

Gil Salvador

From: Gil Salvador
Sent: Friday, 19 January 2018 2:52 p.m.
To: 'deankim@xtra.co.nz'
Cc: 'c.campbell.architect@xtra.co.nz'
Subject: FW: Re:BCO10260425
Attachments: Figure C21.pdf; BC8.6L- Letter to Section 72.pdf

For your info.

From: Gil Salvador
Sent: Friday, 19 January 2018 2:46 p.m.
To: 'c.campbell.architects@xtra.co.nz'
Subject: Re:BCO10260425

19 January 2018

Campbell Registered Architects Limited
202 Cames Road
Wellsford 0975

Dear Sir / Madam

Building consent number: BCO10260425
Address: 362 Matakana Valley Road Matakana 0985
Description: Com 1 - Online - Replacement planning shed with onsite wastewater system.
Area office Orewa

Request for further information

This letter is to advise you that I have received your building consent application for the above property and require further information to help progress the application.

Please be advised that the statutory timeframe on your application has been suspended and the clock will not restart until information has been received and checked.

Please provide your response addressing the item below, together with two copies of the relevant information and revised plans, (where applicable) and address it to my attention:

1. Driveway cesspit – It has noted to assume that there will be an upgrade of the existing driveway unless noted ie. existing drive way to remain, however if concrete driveway will be proposed which may create as an additional impermeable area that may require stormwater discharge via cesspit. Please note that any surface water within the property except that collected directly from roof shall enter the drain via sump pit before discharged to SW reticulation. Please clarify/ specify the type of driveway whether is sealed or metalled and if it is sealed, then indicate the location/ type/ size of cesspits/ catchpits on plan for collection of stormwater before discharged to suitable outfall.
2. Retaining wall subsoil drain – It has noted that part of the proposed foundation will be supported by masonry retaining wall. Please note that any retaining wall will require to have subsoil drain to be connected to stormwater reticulation via silt trap. Please clarify/ update the stormwater layout on plan to show the retaining wall subsoil drain connection to silt trap before discharged to SW outlet via dispersal trench.
3. Stormwater dispersal trench – As noted on plan that the stormwater collected from the proposed building will be discharged to new water tank and overflows to watercourse. Note that as there is no stormwater connection available on the property, the stormwater discharged from the proposed building and associated development works needs to be controlled and discharged in a manner in accordance with Council requirements in which I have attached Fig C21 from Council standard design for your reference and guidance. Please clarify/ update the drawing to show the stormwater dispersal trench or erosion control as an effective catchment before discharge to watercourse.

4. Finished floor level - It has noted on GeoMaps that the property is subject to flooding that may affect the proposed work and as shown on the submitted plan that the proposed FFL has been based on the flood prone areas close to the building. However due to the amount of potential flood risk shown on the GeoMaps, the finished floor level should be designed to accommodate this natural hazard. Please provide "Flood assessment report" from suitably qualified engineer to confirm the proposed finished floor level is complied with the requirement of the Building Code.
5. Natural hazard – The proposed dwelling on the above property has been identified on land subject to a natural hazard (flood plains) as shown on Council GeoMaps. Please find the attached letters relating to application subject to section 71-74 pursuant to the Building Act 2004 and therefore an acknowledgement of risk from owners as per attachment has to be signed as part of the building consent application before completing DE assessment.
6. Treatment separation distance - It has noted that onsite disposal system will provide secondary treatment with AWTs and according to the report, the proposed treatment system location has to be confirmed in architectural drawing. Please clarify/ provide all drainage layout with all the distances to be shown on the site plan to comply in accordance with the TP58.

Important notes:

- This letter refers to engineering issues only. Other processors may still be reviewing your application and require further information.
- If your response result in changes to engineer designed plans, which are supported by a producer statement; the revised plans must be signed by the producer statement author.
- All changes should be clearly marked (ie. clouded) on the revised plans and each sheet version controlled and dated.
- Council's policy requires that all information be provided within 20-working days or (one month) from the date of this letter. Failure to provide this information on time may result in the application being refused.

I look forward to receiving the information requested so that I may continue processing your application.

If you have any further queries regarding this matter, please contact the undersigned on email quoting the above building consent number.

Yours faithfully,

Gil Salvador | Development Engineer, MEngNZ
Regulatory Engineering - Northern

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