 425 9490

Cellphone 021 302 340

claire.phillips1@xtra.co.nz

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From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Thursday, 10 May 2018 9:52 AM
To: Claire Phillips <claire.phillips1@xtra.co.nz>
Subject: RE: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road

Hi Claire,

My apologies for the delay in getting back to you. Shane has spoken to the clients, and we are unable to accept Condition 12; the market activity is permitted and there is no rule requiring that wares are taken off site. The manufacturing component (for which the application relates) makes it more likely, rather than less, that the market will be craft based rather than 'retail shops'. We do not consider that there are any additional effects arising whether or not wares are removed at the end of each market day.

We also note that Condition 9 needs to be amended to read:

1. The hours of handcraft manufacture are limited to:
 - (a) 7.00am to 7.00pm on Monday to Saturday, and
 - (a) 9.00am to 6.00pm on Sunday

Kind regards,
Bianca Markham



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From: Claire Phillips [<mailto:claire.phillips1@xtra.co.nz>]
Sent: Monday, 7 May 2018 12:00 p.m.
To: Bianca Markham <biancamarkham@tnp.co.nz>
Subject: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road

Good morning

Please find attached the set of draft conditions for your review and acceptance. If they are acceptable, let me know asap.

If there is anything you wish to discuss or would like to propose changes, please get back to me asap.

No decision has been made on the application at this stage and the proposed conditions are sent to you on a 'without prejudice' basis.

Could you please confirm an extension of item up to and including 4 days following the confirmation of conditions pursuant to section 37.

Regards

Claire

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Claire Phillips

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To: Claire Phillips <claire.phillips1@xtra.co.nz>
Subject: RE: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road

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We also note that Condition 9 needs to be amended to read:

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Could you please confirm an extension of item up to and including 4 days following the confirmation of conditions pursuant to section 37.

Regards

Claire

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Claire Phillips

From: Claire Phillips <claire.phillips1@xtra.co.nz>
Sent: Monday, 7 May 2018 12:00 PM
To: 'Bianca Markham'
Subject: LUC60311264 - Three Blokes Ltd - 362 Matakana Valley Road
Attachments: LUC60311264 Draft Conditions V2.docx

Good morning

Please find attached the set of draft conditions for your review and acceptance. If they are acceptable, let me know asap.

If there is anything you wish to discuss or would like to propose changes, please get back to me asap.

No decision has been made on the application at this stage and the proposed conditions are sent to you on a 'without prejudice' basis.

Could you please confirm an extension of item up to and including 4 days following the confirmation of conditions pursuant to section 37.

Regards

Claire

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claire.phillips1@xtra.co.nz

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Claire Phillips

From: Vaughan Turner <Vaughan.Turner@aucklandcouncil.govt.nz>
Sent: Friday, 27 April 2018 12:03 PM
To: Claire Phillips
Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana

Hi Claire,

With respect to this landuse application for works at 362 Matakana Valley Road, Matakana, I have completed a contaminated land permitted activity check under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS). The following documents relevant to the application have been reviewed;

- *'Assessment of Environmental Effects Report in Support of an Application for Rural Industries and Produce Sales, Associated with Market Activity at 362 Matakana Valley Rd, Matakana'* prepared by Terra Nova Planning and dated November 2017 (AEE); and
- *'Detailed Site Investigation, 362 Matakana Valley Rd, Matakana', Auckland'* prepared by Geosciences Ltd and dated 16 April 2018 (DSI).

Based on the information provided I make the following comments;

- The proposal is for developing a 2,400 m² portion of the property into a boutique market. Two sheds will be repurposed and the remaining area will be landscaped. Minor earthworks may be undertaken to install services and establish paved and landscaped areas.
- A DSI was undertaken in accordance with the MfE Contaminated Land Management Guidelines (CLMG) to investigate if current or historical activities or landuses of the site pose risks to human health and the environment as a result of those landuses.
- The DSI identified possible current or historical landuse activities which are found on the Ministry for the Environment's Hazardous Activities and Industries List (HAIL). These are the wood treatment or preservation (item A18) and unverified fill (item I).
- A site inspection did not find any evidence of the outdoor storage of treated timber or hazardous goods such as fuel, or staining which may indicate spills.
- The DSI identified a range of potential contaminants based on the HAIL activities which included heavy metals and pentachlorophenol. Soil sampling was undertaken to determine the concentrations and extent of contamination.
- The judgemental sampling method was selected and 9 samples from a 'hotspot' area of 21.5 m². The sampling procedure was in accordance with the relevant CLMG.
- Subsequent laboratory analysis identified two samples with concentrations of copper or arsenic which were elevated above the Auckland regional background levels (Table 30.6.1.4.2 of the Auckland Unitary Plan) but below the relevant NES Soil Contaminant Standards, specifically the criteria for commercial/industrial outdoor worker (unpaved) (SCS_{health}). In all samples pentachlorophenol concentrations were below the level of detection.
- The DSI concludes that the proposed change in landuse and development are unlikely to present any risk to human health.

I consider that on the basis of the information provided, the proposal may proceed as a permitted activity under regulation 8(3) of the NES subject to compliance with the following requirements;

- (a) controls to minimise the exposure of humans to mobilised contaminants must—
 - (i) be in place when the activity begins;
 - (ii) be effective while the activity is done;
 - (iii) be effective until the soil is reinstated to an erosion-resistant state;
- (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done;
- (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²;
- (d) soil must not be taken away in the course of the activity, except that,—
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples;

- (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:
- (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:
- (f) the duration of the activity must be no longer than 2 months:
- (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.

The DSI has included site management practices and procedures which will be implemented during soil disturbance activities and comply with the requirements above. Therefore, a consent is not required under the NES:CS for the proposed activities. If any of the requirements cannot be met then a consent under the NES:CS may be required.

Additionally, if unexpected materials are encountered during the works suggestive of contamination, works should cease immediately to allow a suitably qualified environmental specialist to assess the material, and advise on its management. Further, if earthworks are to occur outside of the areas identified as part of this application, further assessment and a consent under the NES:CS may be required.

Please feel free to contact me if you have any questions or require any further information.
Regards
Vaughan.

Vaughan Turner | Specialist
Contamination, Air & Noise | Specialist Input
Ph (09) 352 2785 | Ext (46) 5785 | Mobile (021) 941 016
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website <https://www.aucklandcouncil.govt.nz>

From: Claire Phillips <claire.phillips1@xtra.co.nz>
Sent: Tuesday, 24 April 2018 11:34 AM
To: Vaughan Turner <Vaughan.Turner@aucklandcouncil.govt.nz>
Subject: FW: LUC60311264_ 362 Matakana Valley Road, Matakana

Hi Vaughan,

Please find attached updated information.

Can you please advise your recommendations.

Regards

Claire

Claire Phillips - Director/Planner
CPPC PLANNING
PO Box 550, Warkworth 0941
Phone (09) 425 9490
Cellphone 021 302 340
claire.phillips1@xtra.co.nz
www.cppcplanning.co.nz

From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Tuesday, 24 April 2018 9:43 AM
To: Claire Phillips <claire.phillips1@xtra.co.nz>

Cc: Shane Hartley <shanehartley@tnp.co.nz>

Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana

Hi Claire, hope that you are well.

Please find attached the further information requested in your email dated 25 January 2018. Also attached (as referenced in the letter) are:

- Flood report prepared by Hutchinson Consulting Engineers, addressing flood levels for the proposed market building, as well as the wastewater field;
- Recent survey of the site prepared by Buckton Consulting Surveyors;
- Detailed Site Investigation prepared by Geosciences.

We trust that the information above is sufficient, however please advise us if you have any queries.

Kind regards,
Bianca Markham



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P O Box 466, Orewa 0946
www.tnp.co.nz

From: Claire Phillips [<mailto:claire.phillips1@xtra.co.nz>]

Sent: Tuesday, 20 March 2018 3:56 p.m.

To: Bianca Markham <biancamarkham@tnp.co.nz>

Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana

Much appreciated Bianca,

Regards

Claire

Claire Phillips - Director/Planner
CPPC PLANNING

P O Box 550, Warkworth 0941
Phone (09) 425 9490
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claire.phillips1@xtra.co.nz
www.cppcplanning.co.nz

From: Bianca Markham <biancamarkham@tnp.co.nz>

Sent: Tuesday, 20 March 2018 11:22 AM

To: Claire Phillips <claire.phillips1@xtra.co.nz>

Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana

Hi Claire,

Thanks for your email- Hutchinsons Consulting Engineers are currently finalising a flooding report, and have confirmed that this will include both the 0.01AEP flood level and the 0.05AEP flood level.

A Detailed Site Investigation has also been undertaken, and so we are hoping to have all of the final information to you within the next week or so.

Kind regards,
Bianca Markham



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From: Claire Phillips [<mailto:claire.phillips1@xtra.co.nz>]
Sent: Tuesday, 20 March 2018 8:16 a.m.
To: Bianca Markham <biancamarkham@tnp.co.nz>
Subject: LUC60311264_ 362 Matakana Valley Road, Matakana

Good morning Bianca,

Pursuant to section 91, Council's wastewater team are not convinced the wastewater fields are located outside the flood plain area. Accordingly the wastewater is not permitted. You will need to demonstrate that the wastewater is outside the 1 in 20 storm event. You will also need to provide detail that the proposal meets the relevant sections of the Auckland Unitary Plan.

Kind Regards

Claire

Claire Phillips - Director/Planner
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claire.phillips1@xtra.co.nz
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Claire Phillips

From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Tuesday, 24 April 2018 9:43 AM
To: Claire Phillips
Cc: Shane Hartley
Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana
Attachments: Response to further queries April 2018.pdf; Attachment 1-2018 04 13 Flood Report 362 Matakana Road Rev 1.pdf; Attachment 2 - 8113 TP01 171129 Matakana Sawmill1.pdf; Attachment 3 - Rep-1163 DSI Apr18.pdf

Hi Claire, hope that you are well.

Please find attached the further information requested in your email dated 25 January 2018. Also attached (as referenced in the letter) are:

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We trust that the information above is sufficient, however please advise us if you have any queries.

Kind regards,
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Sent: Tuesday, 20 March 2018 3:56 p.m.
To: Bianca Markham <biancamarkham@tnp.co.nz>
Subject: RE: LUC60311264_ 362 Matakana Valley Road, Matakana

Much appreciated Bianca,

Regards

Claire

Claire Phillips - Director/Planner
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Hi Claire,

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Claire Phillips

From: Claire Phillips <claire.phillips1@xtra.co.nz>
Sent: Tuesday, 30 January 2018 7:31 PM
To: 'Bianca Markham'
Subject: LUC60311264 Three Blokees Ltd

Good evening Bianca,

Further to our recent discussion in regards to NES. Council has reviewed the application and supporting documentation and makes the following comments:

The application does not adequately demonstrate that the proposal meets the permitted activity standards under the NES:CS and I'm unable to determine if a consent is required. I consider that the proposed activity comes under regulation 5(6) of the NES:CS because the change in land use is reasonably likely to harm human health because of the history of timber treatment occurring on site. The environmental report provided with the application does not meet the requirements for site investigations detailed in the Contaminated Land Management Guidelines 1 and 5 (MfE).

Therefore pursuant to section 91 of the RMA, please provide a Detailed Site Investigation in accordance with the relevant guidelines to demonstrate that contaminants in the soil do not pose a risk to human health. Additionally, the extent of soil disturbance associated with the installation of a wastewater treatment and disposal device should be addressed with consideration to chapter E30 Contaminated Land in the AUP(OP).

Regards

Claire

Claire Phillips - Director/Planner
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Phone (09) 425 9490

Cellphone 021 302 340

claire.phillips1@xtra.co.nz

www.cppcplanning.co.nz

Claire Phillips

From: Vaughan Turner <Vaughan.Turner@aucklandcouncil.govt.nz>
Sent: Tuesday, 30 January 2018 2:38 PM
To: Claire Phillips
Subject: RE: LUC60311264 Briefs - Specialist brief - RECconsents Input

Hi Claire,

With respect to this application for redevelopment of the site at 362 Matakana Valley Road, Matakana, I have completed a contaminated land review under the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health (NES:CS). The following documents relevant to the application have been reviewed:

- 'Assessment of Environmental Effects Report in Support of and Application for Rural Industries and Produce Sales Associated with a Market Activity at Matakana Valley Road, Matakana' dated November 2017 and prepared by Terra Nova Planning Ltd (AEE).
- 'Additional Environmental Investigation Matakana Sawmill 362 Matakana Valley Road, Matakana dated 2005 and prepared by Groundwater and Environmental Services.
- 'On-site Wastewater Treatment and Disposal Report' dated 30 November 2017 and prepared by Hutchinson Consulting Engineers.

The application does not adequately demonstrate that the proposal meets the permitted activity standards under the NES:CS and I'm unable to determine if a consent is required. I consider that the proposed activity comes under regulation 5(6) of the NES:CS because the change in land use is reasonably likely to harm human health because of the history of timber treatment occurring on site. The environmental report provided with the application does not meet the requirements for site investigations detailed in the Contaminated Land Management Guidelines 1 and 5 (MfE).

Can the applicant please provide a Detailed Site Investigation in accordance with the relevant guidelines to demonstrate that contaminants in the soil do not pose a risk to human health. Additionally, the extent of soil disturbance associated with the installation of a wastewater treatment and disposal device should be addressed with consideration to chapter E30 Contaminated Land in the AUP(OP).

Regards,
Vaughan.

**Vaughan Turner | Specialist
Contamination, Air & Noise | Specialist Input**
Ph (09) 352 2785 | Ext (46) 5785 | Mobile (021) 941 016
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website <https://www.aucklandcouncil.govt.nz>

From: Claire Phillips [mailto:claire.phillips1@xtra.co.nz]
Sent: Tuesday, 30 January 2018 11:12 AM
To: Vaughan Turner <Vaughan.Turner@aucklandcouncil.govt.nz>
Subject: RE: LUC60311264 Briefs - Specialist brief - RECconsents Input

Thanks Vaughan, much appreciated

**Claire Phillips - Director/Planner
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From: Vaughan Turner [mailto:Vaughan.Turner@aucklandcouncil.govt.nz] **On Behalf Of** RECconsents
Sent: Tuesday, 30 January 2018 11:03 AM
To: Claire Phillips <claire.phillips1@xtra.co.nz>
Subject: RE: LUC60311264 Briefs - Specialist brief - RECconsents Input

Hi Claire,

I'll review this today and aim to get my response to you this afternoon.
Vaughan.

**Vaughan Turner | Specialist
Contamination, Air & Noise | Specialist Input**
Ph (09) 352 2785 | Ext (46) 5785 | Mobile (021) 941 016
Auckland Council, Level 2, 35 Graham Street, Auckland
Visit our website <https://www.aucklandcouncil.govt.nz>

From: Claire Phillips [mailto:claire.phillips1@xtra.co.nz]
Sent: Thursday, 25 January 2018 7:16 PM
To: RECconsents <reconsents@aklc.govt.nz>; RECconsents <reconsents@aklc.govt.nz>
Subject: LUC60311264 Briefs - Specialist brief - RECconsents Input

Good afternoon,

Please find attached internal review request.

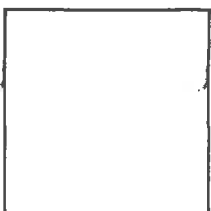
I have also attached the environmental report supplied with the application.

Could you let me know who from your team will be looking into this.

Kind Regards

Claire

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Claire Phillips

From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Thursday, 14 December 2017 2:46 PM
To: Claire Phillips
Subject: RE: LUC60311264 Three Blokes Ltd

Hi Claire,

Thanks very much, have passed onto the clients for comment and will get back to you ASAP.

We confirm that we agree to the proposed extension under s37.

Kind regards,
Bianca Markham (nee Hartley)



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From: Claire Phillips [mailto:claire.phillips1@xtra.co.nz]
Sent: Thursday, 14 December 2017 2:40 p.m.
To: Bianca Markham <biancamarkham@tnp.co.nz>
Subject: RE: LUC60311264 Three Blokes Ltd

Hi Bianca,

The conditions I emailed were correct, just wrong reference number, see attached.

Claire

Claire Phillips - Director/Planner
CPPC PLANNING
PO Box 550, Warkworth 0941
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claire.phillips1@xtra.co.nz
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From: Claire Phillips [mailto:claire.phillips1@xtra.co.nz]
Sent: Thursday, 14 December 2017 2:35 PM
To: 'Bianca Markham' <biancamarkham@tnp.co.nz>
Subject: LUC60311264 Three Blokes Ltd

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The decision is due out today, would you be agreeable to an extension of time until Monday 18-12-17 pursuant to section 37?

Regards

Claire

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From: Claire Phillips <claire.phillips1@xtra.co.nz>
Sent: Thursday, 14 December 2017 2:35 PM
To: "Bianca Markham"
Subject: LUC60311264 Three Blokes Ltd
Attachments: LUC60311290 Draft Conditions.docx

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Claire Phillips

From: Bianca Markham <biancamarkham@tnp.co.nz>
Sent: Friday, 24 November 2017 12:43 PM
To: Claire Phillips
Subject: 362 Matakana Valley Road, Matakana
Attachments: Environmental Investigation Report - Matakana Sawmill Sept 05.pdf

- Scanned Separately

Hi Claire,

I have found an Environmental Investigation Report from September 2005 (attached); I believe we considered that no additional contamination concerns would have arisen since the report was obtained, with the treatment plant having been decommissioned, and no additional treatment chemicals being required for the milling activities (particularly in the proposed markets sheds which were used for storage).

Kind regards,
Bianca Markham (nee Hartley)



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