

ENGINEERING APPRAISAL MEMORANDUM

04.05.2018

To: Claire Philips
From: Aleena Antony
Review: Vijay Kunaseelan

Application Number(s):	LUC60311264
Applicant:	Three Blokes Limited
Proposed Activity(s):	Consent to manufacture handcrafts on site associated with a permitted market activity.
Address:	362 Matakana Valley Road Matakana 0985

As requested, I have assessed the application against Council's relevant engineering policies. These include:

- **Geotechnical Issues**

- No Geotech report provided
- Geomaps:
 - Flood plain within siteworks area
 - Cat D soils – insufficient information
 - Gently sloping
- AEE by Terra Nova ref: 11961 dated Nov 2017
 - Proposed market in 2x existing sheds(with internal renovations)
 - No additional buildings or structures

- **Wastewater**

- New onsite WW treatment system for the market with disposal field in the southern area of site – Design by Hutchinson Consulting Engineers ref: L20145b dated 3rd Nov 2017. Design as per TP58
- Disposal field is cleared from boundary and OLFP

- **Stormwater**

- Stormwater to water tanks – details to be provided at BC stage?

- **Water Supply**

- Potable water from rainwater obtained from roofs of the market

- **Transportation**

- 20 car parking spaces proposed (1 per 25m² as per 'All other Retail' in table E27.6.2.4 (T58))
- After public hours' time one car to be used for loading – deliveries to market is anticipated to be low – carparks are unlikely to be fully occupied at most times.
- Access from Matakana Valley Road via ex.vehicle entrance

- **Other matters**

- No additional impervious areas proposed therefore, existing user rights apply.
- **S92:**
 - Demonstrate the wastewater disposal field is located outside the 1 in 20 storm event.

- **S92 response:**
 - o Site Specific Hydraulic analysis by Ian Hutchinson Consulting Engineers Ltd, ref: L20145c Rev 1 dated 13 April 2018 with updated 1 in 100 year flood level at RL 23.5m and 1 in 20 year flood level at RL 22.06m. The proposed wastewater field is located at RL 22.15m and therefore is above the 1 in 20 year storm event.
- Detailed site investigation report by Geosciences Ltd ref: REP-1165/DSI/APR18 dated 16 April 2018.

As part of this assessment, a site visit to the subject site was not carried out.

Having assessed the application, I recommend that, subject to the following conditions the consent can be granted from an engineering perspective.

CONDITIONS

Ongoing conditions:

(wastewater disposal field) 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 .

Advice Notes:

1. *All earthworks shall be managed to ensure that no debris, soil, silt, sediment or sediment-laden water is discharged beyond the subject site either to land, stormwater drainage systems, watercourses or receiving waters. In the event that a discharge occurs, works shall cease immediately and the discharge shall be mitigated and/or rectified to the satisfaction of the Team Leader, Compliance Monitoring, Orewa.*
2. *There shall be no deposition of earth, mud, dirt or other debris on any public road or footpath resulting from earthworks activity on the subject site. In the event that such deposition does occur, it shall immediately be removed. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.*
3. *Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the GD05.*
4. *There shall be no airborne or deposited dust beyond the subject site as a result of the earthworks activity, that in the opinion of the Team Leader, Compliance Monitoring Orewa, is noxious, offensive or objectionable.*