

On-site waste water addendum to processing checklist

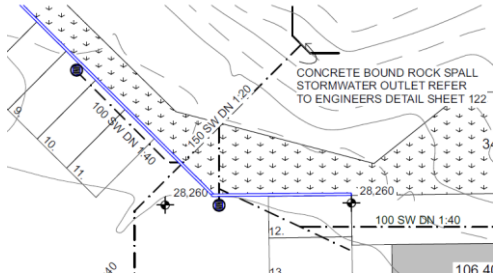


This checklist should be attached to AC1124 or AC1125 (as applicable) if the application includes a wastewater treatment plant (do not use for stand-alone application)

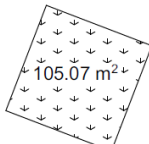
Address:	362 Matakana Valley Road Matakana 0985	Consent No:	BCO10364430
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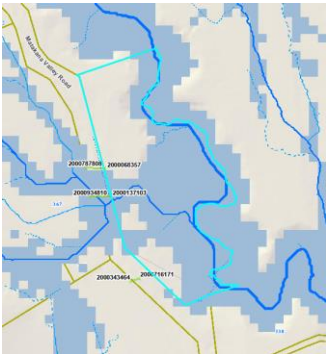
Primary structure - Means of Compliance:		
☒ TP58	☐ SED	TP58 Report provided by Paige Farley – PSA#122614

Site plan	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Site plan showing: ☒ Location of w/w system ☒ Distance between Dwg and w/w system ☒ Connections between Dwg and w/w system ☒ Distance between w/w system and boundary ☐ All existing buildings and private drainage ☒ Reserve area	☒	☒	☐	TP58 Report reviewed by Paige Farley (Cpeng#1006230, PSA#122614, Insurance expiry date: 07 Aug 2023) The effluent field (including reserve area) and connection from the waste water system (Cleanstream TXR-1), and 33% reserve area location indicated on site plan (sheet 101) and site plan attached in waste water report. On-site waste water review requested to AC specialist team – refer email dated 06 Apr 2023 RFI – refer the RFI raised by specialist (dated 14 Apr 2023) - 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

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				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. 2 of RFI items removed as confirmed by WW specialist – considered those items assessed/accepted in RC stage. But additional RFI item added by WW specialist as the drainage plans are now updated and shows detailed information in this BC (refer email dated 28 Jun 2023) - TP58 states "a discharge consent will be required where there is potential for wastewater to impact on water quality". The Site Plan prepared by Campbell Registered Architects Ltd shows trenching through the proposed primary wastewater disposal area which could act as a preferential pathway for wastewater (depending on how the trenches are backfilled and/or the depth of the trenches) and stormwater cesspits in very close proximity to the proposed primary wastewater disposal area. The Site Plan suggests that there is potential for an adverse impact on water quality. Please amend the Plan accordingly.  The waste water engineer (Paige Farley) confirmed that the waste water design has been already assessed under RC (LUC60311264) – refer email dated 22 Jun 2022 And follow up email from AC specialist requested the possible usage by public as the shop could sell food and beverages (as per LUC60311264)

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	Yes	RFI	N/A							
				the waste water engineer confirmed that wastewater system was designed for 19 staff and this is the occupancy limit. Also the access to toilets will be controlled by access code for staff only – refer email dated 27 Jun 2023. Also planner confirmed that the proposed market sheds will not be permitted to operate as a restaurants and bars. So, under 1.1.2 of NZBC G1/AS1, no toilet facility is required for the customer in this case, so the proposed waste water system (for 19 people) is acceptable. However, there are some items need to be corrected in waste water report Please revise/update the waste water report accordingly as per the current proposal. RFI 1 - Please correct the number of units of each shed in the report. Note that, the shed 1 has 10 units and shed 2 has 2 units as per current proposal Building One - approx. 29.1m x 12.8m: • Nine Units • One toilet & one hand wash basin Building Two - approx. 15.5m x 7.0m: • three Units 9 Units x 1.5 people = 14 people 3 Units x 1.5 people = 5 people Total = 19 people, or, 'employees' 19 employees x 49 l/day = 931 l/day 03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The number of units and sizes of each building and toilet facilities information updated. RFI 2 - Revise the building use as per current proposal <table><tr><td>Occupancy Allowances: refer Table 3.4 USEPA</td><td>Occupancy 'Office'</td><td>= 19 employees</td></tr><tr><td>Flow Allowances: refer Table 3.4 USEPA</td><td>Occupancy 'Office'</td><td>= 49l/person/day</td></tr></table> 03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The building use updated RFI 3 – confirm the system to be installed Auckland Council requires the type of Wastewater Treatment System to be specified at building consent stage. Outlined below are five systems commonly used in the Rodney area: - Hynds Lifestyle Advanced Aerated Wastewater Treatment System - Advantex AX15 Reticulating Textile Filter Wastewater Treatment System - Oasis Clearwater Series-2000 Aerated Wastewater Treatment System - Ecowaste Aerated Wastewater Treatment System - CleanStream Aerated Wastewater Treatment System For this report we have specified a CleanStream Aerated Wastewater Treatment System. If the client installs a different type (brand) of AWTS during the building consent process, this office should review the specifications and provide a letter with the Producer Statement (PS4) Construction Review. 03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Confirmed and specified the selected on-site waste water system as CleanStream system RFI 4 – update part F and G of TP 58 03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application.	Occupancy Allowances: refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees	Flow Allowances: refer Table 3.4 USEPA	Occupancy 'Office'	= 49l/person/day
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	Yes	RFI	N/A																	
				RFI 5 - If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction 19/07/2023 Accepted – manufacturer's technical literature of CleanStream system provided. RFI 6 - Please specify the AUP rule on TP58 Appendix E checklist <table><tr><td>Legal Status of Activity</td><td>Permitted: ☒</td><td>Controlled: ☐</td><td>Discretionary: ☐</td></tr><tr><td>Relevant Regional Rule(s) [Note 1]</td><td colspan="3"></td></tr><tr><td>Total Property Area (m²)</td><td colspan="3">26,000m²</td></tr></table> 03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Regional rule specified as E5.6.2.4 as per LUC60311264 RFI 7 – revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report 6.What is the available reserve wastewater disposal area (Refer TP58 Table 5.3) <table><tr><td>Reserve Disposal Area (m²)</td><td>155</td></tr><tr><td>Percentage of Primary Disposal Area (%)</td><td>50</td></tr></table>  WASTEWATER TREATMENT RESERVE FIELD 03/08/2023 Accepted – reserve area indicated on site plan (sheet 101) RFI 8 - confirm/update the Total Daily Wastewater production 03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Total daily production calculated/specified include new (931L) and existing(680L) RFI 9 - Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing. 19/07/2023 Accepted – confirmed this is a separate system RFI 10 - provide a copy of the Site Specific Hydraulic analysis 19/07/2023 Accepted – waste water specialist confirmed that DE has previously approved the Site Specific Hydraulic Analysis which concludes that the proposed wastewater field is above the 1 in 20 year flood plain. RFI 11 - indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.	Legal Status of Activity	Permitted: ☒	Controlled: ☐	Discretionary: ☐	Relevant Regional Rule(s) [Note 1]				Total Property Area (m²)	26,000m²			Reserve Disposal Area (m²)	155	Percentage of Primary Disposal Area (%)	50
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				6. <u>Site Clearances</u>, which should also be shown on the site plan: <table><thead><tr><th>Separation Distance from</th><th>Treatment Separation Distance (m)</th><th>Disposal Field Separation Distance (m)</th></tr></thead><tbody><tr><td>Boundaries</td><td>1.5</td><td>1.5</td></tr><tr><td>Surface water</td><td>15.0+</td><td>15.0+</td></tr><tr><td>Groundwater</td><td>1.2m</td><td>1.2m</td></tr><tr><td>Stands of Trees/Shrubs</td><td>n/a</td><td>n/a</td></tr><tr><td>Wells, <u>water bores</u></td><td>n/a</td><td>n/a</td></tr><tr><td>Embankments/retaining walls</td><td>n/a</td><td>n/a</td></tr><tr><td>Buildings</td><td>3.0m</td><td>3.0m</td></tr><tr><td>Other (specify):</td><td></td><td></td></tr></tbody></table> 03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. The water bores clearance distance specified as 20+M. And the existing water bores indicated on revised site plan (sheet 100) and confirmed no risk of contamination.	Separation Distance from	Treatment Separation Distance (m)	Disposal Field Separation Distance (m)	Boundaries	1.5	1.5	Surface water	15.0+	15.0+	Groundwater	1.2m	1.2m	Stands of Trees/Shrubs	n/a	n/a	Wells, <u>water bores</u>	n/a	n/a	Embankments/retaining walls	n/a	n/a	Buildings	3.0m	3.0m	Other (specify):		
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Other (specify):																															
Location and distance to any water sources: ☒ Water courses / open drains ☒ Overland flow paths ☐ Streams / ponds ☐ Swampy areas ☐ Groundwater bores / dams ☐ Harbour / beach	☒	☒	☐	GEO Map (GIS) checked, flood plain area and overland flow path identified on the proposed site.  Refer WW specialist RFI items 19/07/2023 – the waste water specialist confirmed that the proposed wastewater discharge complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. - refer email dated on 19 Jul 2023																											

Wastewater design	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
Types of system (specify)	☒	☐	☐	Cleanstream TXR-1 – approved system
Assessment of environmental effects provided (TP58 Chapter 11)	☒	☐	☐	AEE report included in TP58 report
Design matches plans	☒	☐	☐	Site plan (sheet 101) and the report compared and checked ok.
Plan shows location of all accessories: ☒ Pump ☐ Alarm ☒ Filters ☒ Dripper lines	☒	☐	☐	The effluent field (including reserve area) and connection from the waste water system (Cleanstream TXR-1), and 33% reserve area location indicated on site plan (sheet 101) and site plan attached in waste water report.
Floor plan for all buildings connected to the wastewater system	☒	☐	☐	The effluent field (including reserve area) and connection from the waste water system (Cleanstream TXR-1), and 33% reserve area location indicated on site plan (sheet 101) and site plan attached in waste water report.
All rooms and uses identified on plans, i.e. bedroom, study, office, etc.	☒	☒	☐	2 x market sheds proposed system designed for total occupancy of 19 (staff only)
Location of smoke alarms	☐	☐	☒	
Is discharge consent required?	☐	☐	☒	RFI 6 - Please specify the AUP rule on TP58 Appendix E checklist

Wastewater design	Decision			Reasons for decision / comments
	Yes	RFI	N/A	
				Legal Status of Activity Permitted: ☒ Controlled: ☐ Discretionary: ☐ Relevant Regional Rule(s) [Note 1] Total Property Area (m²) 26,000m² 03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Regional rule specified as E5.6.2.4 as per LUC60311264 19 occupancy - 931 L/day Gross lot area = 26672M2 26672/931 = >30
Does engineer's w/w report link to the other reports, e.g. Geotechnical, etc?	☒	☒	☐	Soil category 5 – refer waste water report Refer WW specialist RFI items 19/07/2023 – the waste water specialist confirmed that the proposed wastewater discharge complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. - refer email dated on 19 Jul 2023