From: Iksun Yang
To: SWWWITA
Subject: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Date: Thursday, 6 April 2023 2:00:00 pm
Attachments: image001.png
image002.png
image003.png
Report 221490 Fire rev 2.pdf
Report L20145b Wastewater.pdf
Report L20145Geotech.pdf
plans extracted for WW review.pdf

Hi Team

Please review the on-site effluent system proposal on this BC application. It seems the on-site waste water system for the proposed buildings/building use is outside scope of permitted activity.

The building use specified as 'office' and the total occupancy specified as '19 employees' on the waste water report provided, but this is incorrect as the proposed buildings (shed 1 and shed 2) will be used as market shed and will be used for retail and workshop purposes and total max. occupancy will be 128 as per fire report provided.

5.0 *Building Description*

There are two existing sawmill sheds (shed 1 and shed 2), which will be replaced with two new market sheds (shed 1 and shed 2). The sheds will be used for retail and workshop purposes.

Shed 1 comprises of 10 workshops. The dimension for the shed 1 is 12m x 30m, typical Unit size is approximately 5.7m x 5.8m. The building has an apex height of approximately 6m. Workshops Units 1 and 8 are designed to be a double unit and open to Unit 1A and Unit 8A.

Shed 2 comprises of 2 workshops. The dimension for shed 2 is 7m x 15m each Unit is approximately 7.5m x 6.7m. The building has an apex height of approximately 5m.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

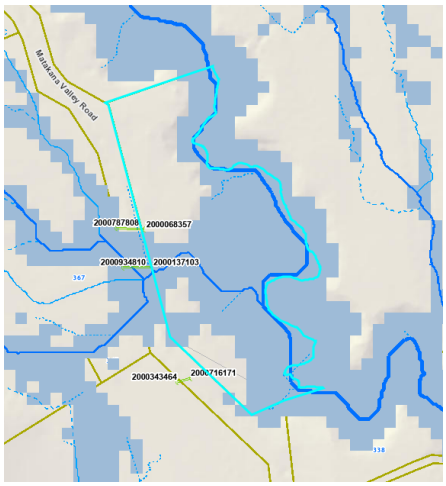
Risk group WB is workshop use and has an occupant density of 5m²/person. Risk group CA is retail use and has an occupant density of 3.5m²/person.

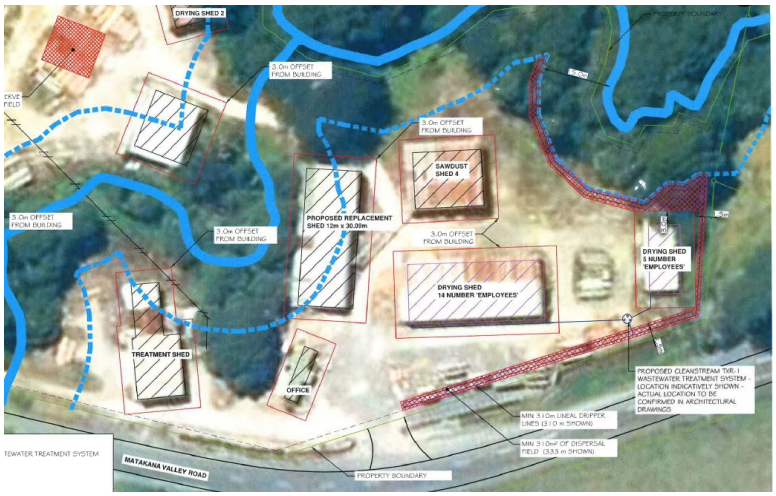
Table 1: Risk Group and Occupant Load

Area[1]	Risk Group[2]	Occupant Density (m^2/p)	Gross Area (m^2)	Occupant Load (p)
Shed 1				
Workshop 1	CA/WB	3.5/5	33	10/7
Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
Workshop 3	CA/WB	3.5/5	33	10/7
Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Also the proposed on-site effluent field will be placed in flood plain area as per GIS.





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:	Marie Joubert
To:	Iksun Yang
Subject:	Accepted: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Start:	Wednesday, 28 June 2023 9:00:00 am
End:	Wednesday, 28 June 2023 10:00:00 am
Location:	Microsoft Teams Meeting

<https://onlineservices.aucklandcouncil.govt.nz/councilonline/erates?utm_source=ac_footer&utm_medium=email&utm_campaign=e-rates&utm_id=2023-e-rates>

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From:	Marie Joubert
To:	Iksun Yang
Subject:	Accepted: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision, re-check review
Start:	Tuesday, 9 May 2023 9:00:00 am
End:	Tuesday, 9 May 2023 9:30:00 am
Location:	Microsoft Teams Meeting

<https://onlineservices.aucklandcouncil.govt.nz/councilonline/erates?utm_source=ac_footer&utm_medium=email&utm_campaign=e-rates&utm_id=2023-e-rates>

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From:	Marie Joubert
To:	Iksun Yang
Subject:	Accepted: BCO10364430, 362 Matakana Valley Road Matakana - supervision
Start:	Wednesday, 19 July 2023 2:30:00 pm
End:	Wednesday, 19 July 2023 3:00:00 pm
Location:	Microsoft Teams Meeting

<https://www.matarikifestival.org.nz/?utm_source=ac_footer&utm_medium=email&utm_campaign=matariki-festival-2023&utm_id=2023-matariki-festival>

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From:	Marie Joubert
To:	Iksun Yang
Subject:	Accepted: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Start:	Monday, 7 August 2023 2:00:00 pm
End:	Monday, 7 August 2023 3:00:00 pm
Location:	Microsoft Teams Meeting

<https://akhaveyoursay.aucklandcouncil.govt.nz/hub-page/local-board-plans-2023?utm_source=ac_footer&utm_medium=email&utm_campaign=local-board-plans-2023&utm_id=2023-lbp>

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From: SWWWITA
To: Iksun Yang
Subject: Automatic reply: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Date: Thursday, 6 April 2023 2:01:15 pm

Please be advised that there is currently an allocation delay of approximately one week for wastewater work requests and 2-3 weeks for stormwater work requests.

We're turning your food scraps into clean energy.



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From: Josh Charlwood
To: Iksun Yang
Cc: Colin Campbell; info@hc.co.nz; Paul Wilson
Subject: BCO10364430 362 Matakana Valley Road Matakana
Date: Thursday, 11 May 2023 4:06:13 pm
Attachments: image001.png
image002.png
BCO10364430 RFI Building Assessment.pdf
Geotech response.png

Hi Iksun,

We are the geotechnical engineers for this project, and we have provided a response to address liquefaction as requested in the attached RFI under Item 8.

There have been two separate responses back from council as follows,

RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

As requested in the original RFI, we have provided an assessment for liquefaction in the email summary in accordance with the MBIE requirements using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication “Planning and engineering guidance for potentially liquefaction-prone land” is an acceptable means of demonstrating code compliance for building consent applications.

If it is easier, we are happy to speak directly with the Geotech specialist to get this sorted.

Kind Regards,

Josh Charlwood | Engineer | www.hc.co.nz
Ph 09 426 5702 | Mob 021 577 370

Hutchinson
CONSULTING ENGINEERS

From: Iksun Yang
To: Marie Joubert
Subject: BCO10364430, 362 Matakana Valley Road Matakana - supervision
Start: Wednesday, 19 July 2023 2:30:00 pm
End: Wednesday, 19 July 2023 3:00:00 pm
Location: Microsoft Teams Meeting

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From: Iksun Yang
To: Marie Joubert; Iksun Yang
Subject: BCO10364430, 362 Matakana Valley Road Matakana - supervision
Start: Wednesday, 19 July 2023 2:30:00 pm
End: Wednesday, 19 July 2023 3:00:00 pm
Location: Microsoft Teams Meeting

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Meeting ID: 486 637 804 947
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From: Iksun Yang
To: Marie Joubert; Iksun Yang
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Start: Wednesday, 28 June 2023 9:00:00 am
End: Wednesday, 28 June 2023 10:00:00 am
Location: Microsoft Teams Meeting

Microsoft Teams meeting

Join on your computer, mobile app or room device

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Meeting ID: 472 597 773 339
Passcode: K2NZKG

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From: Iksun Yang
To: Marie Joubert
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 27 June 2023 12:37:00 pm
Attachments: image001.png
image002.png
image003.png

Hi Marie

Hope your day is going well.

I have received RFI reply on this file and completed re-check. All RFI items removed (initially), but the waste water RFI is still pending. There are some gap between our waste water specialist and agent engineer.- refer emails below. And we might need to discuss these issue (the possible usage of toilet by public, the building use by RC approval and waste water load due to these activity) and RFI items previously discussed.

I can send a MS team meeting invitation once you advise me your available time. 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

Hutchinson CONSULTING ENGINEERS

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

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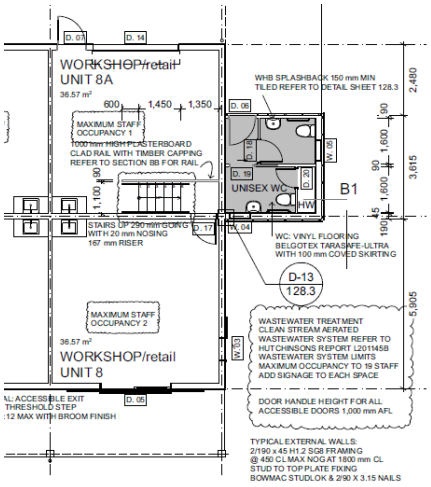
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

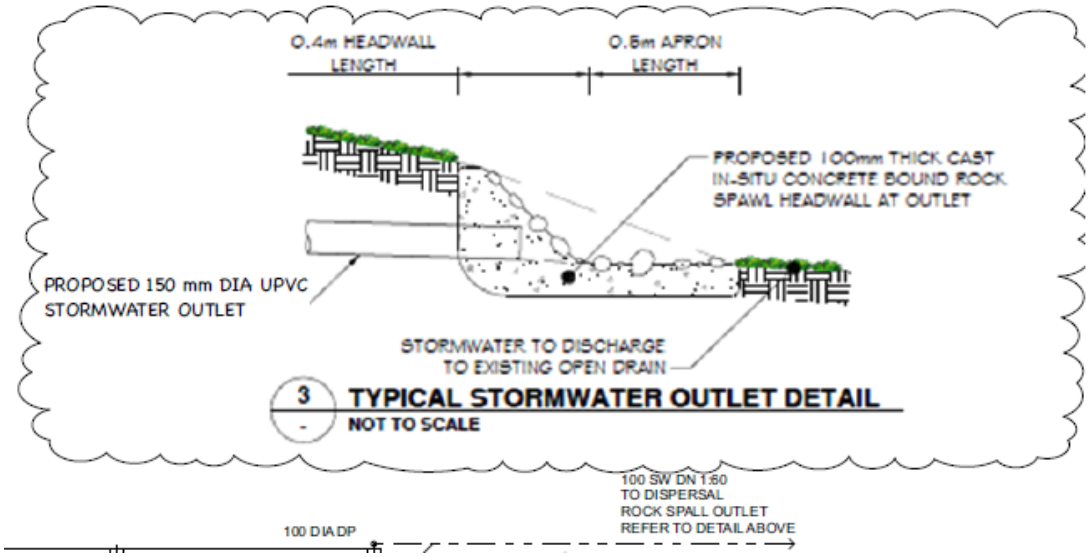
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From: Iksun Yang
To: Manoj Chandrappa
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for revised DE assessment
Date: Tuesday, 9 May 2023 1:44:00 pm
Attachments: image001.png

Hi Manoj

You have signed off the DE task for this file, but DE review is required as the stormwater disposal system has been revised.

The T bar diffuser has been replaced to concrete bound rock spall outlet and this is outside scope of CountrySide Living toolbox. – refer detail on sheet 122



Revised DE task created and assigned to your name for additional review. Thank you.

Kind Regards

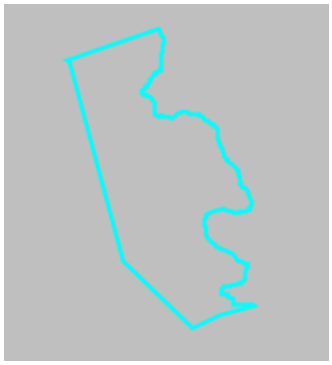
Iksun Yang | Building Surveyor
Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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From: Iksun Yang
To: Nicole Li
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Wednesday, 5 April 2023 11:22:00 am
Attachments: BCO10364430 Geotechnical Referral form.docx
image001.png

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. 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

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From: Marie Joubert
To: Iksun Yang
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Friday, 9 June 2023 1:35:49 pm
Importance: High

Hello Ik Sun,

Just want to clarify the issues related to the occupancy.

Occupancy numbers for the buildings:
Application form and List of specified Systems - Need the total expected number (might use the maximums given in the Fire Report, this is not related to the Staff numbers)
This you can RFI

Occupancy numbers related to the onsite wastewater:
They probably need to restrict staff numbers to 19, so we can accept the notes they have on the drawings (sorry I also started to get mixed up about the numbers)
This is resolved.

Hope this helps.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
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From: Iksun Yang
To: Marie Joubert; Iksun Yang
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Start: Tuesday, 11 April 2023 3:00:00 pm
End: Tuesday, 11 April 2023 4:00:00 pm
Location: Microsoft Teams Meeting

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Phone Conference ID: 288 799 375#

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From:	Iksun Yang
To:	Greig Pilkington
Subject:	BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date:	Tuesday, 11 April 2023 12:38:00 pm
Attachments:	BCO10364430 RFI Building Assessment.docx AC1125 Commercial processing checklist new 2022 BCO10364430 commercial shed effluent.docx

Hi Greig

I have just completed my initial review on this Com 2 application – commercial shed, and prepared RFI. – this one is not only complicated but comes with lack of information, my initial RFI items are more than 60.

I need your supervision on your earliest convenience time as the processing day of this file is day 19 already. If you can advise me your available time, 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: Iksun Yang
To: Greig Pilkington
Cc: Bashir Ahmed
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check
Date: Friday, 31 March 2023 9:38:00 am
Attachments: image001.png
image002.png

Hi Greig

I am processing this BC application at the moment, and this has been lodged as Com1 and total occupancy specified as 19 on application form, so I initially assessed this file as Com1 and started processing.

Building Use	Number of occupants
Commercial Market Shed	19

But, the building consists of 10 separated workshops and total occupancy is greater than 100 and risk group as CA and WB as per the fire report provided, and it triggers this application is a Com 2 project.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

Risk group WB is workshop use and has an occupant density of 5m^2/person. Risk group CA is retail use and has an occupant density of 3.5m^2/person.

Table 1: Risk Group and Occupant Load

Area[1]	Risk Group[2]	Occupant Density (m^2/p)	Gross Area (m^2)	Occupant Load (p)
Shed 1				
Workshop 1	CA/WB	3.5/5	33	10/7
Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
Workshop 3	CA/WB	3.5/5	33	10/7
Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Just need your confirmation whether I can continue processing this file or requires to be re-allocated.
Your confirmation 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:	Iksun Yang
To:	Marie Joubert; Iksun Yang
Subject:	BCO10364430, 362 Matakana Valley Road Matakana - request for supervision, re-check review
Start:	Tuesday, 9 May 2023 9:00:00 am
End:	Tuesday, 9 May 2023 9:30:00 am
Location:	Microsoft Teams Meeting

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From: Iksun Yang
To: c.campbell.architect
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: BCO10364430, 362 Matakana Valley Road Matakana - granting review
Date: Monday, 7 August 2023 3:14:00 pm
Attachments: image001.png
BCO10364430 AC2326.pdf

Hi Colin

Thank you for your RFI correspondence, I have completed re-check and removed all RFI.

Please find and confirm the conditions on the updated producer statement agreement form (AC2326) attached. If you have no issue with the conditions, I'll grant your BC. Please confirm in writing. 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

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From: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM

To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

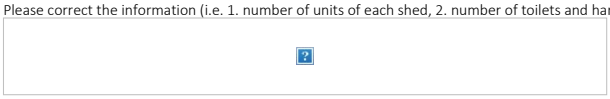
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

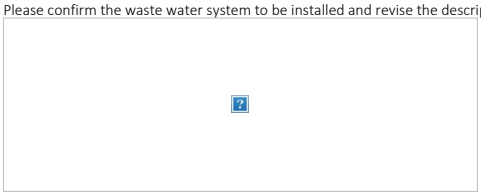
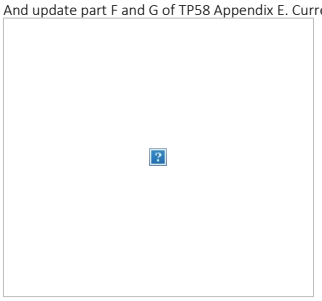
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.

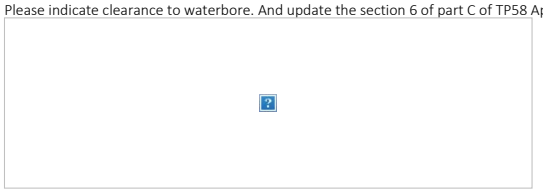

8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

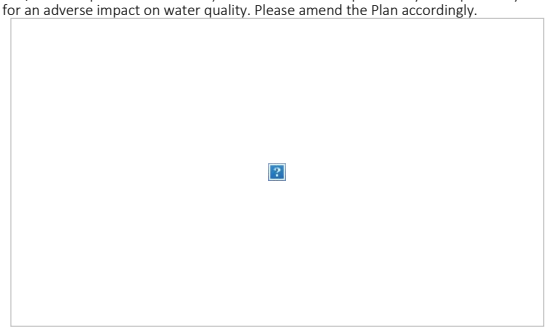


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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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

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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

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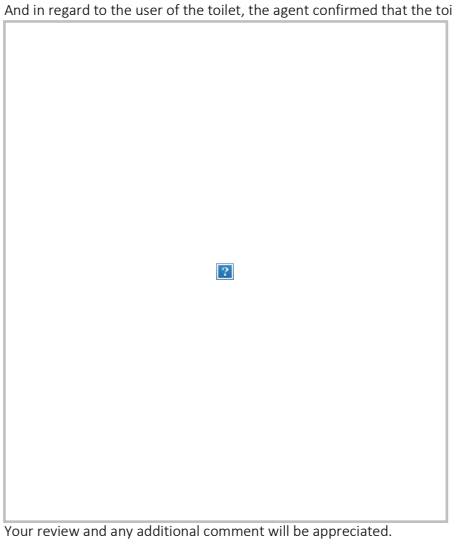
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.



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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?

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9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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

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From: Iksun Yang
To: Marie Joubert; Iksun Yang
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Start: Monday, 7 August 2023 2:00:00 pm
End: Monday, 7 August 2023 3:00:00 pm
Location: Microsoft Teams Meeting

Thank you Marie.

Have a good weekend.

Regards

Ik Sun

Microsoft Teams meeting

Join on your computer, mobile app or room device

Click here to join the meeting <https://teams.microsoft.com/l/meetup-join/19%3ameeting_NTJlYWU2ZWItMjQ0My00YzczLTkzZWUtZjFiZTAxZWRlMDEy%40thread.v2/0?context=%7b%22Tid%22%3a%228d73b928-6d5e-4c72-8533-a45ec5d6cc2b%22%2c%22Oid%22%3a%223b6770ac-c797-4bef-8d27-4b0f894871e6%22%7d>

Meeting ID: 434 422 909 164
Passcode: gYXfvs

Download Teams <https://www.microsoft.com/en-us/microsoft-teams/download-app> | Join on the web <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Join with a video conferencing device

435162796@t.plcm.vc <mailto:435162796@t.plcm.vc>

Video Conference ID: 136 160 134 7

Alternate VTC instructions <https://dialin.plcm.vc/teams/?key=435162796&conf=1361601347>

Or call in (audio only)

+64 9-886 8067,,429916487# <tel:+6498868067,,429916487#> New Zealand, Auckland

Phone Conference ID: 429 916 487#

Find a local number <https://dialin.teams.microsoft.com/ea4fc792-9a77-4d0f-aef5-834053db489a?id=429916487> | Reset PIN <https://dialin.teams.microsoft.com/usp/pstnconferencing>

Learn More <https://aka.ms/JoinTeamsMeeting> | Help <https://aklcouncil.sharepoint.com/sites/tools-to-do-my-job/SitePages/using-ms-teams-for-meetings.aspx> | Meeting options <https://teams.microsoft.com/meetingOptions/?organizerId=3b6770ac-c797-4bef-8d27-4b0f894871e6&tenantId=8d73b928-6d5e-4c72-8533-a45ec5d6cc2b&threadId=19_meeting_NTJlYWU2ZWItMjQ0My00YzczLTkzZWUtZjFiZTAxZWRlMDEy@thread.v2&messageId=0&language=en-US> | Legal <https://aklcouncil.sharepoint.com/sites/policies/SitePages/acceptable-use-council-information-systems-guide.aspx>

From: c.campbell.architect
To: Iksun Yang
Cc: deankim@xtra.co.nz
Subject: BCO10364430, 362 Matakana Valley Road Matakana
Date: Monday, 26 June 2023 9:06:14 am

Hi Iksun,
I see that you have forwarded the wastewater reply to your specialist, do you have a timeframe for this?
I am checking that the other information we supplied on 15 June is accepted. I look forward to hearing from you.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Paige Farley
To: Iksun Yang
Cc: c.campbell.architect@xtra.co.nz
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Thursday, 22 June 2023 9:19:58 am
Attachments: image001.png
image002.png
BCO10364430 RFI Building Assessment.pdf
RESOURCE CONSENT LUC60311264.pdf

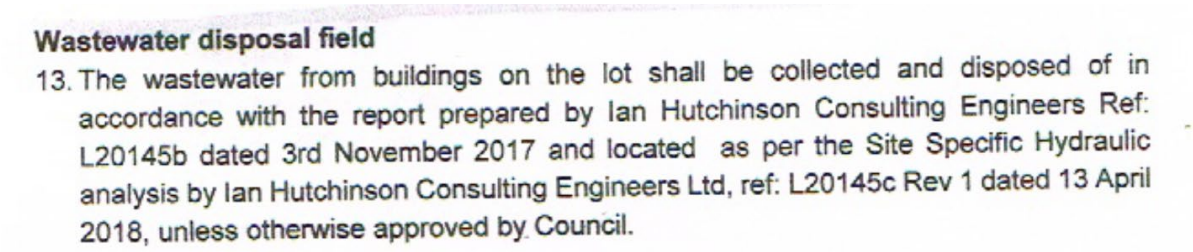
Hi Iksun,

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

Hutchinson CONSULTING ENGINEERS

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?
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- 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
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From: Iksun Yang
Sent: Wednesday, 12 April 2023 4:01 pm
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Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - BA RFI

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From: Matt Richardson
To: Iksun Yang
Cc: Paige@hc.co.nz; c.campbell.architect@xtra.co.nz
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Monday, 26 June 2023 2:47:52 pm
Attachments: image001.png
image002.png
image003.png

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.

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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

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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt,

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

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Kind regards

Paige Farley | Civil Manager | www.hc.co.nz
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Hutchinson CONSULTING ENGINEERS

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Sent: Monday, June 26, 2023 11:39 AM
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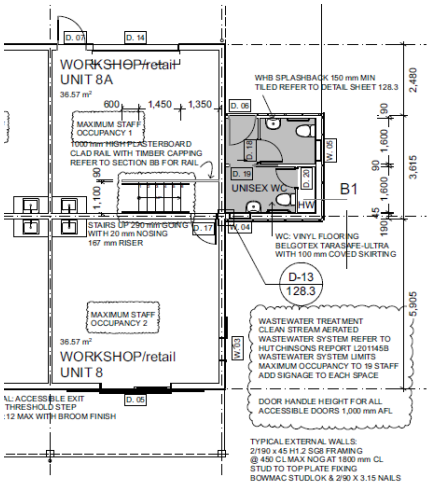
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And in regard to the user of the toilet, the agent confirmed that the toilet will be used by the staff only (total number of 19) and signage will be provided. – noted on revised plan



Your review and any additional comment will be appreciated.

Kind Regards

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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
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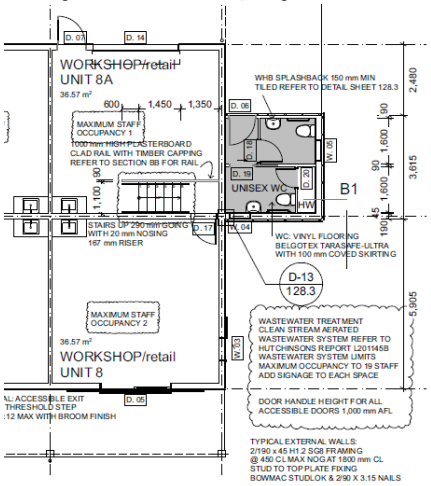
From: Iksun Yang
To: Matt Richardson
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Thursday, 22 June 2023 9:48:00 am
Attachments: image001.png
image002.png
RESOURCE CONSENT LUC60311264.pdf
image003.png
230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf

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

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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

Hutchinson CONSULTING ENGINEERS

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

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- 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

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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

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From: Iksun Yang
To: Matt Richardson
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 8:55:00 am
Attachments: 230713 1 250 SITE PLAN 1011E.pdf
email 230712.pdf

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained?
Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.
2. Please revise the building use as per current proposal (workshop/retail)
3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.
4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

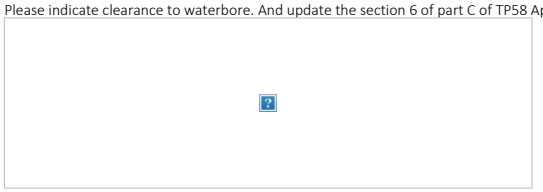




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

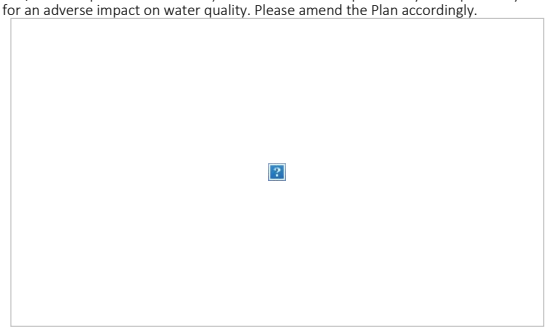


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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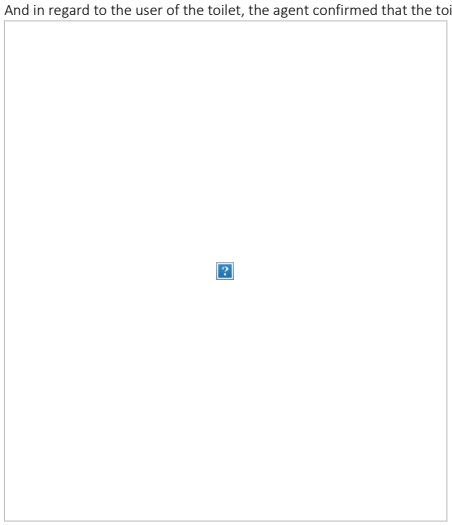
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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Thanks for returning my call this morning.

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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.

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

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Date: Friday, 14 April 2023 at 4:04 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>
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11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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

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From: Iksun Yang
To: Matt Richardson
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Friday, 5 May 2023 4:10:00 pm
Attachments: Machine borehole log within proximity to site.pdf
revised plans.pdf

Hi Matt

I have received a RFI reply from agent. Not sure whether it is sufficient for the RFI, but the attached files are their response regarding the on-site waste water RFI.
Please let me know if any items are remained. 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: Friday, 14 April 2023 4:05 pm
To: c.campbell.architect@xtra.co.nz
Cc: 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

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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

From: Iksun Yang
To: Marie Joubert
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Friday, 4 August 2023 2:53:00 pm
Attachments: image001.png

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM

To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

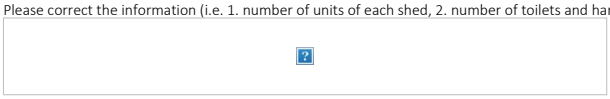
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

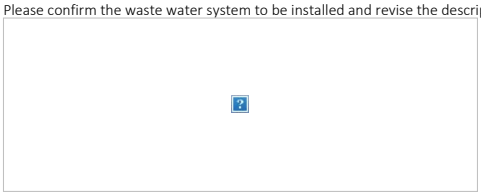
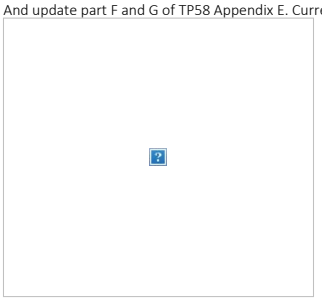
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.

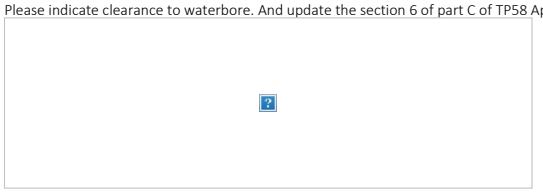

8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

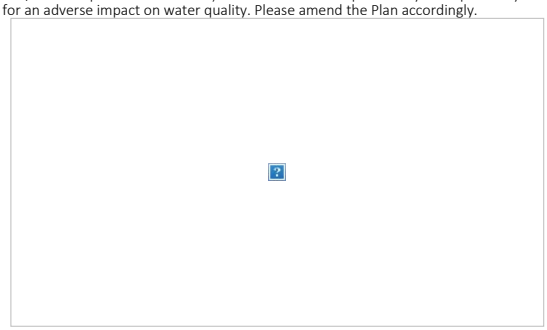


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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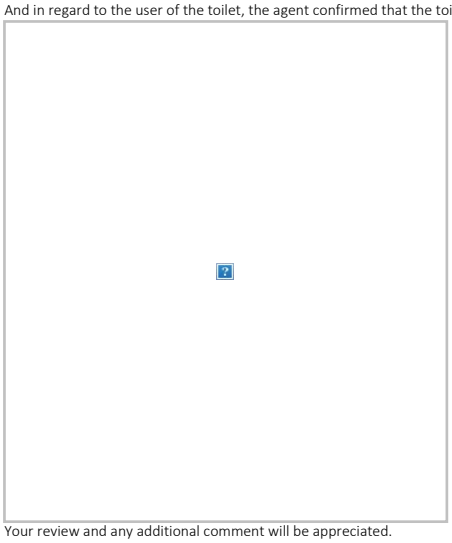
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.



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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?

8. 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.
9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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
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From: Iksun Yang
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Friday, 14 April 2023 4:04:00 pm

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

From: Iksun Yang
To: Colin Campbell; Josh Charlwood
Cc: info@hc.co.nz; Paul Wilson
Subject: RE: BCO10364430 362 Matakana Valley Road Matakana
Date: Friday, 12 May 2023 9:24:00 am
Attachments: image001.png
image002.png
image004.png

Hi Colin

Thanks for your email. I have checked the file list you have uploaded and I could not find the file in our uploaded folder. And I found that the file has not been submitted as pdf format. Our system accepts pdf file only.

Document format standards for online building consent applications

- Provide documentation in PDF format.
- Documents can be provided in colour (relevant for resource consents and engineering approvals).
- Upload documents against individual attachment types – folders can't be used.
- Minimise company logos to keep file sizes down.
- Create individual files size up to 300MB.
- Check documents are not locked or password-protected.
- Present drawings in landscape view.

Kind Regards

Iksun Yang | Building Surveyor
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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: Colin Campbell <c.campbell.architect@xtra.co.nz>
Sent: Friday, 12 May 2023 9:02 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Josh Charlwood <Josh@hc.co.nz>
Cc: info@hc.co.nz; Paul Wilson <Paul.Wilson@hc.co.nz>
Subject: Re: BCO10364430 362 Matakana Valley Road Matakana

Hi Iksun,
The response was included in the initial RFI reply. Refer to the document 01.05.2023 Geotech response, listed in the documentation submitted at the bottom of your email of 09.05.23
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Friday, 12 May 2023 at 8:44 AM
To: Josh Charlwood <Josh@hc.co.nz>
Cc: Colin Campbell <c.campbell.architect@xtra.co.nz>, "info@hc.co.nz" <info@hc.co.nz>, Paul Wilson <Paul.Wilson@hc.co.nz>
Subject: RE: BCO10364430 362 Matakana Valley Road Matakana

Hi Josh

Thank you for your clarification. Your comment reviewed by our GE and accepted. But your response was not included in the RFI reply initially. I will remove RFI item 8. 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: Josh Charlwood <Josh@hc.co.nz>
Sent: Thursday, 11 May 2023 4:05 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: Colin Campbell <c.campbell.architect@xtra.co.nz>; info@hc.co.nz; Paul Wilson <Paul.Wilson@hc.co.nz>
Subject: BCO10364430 362 Matakana Valley Road Matakana

Hi Iksun,

We are the geotechnical engineers for this project, and we have provided a response to address liquefaction as requested in the attached RFI under Item 8.

There have been two separate responses back from council as follows,

RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

As requested in the original RFI, we have provided an assessment for liquefaction in the email summary in accordance with the MBIE requirements using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication “Planning and engineering guidance for potentially liquefaction-prone land” is an acceptable means of demonstrating code compliance for building consent applications.

If it is easier, we are happy to speak directly with the Geotech specialist to get this sorted.

Kind Regards,

Josh Charlwood | Engineer | www.hc.co.nz
Ph 09 426 5702 | Mob 021 577 370

Hutchinson
CONSULTING ENGINEERS

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.

From: Iksun Yang
To: Josh Charlwood
Cc: Colin Campbell; info@hc.co.nz; Paul Wilson
Subject: RE: BCO10364430 362 Matakana Valley Road Matakana
Date: Friday, 12 May 2023 8:44:00 am
Attachments: image001.png
image002.png

Hi Josh

Thank you for your clarification. Your comment reviewed by our GE and accepted. But your response was not included in the RFI reply initially. I will remove RFI item 8. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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Visit our website: www.aucklandcouncil.govt.nz

From: Josh Charlwood <Josh@hc.co.nz>
Sent: Thursday, 11 May 2023 4:05 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: Colin Campbell <c.campbell.architect@xtra.co.nz>; info@hc.co.nz; Paul Wilson <Paul.Wilson@hc.co.nz>
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Josh Charlwood | Engineer | www.hc.co.nz
Ph 09 426 5702 | Mob 021 577 370

Hutchinson CONSULTING ENGINEERS

From: Colin Campbell
To: Iksun Yang; Josh Charlwood
Cc: info@hc.co.nz; Paul Wilson
Subject: Re: BCO10364430 362 Matakana Valley Road Matakana
Date: Friday, 12 May 2023 9:01:48 am
Attachments: image001.png
image002.png

Hi Iksun,
The response was included in the initial RFI reply. Refer to the document 01.05.2023 Geotech response, listed in the documentation submitted at the bottom of your email of 09.05.23
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Friday, 12 May 2023 at 8:44 AM
To: Josh Charlwood <Josh@hc.co.nz>
Cc: Colin Campbell <c.campbell.architect@xtra.co.nz>, "info@hc.co.nz" <info@hc.co.nz>, Paul Wilson <Paul.Wilson@hc.co.nz>
Subject: RE: BCO10364430 362 Matakana Valley Road Matakana

Hi Josh

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Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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Visit our website: www.aucklandcouncil.govt.nz

From: Josh Charlwood <Josh@hc.co.nz>
Sent: Thursday, 11 May 2023 4:05 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: Colin Campbell <c.campbell.architect@xtra.co.nz>; info@hc.co.nz; Paul Wilson <Paul.Wilson@hc.co.nz>
Subject: BCO10364430 362 Matakana Valley Road Matakana

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Kind Regards,

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From: c.campbell.architect
To: Iksun Yang; Paige Farley
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up
Date: Friday, 21 July 2023 11:20:08 am
Attachments: image001.png

Hi Iksun,
As noted in my letter. The R value calculation for shed 2 is the same as for shed 1. That is why the calculation sheets is labelled "Sawmill Sheds roof" not specific to one or the other.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

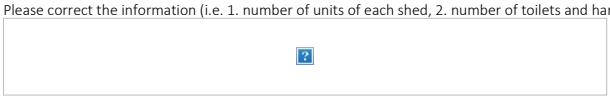
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

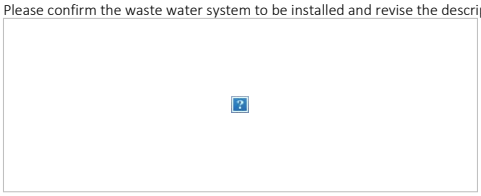
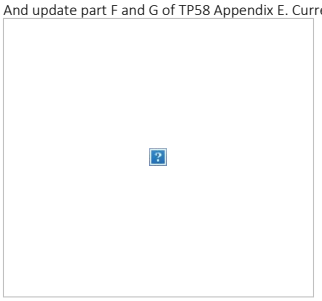
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


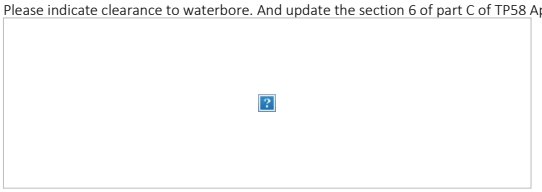
2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.


8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.


9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

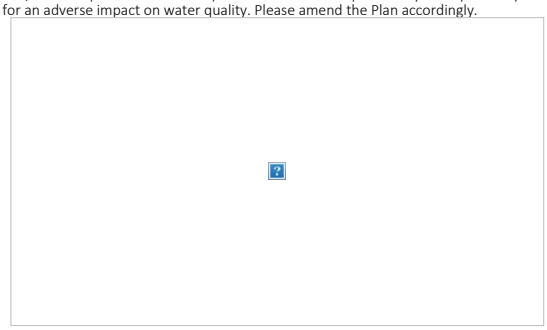
11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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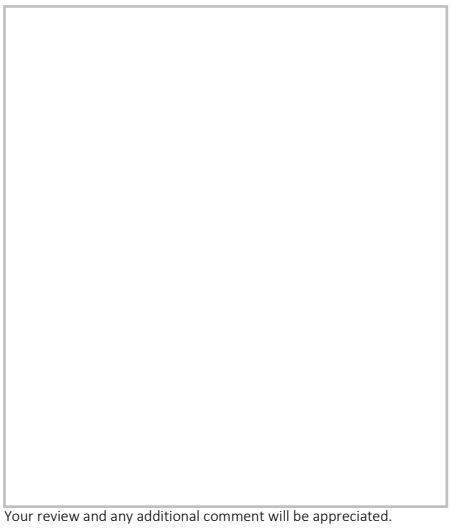
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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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.



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
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23.0 Subject to any inconsistences between plan sets and supporting information being addressed. and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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
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From: c.campbell.architect
To: Iksun Yang; Paige Farley
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up
Date: Thursday, 3 August 2023 12:47:36 pm
Attachments: image001.png

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

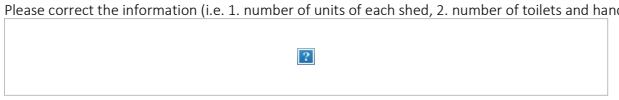
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

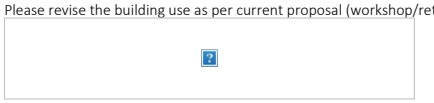
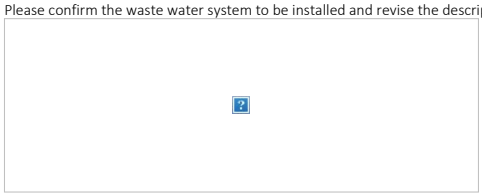
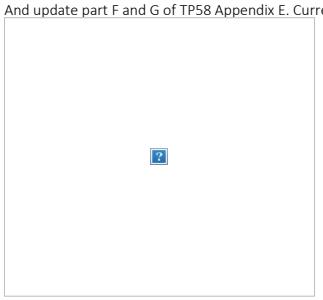
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

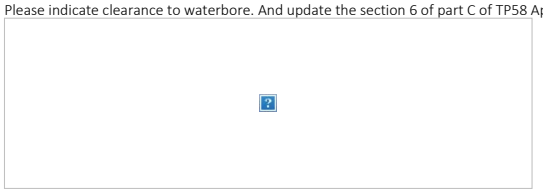
1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.


8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.


9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.


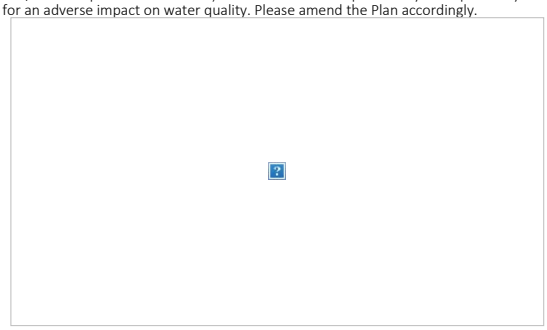
Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove

the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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

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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

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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige and Iksun,

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Matthew Richardson | Specialist - **Wastewater**
Resource Consents Department, Te Kaunihera o Tāmaki Makaurau / Auckland Council
Mob: 020 592 89777
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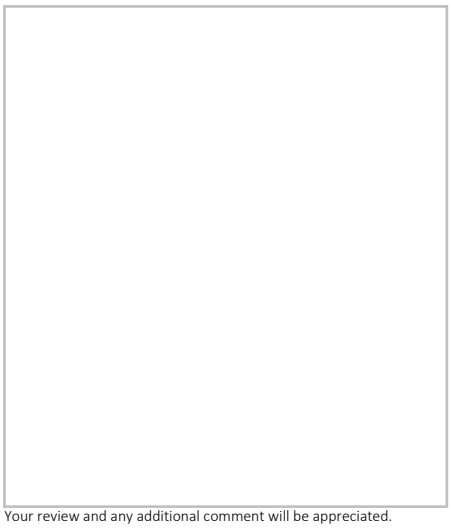
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Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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Cc: c.campbell.architect@xtra.co.nz
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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.



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
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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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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

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From: c.campbell.architect
To: Iksun Yang
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - granting review
Date: Monday, 7 August 2023 3:47:45 pm
Attachments: image001.png

Hi Iksun,
Thank you, conditions on updated producer statement accepted. Please proceed.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Monday, 7 August 2023 at 3:15 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, deankim@xtra.co.nz <deankim@xtra.co.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - granting review

Hi Colin

Thank you for your RFI correspondence, I have completed re-check and removed all RFI.

Please find and confirm the conditions on the updated producer statement agreement form (AC2326) attached. If you have no issue with the conditions, I'll grant your BC. Please confirm in writing. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

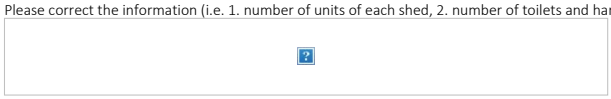
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

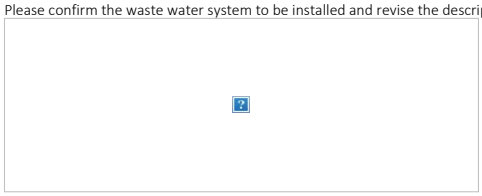




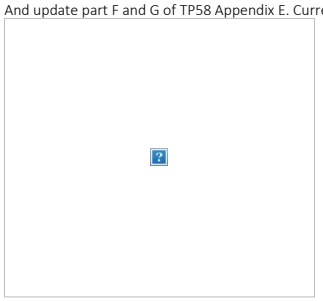
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

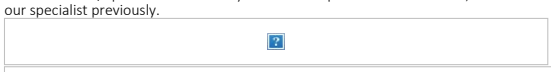


7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.



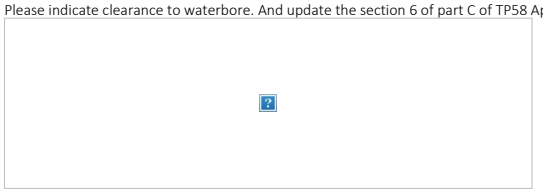


9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

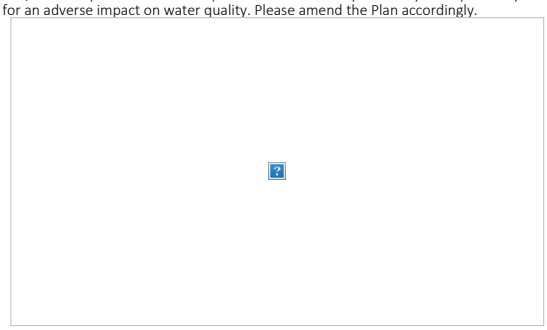


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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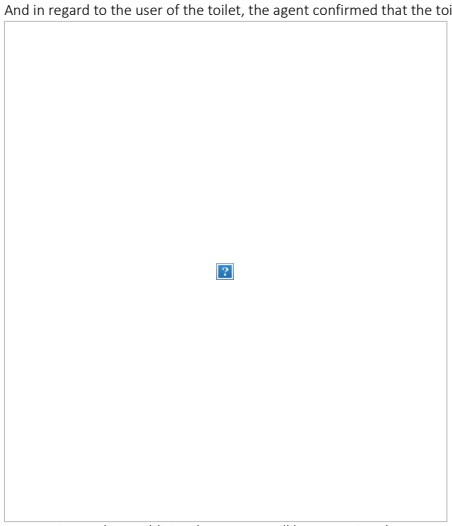
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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

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From: Iksun Yang
To: Greig Pilkington
Cc: Bashir Ahmed
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check
Date: Friday, 31 March 2023 1:29:00 pm
Attachments: image001.png
image002.png

Thank you Greig.

I will continue to process this file.

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: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Friday, 31 March 2023 1:26 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: Bashir Ahmed <Bashir.Ahmed@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check

Hi Iksun,

Thanks for informing, please continue to process, I am happy to provide supervision for this application.
Please add some comments to the processing checklist confirming the change of complexity and my confirmation that it can remain with you.

Thanks Greig

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, 31 March 2023 9:38 am
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Cc: Bashir Ahmed <Bashir.Ahmed@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check

Hi Greig

I am processing this BC application at the moment, and this has been lodged as Com1 and total occupancy specified as 19 on application form, so I initially assessed this file as Com1 and started processing.

Building Use	Number of occupants
Commercial Market Shed	19

But, the building consists of 10 separated workshops and total occupancy is greater than 100 and risk group as CA and WB as per the fire report provided, and it triggers this application is a Com 2 project.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

Risk group WB is workshop use and has an occupant density of 5m^2/person. Risk group CA is retail use and has an occupant density of 3.5m^2/person.

Table 1: Risk Group and Occupant Load

Area[1]	Risk Group[2]	Occupant Density (m^2/p)	Gross Area (m^2)	Occupant Load (p)
Shed 1				
Workshop 1	CA/WB	3.5/5	33	10/7
Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
Workshop 3	CA/WB	3.5/5	33	10/7
Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Just need your confirmation whether I can continue processing this file or requires to be re-allocated.
Your confirmation will be appreciated.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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From: Nicole Li
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Wednesday, 5 April 2023 12:27:41 pm
Attachments: image001.png

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

- The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

  Please provide a liquefaction assessment at a minimum of the 'Level B' level of detail for the geological setting of this site. Please note that this will require justification by providing deep ground investigation information using CPT and/or physical drilling and sampling with SPT to at least 10-15m depth below ground level to adequately characterise the potential severity of liquefaction-induced ground damage. Using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land" is an acceptable means of demonstrating code compliance for building consent applications. Alternativity, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.

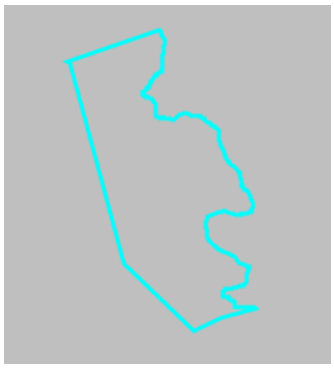
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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From: Iksun Yang
To: Nicole Li
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Thursday, 6 April 2023 3:11:00 pm
Attachments: image001.png

Thank you Nicole.

I will include the RFI in my BA RFI letter.

Have a good long weekend.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

- The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

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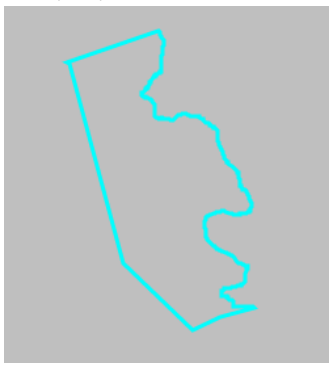
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

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Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

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From: Nicole Li
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Wednesday, 10 May 2023 2:49:54 pm
Attachments: image001.png

Hi Iksun,

Thank you for the information. Following a review of the provided response, I have the following comments:

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

Happy to discuss the above if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, May 5, 2023 11:10 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

I have received RFI response for the Liquefaction. Please find the attached file and let me know whether the RFI can be removed, or further clarification is required.
Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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From: Iksun Yang
Sent: Thursday, 6 April 2023 3:12 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Thank you Nicole.

I will include the RFI in my BA RFI letter.

Have a good long weekend.

Kind Regards

Iksun Yang | Building Surveyor
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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

- The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

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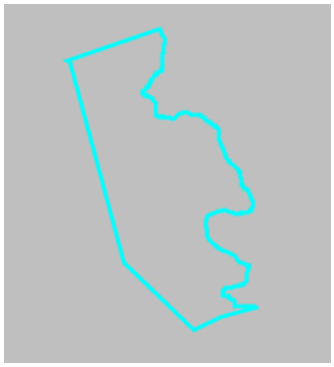
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

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From: Iksun Yang
To: Nicole Li
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Wednesday, 10 May 2023 2:55:00 pm
Attachments: image001.png

Hi Nicole

Thank you for the comment. I will address this to the agent. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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DDI (09) 427 3458 | Mobile 021 926 095
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Visit our website: www.aucklandcouncil.govt.nz

From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 10 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the information. Following a review of the provided response, I have the following comments:

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

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Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
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To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

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Thank you.

Kind Regards

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Sent: Thursday, 6 April 2023 3:12 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Thank you Nicole.

I will include the RFI in my BA RFI letter.

Have a good long weekend.

Kind Regards

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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
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To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

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location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

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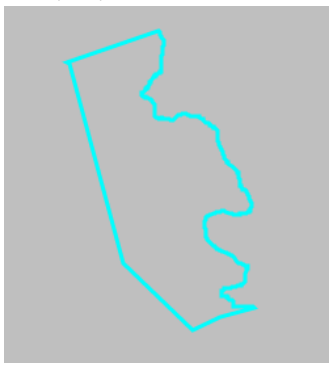
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

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From: Iksun Yang
To: Nicole Li
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Thursday, 11 May 2023 4:45:00 pm
Attachments: BCO10364430 362 Matakana Valley Road Matakana.msg
image001.png
Geotech response.png

Hi Nicole

I have received additional comment from agent GE regarding the liquefaction RFI. Please find attached email. This response was not included in their RFI reply initially.

The engineer want to speak directly with you, if it is suit to you, please contact him. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
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From: Iksun Yang
Sent: Wednesday, 10 May 2023 2:56 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

Thank you for the comment. I will address this to the agent. Thank you.

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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 10 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

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Happy to discuss the above if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, May 5, 2023 11:10 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

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Thank you.

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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
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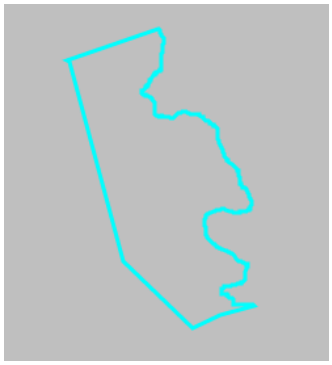
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category ‘Undetermined area’ as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. 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
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From: Nicole Li
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Thursday, 11 May 2023 5:23:05 pm
Attachments: image001.png

Hi Iksun,

The applicant probably had forgotten to attached the screenshot in their initial response. The justification outlined in the screenshot is considered satisfactory, and thus, I do not have any further query.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, May 11, 2023 4:46 PM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

I have received additional comment from agent GE regarding the liquefaction RFI. Please find attached email. This response was not included in their RFI reply initially.

The engineer want to speak directly with you, if it is suit to you, please contact him. Thank you.

Kind Regards

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From: Iksun Yang
Sent: Wednesday, 10 May 2023 2:56 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

Thank you for the comment. I will address this to the agent. 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: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 10 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the information. Following a review of the provided response, I have the following comments:

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

Happy to discuss the above if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, May 5, 2023 11:10 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

I have received RFI response for the Liquefaction. Please find the attached file and let me know whether the RFI can be removed, or further clarification is required.
Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang
Sent: Thursday, 6 April 2023 3:12 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>

Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Thank you Nicole.

I will include the RFI in my BA RFI letter.

Have a good long weekend.

Kind Regards

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

From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

- The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

  Please provide a liquefaction assessment at a minimum of the 'Level B' level of detail for the geological setting of this site. Please note that this will require justification by providing deep ground investigation information using CPT and/or physical drilling and sampling with SPT to at least 10-15m depth below ground level to adequately characterise the potential severity of liquefaction-induced ground damage. Using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land" is an acceptable means of demonstrating code compliance for building consent applications. Alternativity, a

> liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.

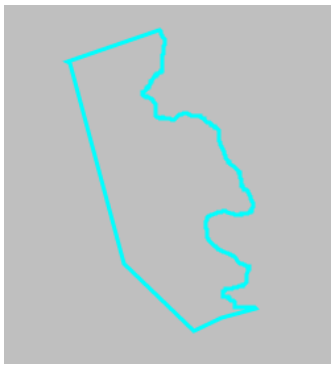
Happy to discuss if needed.

Cheers,
Nicole

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Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

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From:	Iksun Yang
To:	Nicole Li
Subject:	RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date:	Friday, 12 May 2023 8:39:00 am
Attachments:	image001.png

Thank you Nicole.

Kind Regards

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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Thursday, 11 May 2023 5:23 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

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Hi Nicole

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From: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

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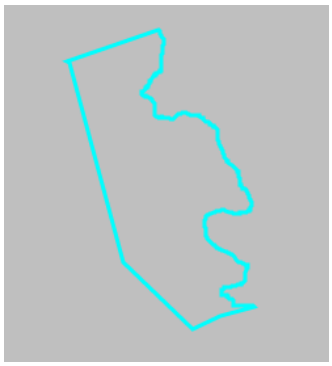
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

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Please review and let me know whether the proposal is acceptable or additional information is required. Thank you.

Kind Regards

Iksun Yang | Building Surveyor

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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 8:41:35 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
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DDI (09) 427 3458 | Mobile 021 926 095
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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

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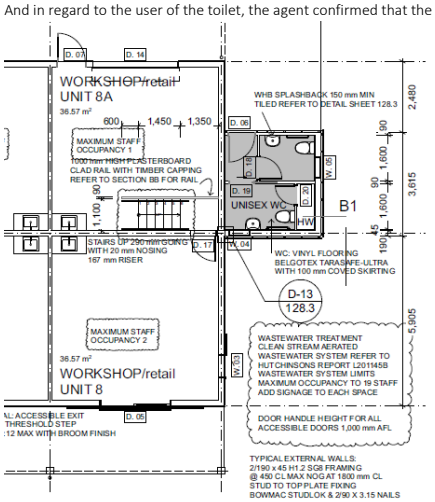
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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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

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From: Iksun Yang
To: Christine Tarr
Cc: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 4:01:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png

Hi Christine

I have just received an advice from waste water specialist that the number of car parking spaces have been increased from 20 to 29 (compared to approved RC), and this could be a planning issue.

If you need to review this application, I can add revised planning task. Please advise. Thank you.

Kind Regards

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From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 8:42 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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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
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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

Hutchinson CONSULTING ENGINEERS

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

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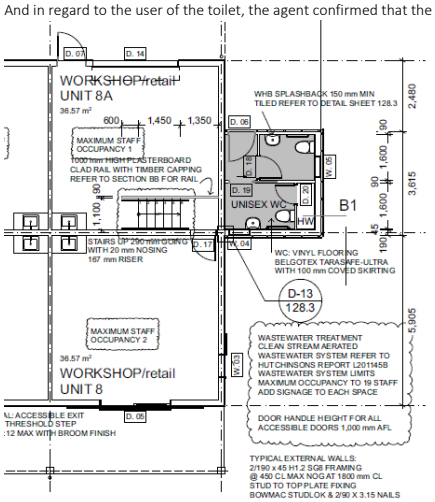
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

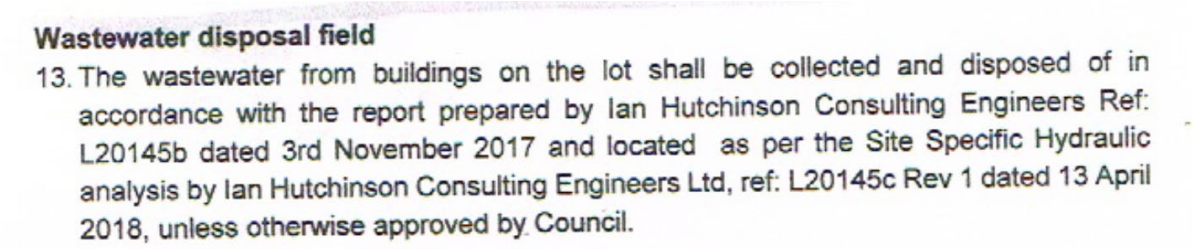
Hi Iksun,

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?

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Paige Farley | Civil Manager | www.hc.co.nz
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Hutchinson CONSULTING ENGINEERS

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?
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- 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

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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

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From: Christine Tarr
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 4:11:10 pm
Attachments: image001.png
image002.png
image003.png
image004.png

Yes please

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:01 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Cc: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Christine

I have just received an advice from waste water specialist that the number of car parking spaces have been increased from 20 to 29 (compared to approved RC), and this could be a planning issue.

If you need to review this application, I can add revised planning task. Please advise. Thank you.

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From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 8:42 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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.
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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

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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

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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

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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

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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

Hutchinson CONSULTING ENGINEERS

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

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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

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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,

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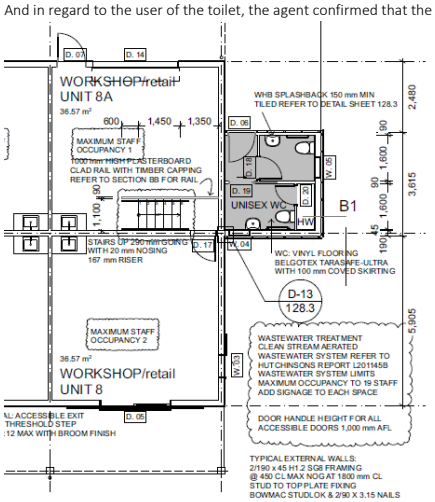
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
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Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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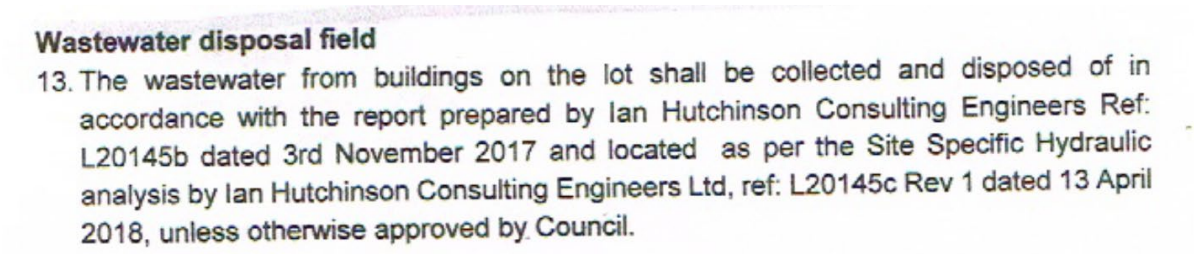
Hi Iksun,

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?

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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

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- 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

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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

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From: Iksun Yang
To: Christine Tarr
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 4:14:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png

Thank you Christine.

I have just added the task.

Kind Regards

Iksun Yang | Building Surveyor
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From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:11 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Yes please

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:01 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Cc: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Christine

I have just received an advice from waste water specialist that the number of car parking spaces have been increased from 20 to 29 (compared to approved RC), and this could be a planning issue.

If you need to review this application, I can add revised planning task. Please advise. Thank you.

Kind Regards

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From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 8:42 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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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

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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

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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

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Hi Iksun,

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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

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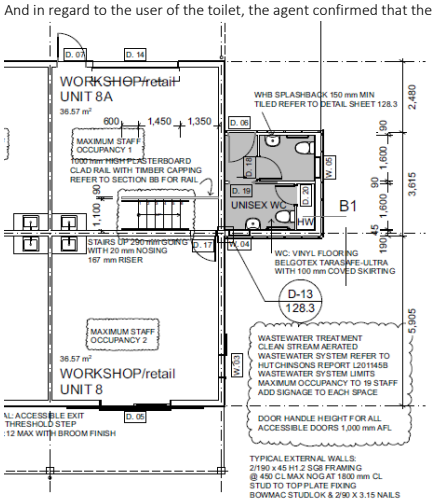
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Your review and any additional comment will be appreciated.

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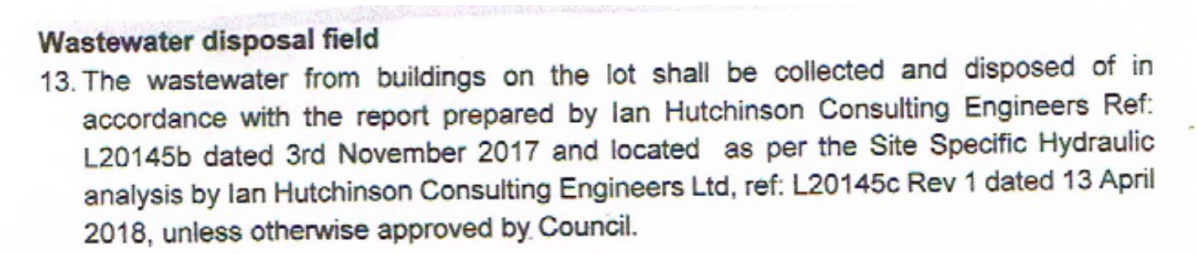
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Kind Regards

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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Date: Friday, 14 April 2023 8:00:45 am
Attachments: image004.png
image005.png
image006.png
image007.png

Hi Iksun,

Just some additional thoughts:

There is an existing land use consent LUC60311264 which relates to these sheds (attached).

The AEE submitted with the LUC application states:

> A market activity is to be established within two of the existing sheds (with internal renovations to accommodate the activities) located in the south of the site. The markets are to operate from units within the two buildings, with shared lunchroom and toilet facilities for vendors. In accordance with H19.10.14, vendors will be able to sell handcrafts and horticultural or agricultural products, as well as food and beverages.
>
> In addition to the markets activity, it is proposed that vendors will be able to *manufacture handcrafts* on site, including timber based goods, pottery, etc, which may then be sold at the market.

Also note the number of parking spaces is greater on the BC application site plan than on the approved LUC plan.

The toilets in shed 1 are accessed external to the workshops. So, they are accessible to customers. But the wastewater system design flow only accounts for staff.

I will send you an RFI today. There are other potential issues too.

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

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@auckandcouncil.govt.nz)

From: Matt Richardson
Sent: Thursday, 13 April 2023 9:05 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

Hi Iksun,

I have reviewed the wastewater system design report.

Has the applicant provided a detailed description of the intended land use? “The sheds will be used for retail and workshop purposes”. What sort of workshops are they?

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

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@auckandcouncil.govt.nz)

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, 6 April 2023 2:01 pm
To: SWWWITA <swwwita@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

Hi Team

Please review the on-site effluent system proposal on this BC application. It seems the on-site waste water system for the proposed buildings/building use is outside scope of permitted activity.

The building use specified as 'office' and the total occupancy specified as '19 employees' on the waste water report provided, but this is incorrect as the proposed buildings (shed 1 and shed 2) will be used as market shed and will be used for retail and workshop purposes and total max. occupancy will be 128 as per fire report provided.

5.0 Building Description

There are two existing sawmill sheds (shed 1 and shed 2), which will be replaced with two new market sheds (shed 1 and shed 2). The sheds will be used for retail and workshop purposes.

Shed 1 comprises of 10 workshops. The dimension for the shed 1 is 12m x 30m, typical Unit size is approximately 5.7m x 5.8m. The building has an apex height of approximately 6m. Workshops Units 1 and 8 are designed to be a double unit and open to Unit 1A and Unit 8A.

Shed 2 comprises of 2 workshops. The dimension for shed 2 is 7m x 15m each Unit is approximately 7.5m x 6.7m. The building has an apex height of approximately 5m.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

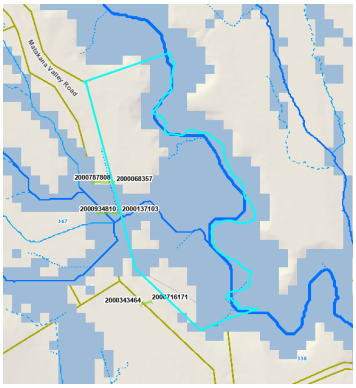
Risk group WB is workshop use and has an occupant density of 5m²/person. Risk group CA is retail use and has an occupant density of 3.5m²/person.

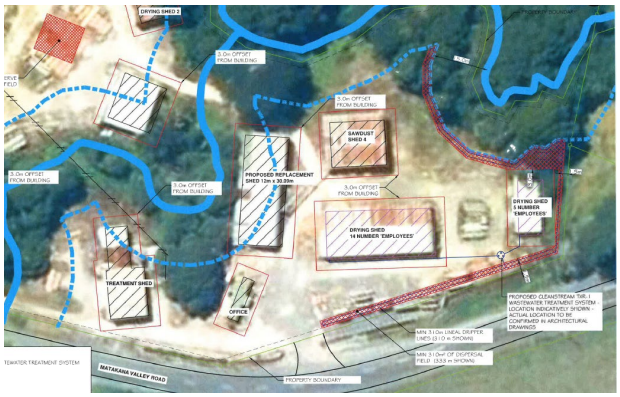
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Area[1]	Risk Group[2]	Occupant Density (m²/p)	Gross Area (m²)	Occupant Load (p)
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Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
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Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Also the proposed on-site effluent field will be placed in flood plain area as per GIS.





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
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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Date: Friday, 14 April 2023 3:46:57 pm
Attachments: image001.png
image002.png
image003.png

Hi Iksun,

Please send the following RFI to the agent:

In relation to the on-site wastewater treatment and land disposal system design:

- 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.

Happy to discuss.

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

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@auckandcouncil.govt.nz)

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>

Sent: Thursday, 6 April 2023 2:01 pm
To: SWWWITA <swwwita@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

Hi Team

Please review the on-site effluent system proposal on this BC application. It seems the on-site waste water system for the proposed buildings/building use is outside scope of permitted activity.

The building use specified as 'office' and the total occupancy specified as '19 employees' on the waste water report provided, but this is incorrect as the proposed buildings (shed 1 and shed 2) will be used as market shed and will be used for retail and workshop purposes and total max. occupancy will be 128 as per fire report provided.

5.0 Building Description

There are two existing sawmill sheds (shed 1 and shed 2), which will be replaced with two new market sheds (shed 1 and shed 2). The sheds will be used for retail and workshop purposes.

Shed 1 comprises of 10 workshops. The dimension for the shed 1 is 12m x 30m, typical Unit size is approximately 5.7m x 5.8m. The building has an apex height of approximately 6m. Workshops Units 1 and 8 are designed to be a double unit and open to Unit 1A and Unit 8A.

Shed 2 comprises of 2 workshops. The dimension for shed 2 is 7m x 15m each Unit is approximately 7.5m x 6.7m. The building has an apex height of approximately 5m.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

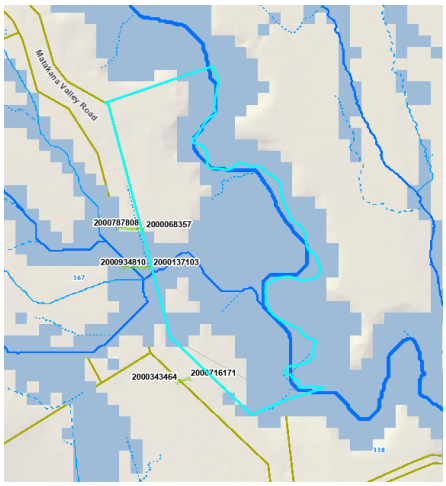
Risk group WB is workshop use and has an occupant density of 5m²/person. Risk group CA is retail use and has an occupant density of 3.5m²/person.

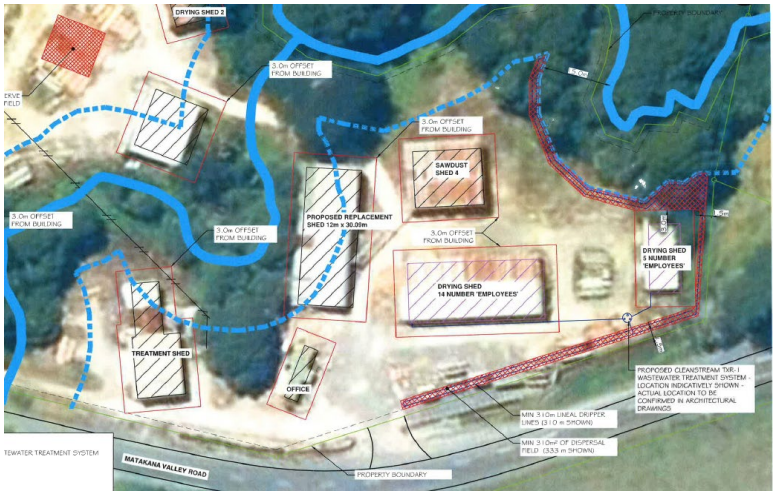
Table 1: Risk Group and Occupant Load

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Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
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Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
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Workshop Unit 9	CA/WB	3.5/5	49	14/10
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Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Also the proposed on-site effluent field will be placed in flood plain area as per GIS.





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
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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Date: Friday, 14 April 2023 4:02:00 pm
Attachments: image001.png
image002.png
image003.png

Hi Matt

Thank you for your review and the RFI items. I will send this RFI to agent and will back to you once I receive the reply from agent .
Have a good weekend.

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: Friday, 14 April 2023 3:47 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

Hi Iksun,

Please send the following RFI to the agent:

In relation to the on-site wastewater treatment and land disposal system design:

- 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?
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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.
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- Provide a site-specific assessment of the 1 in 20 year flood level.

Happy to discuss.

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

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@auckandcouncil.govt.nz)

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, 6 April 2023 2:01 pm
To: SWWWITA <swwwita@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

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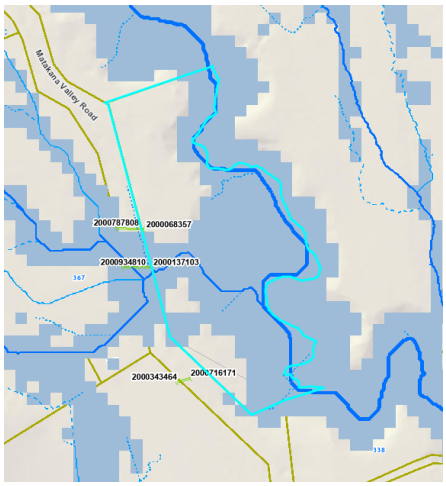
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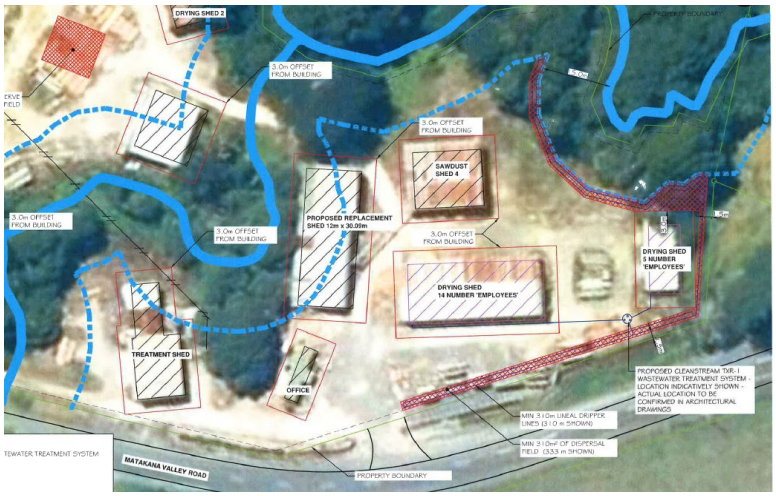
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Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Also the proposed on-site effluent field will be placed in flood plain area as per GIS.





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

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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 10 May 2023 8:52:10 pm

Hi Iksun,

All items are still outstanding – they haven't addressed any.

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

(Any requests for stormwater, wastewater or ITA specialist input must be sent to: SWWWITA@auckandcouncil.govt.nz)

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, 5 May 2023 4:11 pm
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 a RFI reply from agent. Not sure whether it is sufficient for the RFI, but the attached files are their response regarding the on-site waste water RFI.
Please let me know if any items are remained. 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: Friday, 14 April 2023 4:05 pm
To: c.campbell.architect@xtra.co.nz
Cc: 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?
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- 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

From: Matt Richardson
To: Paige@hc.co.nz; Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Monday, 26 June 2023 11:38:33 am
Attachments: image003.png
image004.png
image005.png

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

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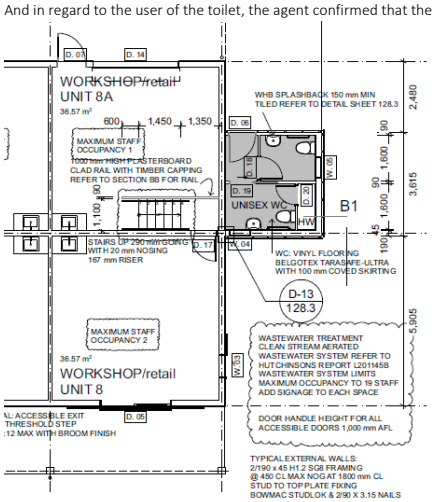
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

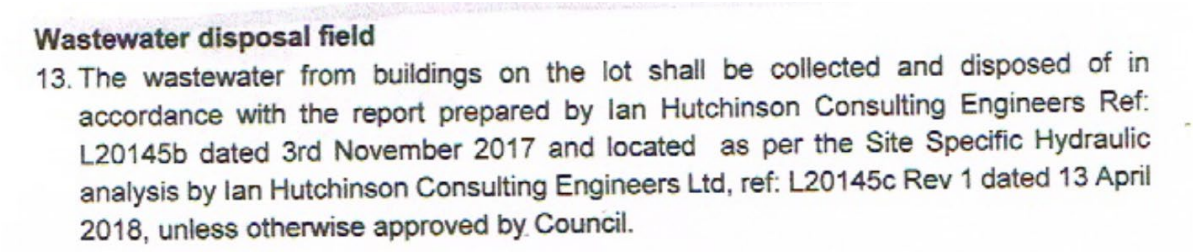
Hi Iksun,

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?

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

Hutchinson CONSULTING ENGINEERS

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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>
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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.

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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Tuesday, 27 June 2023 10:54:53 am
Attachments: image001.png
image002.png
image003.png
LUC60311264_RFI_Corres_7.pdf

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

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To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
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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

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Ph 09 426 5702 | Mob 021 993 416

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Cc: Paige Farley <Paige@hc.co.nz>; c.campbell.architect@xtra.co.nz
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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.

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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.

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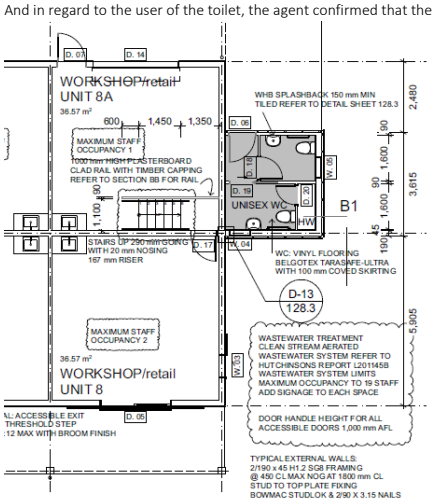
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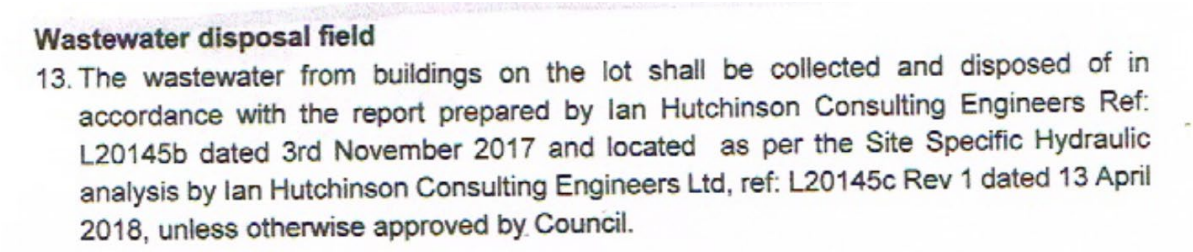
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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Tuesday, 27 June 2023 11:05:00 am
Attachments: image001.png
image002.png
image003.png

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.

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To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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How do you want to proceed?

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Matthew Richardson | Specialist - Wastewater
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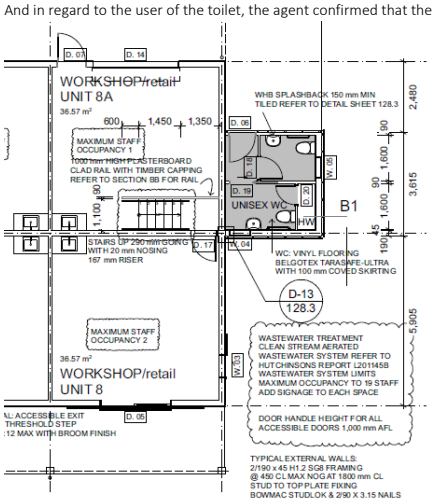
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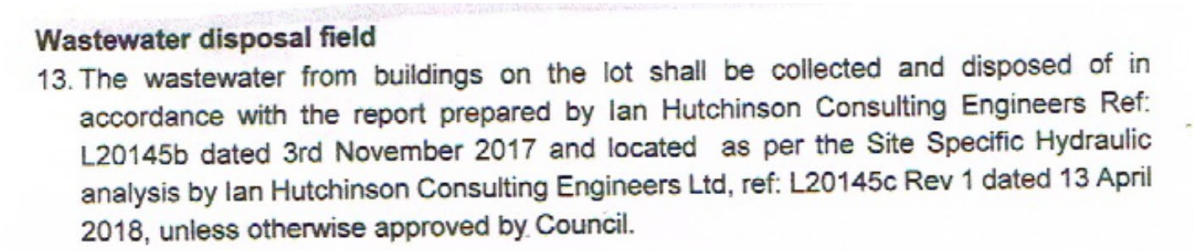
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Wastewater disposal field

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.

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- 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
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From: Iksun Yang
To: Matt Richardson; Christine Tarr
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Tuesday, 27 June 2023 2:05:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png

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

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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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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
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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
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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

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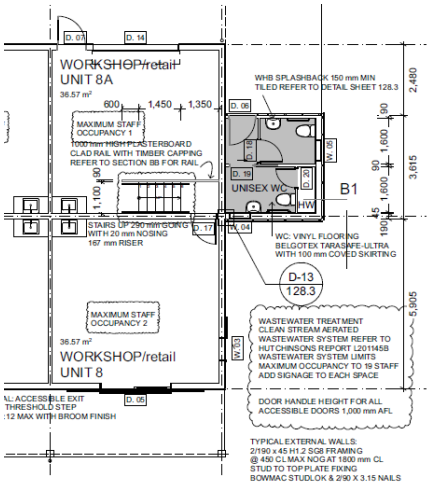
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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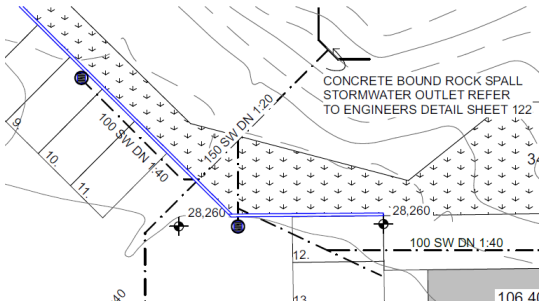
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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 3:15:17 pm
Attachments: image005.png
image006.png
image007.png
image008.png
image009.png

Hi Iksun,

Thanks for calling earlier. As discussed, and listed below, three RFIs are outstanding, and I have added one more:

- 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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 total 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.
- 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.



Please copy me in to any related correspondence between yourself and the engineer, thanks.

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: 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
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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

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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

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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

Hutchinson CONSULTING ENGINEERS

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

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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

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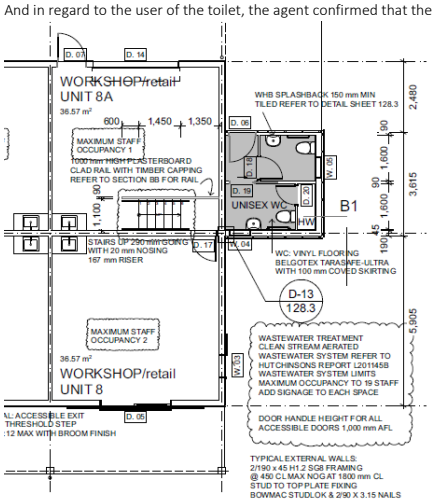
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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

Hutchinson CONSULTING ENGINEERS

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

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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 3:18:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png

Thank you Matt.

I will send the RFI soon.

Kind Regards

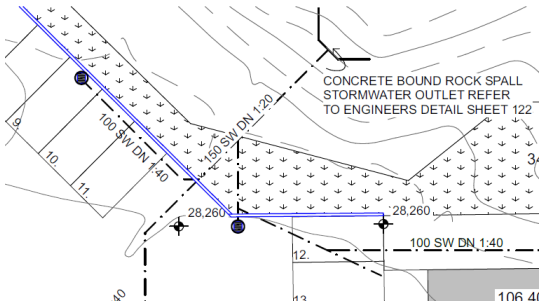
Iksun Yang | Building Surveyor
Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

From: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 3:15 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Thanks for calling earlier. As discussed, and listed below, three RFIs are outstanding, and I have added one more:

- 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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 total 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.
- 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.



Please copy me in to any related correspondence between yourself and the engineer, thanks.

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: 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

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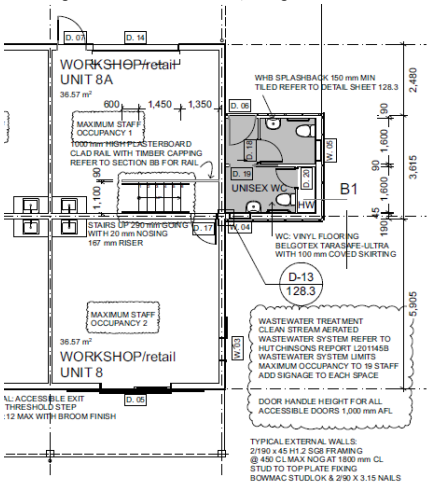
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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

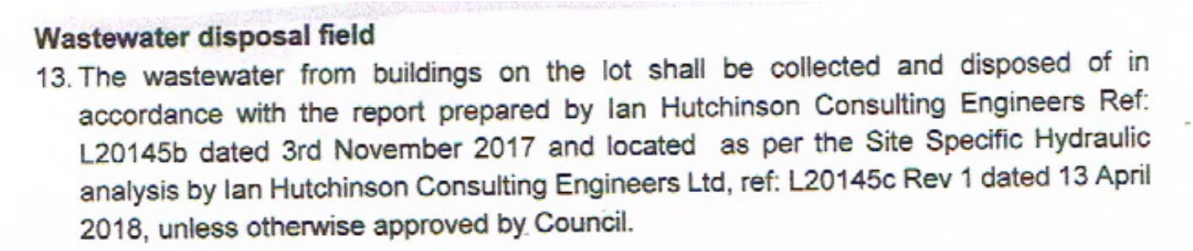
Hi Iksun,

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

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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
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DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 11:27:51 am
Attachments: 230713 1 250 SITE PLAN 1011E.pdf
letterac-362MatakanaRoadWW-001.pdf
Resource Consent 362 Matakan Valley Road.pdf
BCO10260425-Building consent approval - Planing Shed.pdf
E5 On-site and small scale wastewater treatment and disposal.pdf
Effluent - PRR 960046 SCANNED WHOLE FILE.tif.pdf
LUC60311264_Assessment_2.docx

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m² per litre per day.
The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained?
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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

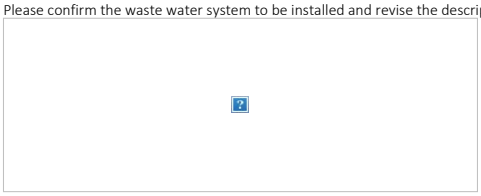
It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

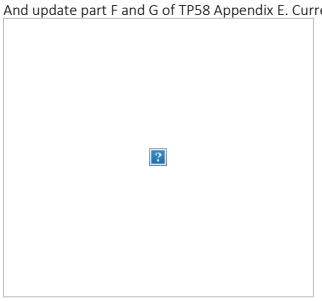
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

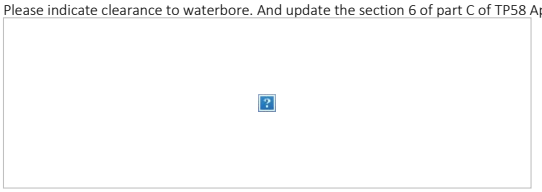




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.



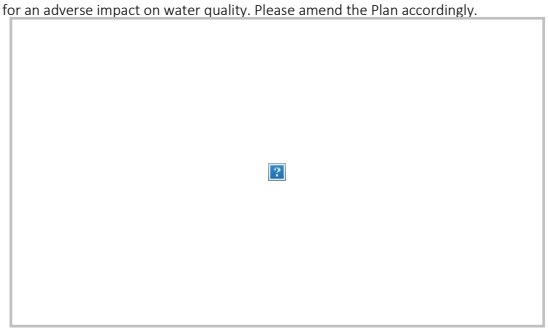
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1. Provide additional bore logs for subsoil investigation boreholes drilled into the proposed wastewater disposal areas, at least three for the primary disposal area and one for the reserve disposal area. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
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4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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.



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.

7. 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?
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10. 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.
11. 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
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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 12:10:00 pm

Hi Matt

Thank you for your review and confirmation.

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: Wednesday, July 19, 2023 11:28 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m² per litre per day.
The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained?
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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

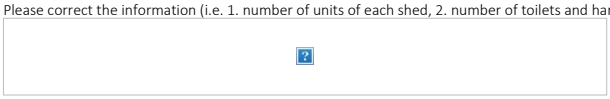
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

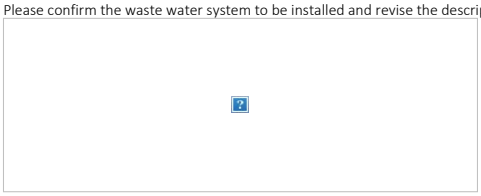
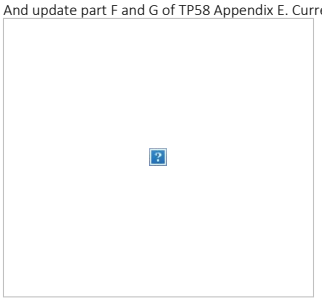
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

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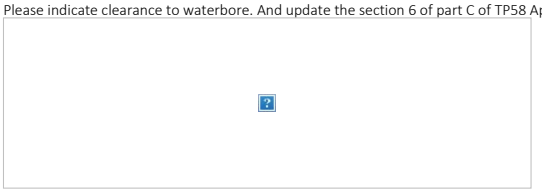
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6. Please specify the AUP rule on TP58 Appendix E checklist.

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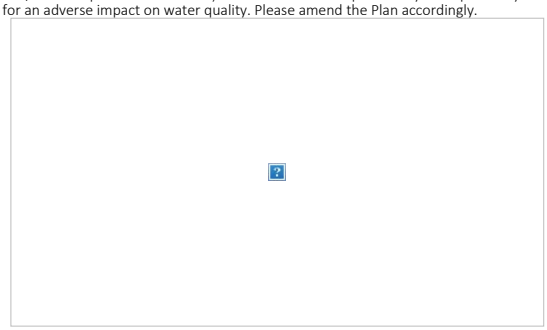
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5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

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@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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,

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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

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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

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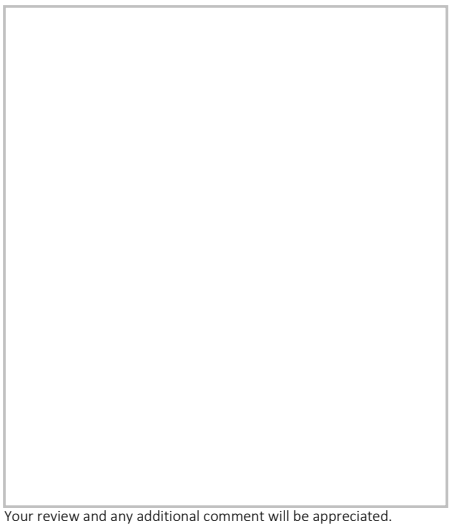
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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.



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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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

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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 3:45:00 pm
Attachments: image001.png
image002.png

Hi Matt

Sorry to bother you again. As the agent haven't addressed the RFI items I have requested, so I still need to work on this file and I just need your clarification of few items before I am back to the agent.

I am looking the item 10 and 11 from the email I have sent to the agent on 28 Jun – as I copied you, so you may refer the email.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

> **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.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

As a condition 13 (as captured below), do we have a copy of the analysis in our record? And your review (or reviewed under previous RC application) also satisfy the flooding issue?

> **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.

And the water bore (or any existing water supply source) clearance is not a matter in this case? Just wonder any contamination risk has been also reviewed at RC stage?

You comment on above items will be really appreciated and if you can access to the 'site specific hydraulic analysis', please send it to me. Thankyou.

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, July 19, 2023 12:10 PM
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 confirmation.

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: Wednesday, July 19, 2023 11:28 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m³ per litre per day.
The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained?

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

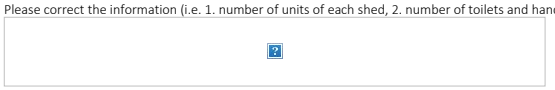
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

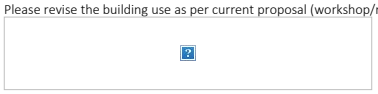
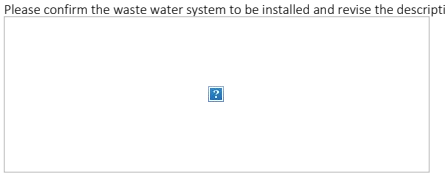
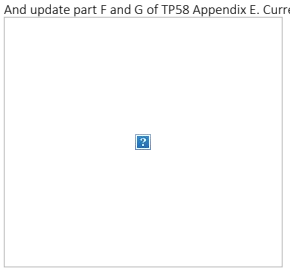
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.


8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.
11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.

@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.

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

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,

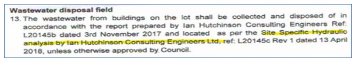
The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

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


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.

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

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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.

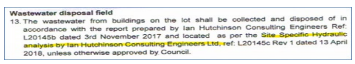
The existing resource consent already provides restrictions on what can be developed in terms of staff etc.

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


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.

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

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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

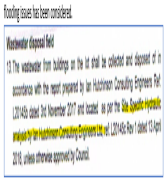
Hi Matt

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

11. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this RC application as well, and we also need to document how the flooding issues has been considered.


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.

12. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix C checklist.

6 Site Clearances, which should also be shown on the site plan:

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, water bores	50	50
Embankments/retaining walls	n/a	n/a
Building	1.0m	1.0m
Other (specify):		

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.

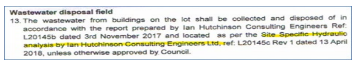
I have attached this for your records – LUC60311264.

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.

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


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.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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
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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 4:20:55 pm
Attachments: image002.png
image003.png
LUC60311264 Stormwater Overland Flow Rep (2).pdf

Hi Iksun,

Attached is a copy of the flood analysis.

I will respond to your questions this evening.

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: Wednesday, July 19, 2023 3:46 PM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Sorry to bother you again. As the agent haven't addressed the RFI items I have requested, so I still need to work on this file and I just need your clarification of few items before I am back to the agent.

I am looking the item 10 and 11 from the email I have sent to the agent on 28 Jun – as I copied you, so you may refer the email.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

> **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.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

As a condition 13 (as captured below), do we have a copy of the analysis in our record? And your review (or reviewed under previous RC application) also satisfy the flooding issue?

> **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.

And the water bore (or any existing water supply source) clearance is not a matter in this case? Just wonder any contamination risk has been also reviewed at RC stage?

You comment on above items will be really appreciated and if you can access to the 'site specific hydraulic analysis', please send it to me. Thankyou.

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, July 19, 2023 12:10 PM
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 confirmation.

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: Wednesday, July 19, 2023 11:28 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m³ per litre per day.
The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained? 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

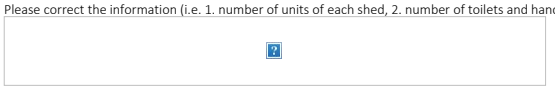
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

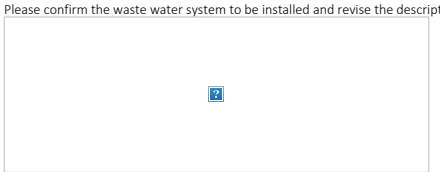
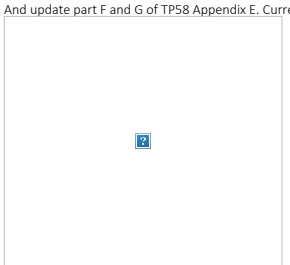
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.


5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

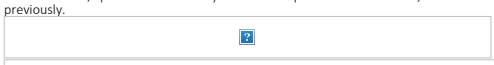


7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

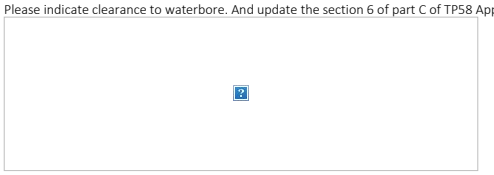




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

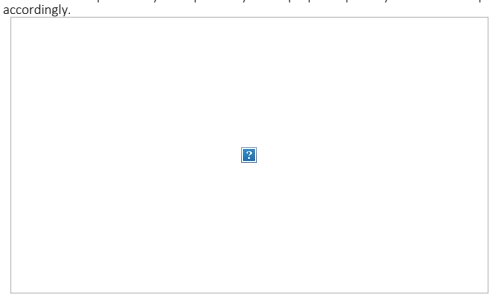


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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

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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

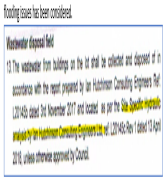
Hi Matt

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

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.


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.

11. Please indicate clearances to waterbrose. And update the section 6 of part C of TP58 (appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify)		

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

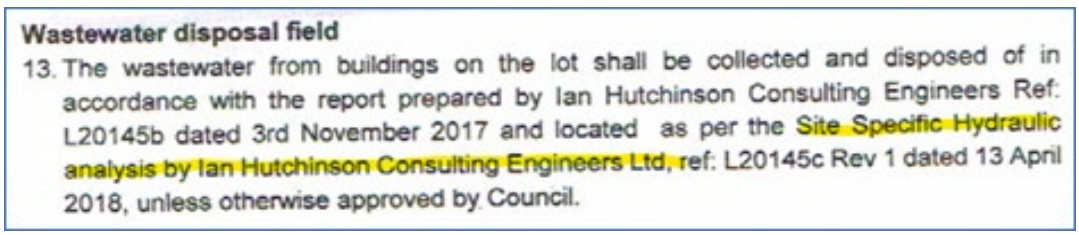
Hi Iksun,

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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



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From: Matt Richardson
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 19 July 2023 6:32:33 pm
Attachments: image002.png
image003.png
LUC60311264_Assessment_2.docx
LUC60311264_Stormwater_Overland_Flow_Rep (2).pdf

Hi Iksun,

Item 10 – a DE has previously approved the Site Specific Hydraulic Analysis (ref. the attached engineering appraisal memo) which concludes that the proposed wastewater field is above the 1 in 20 year flood plain. I have relied on the DE's approval of the calculations in this report.

Item 11 – I agree with you, the applicant needs to show us the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (there's at least one on-site water bore). I suggest they update the 'Whole Site Plan' to show this.

Item 13 – as per item 10 and the Site Specific Hydraulic Analysis is attached.

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: Wednesday, July 19, 2023 3:46 PM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Sorry to bother you again. As the agent haven't addressed the RFI items I have requested, so I still need to work on this file and I just need your clarification of few items before I am back to the agent.

I am looking the item 10 and 11 from the email I have sent to the agent on 28 Jun – as I copied you, so you may refer the email.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

> **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.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

As a condition 13 (as captured below), do we have a copy of the analysis in our record? And your review (or reviewed under previous RC application) also satisfy the flooding issue?

> **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.

And the water bore (or any existing water supply source) clearance is not a matter in this case? Just wonder any contamination risk has been also reviewed at RC stage?

You comment on above items will be really appreciated and if you can access to the 'site specific hydraulic analysis', please send it to me. Thankyou.

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, July 19, 2023 12:10 PM
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 confirmation.

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: Wednesday, July 19, 2023 11:28 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m² per litre per day.

The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained? 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

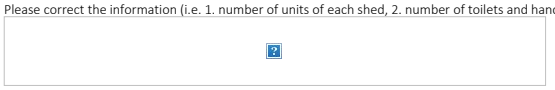
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

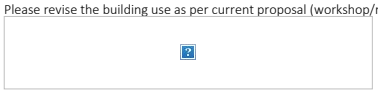
It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.





2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

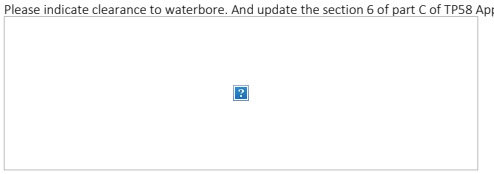




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

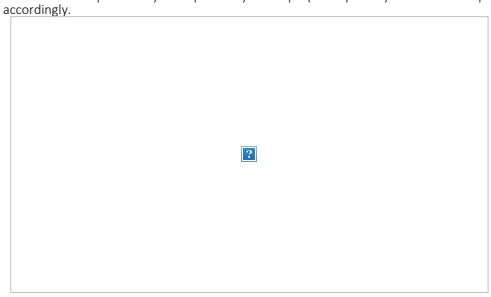


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

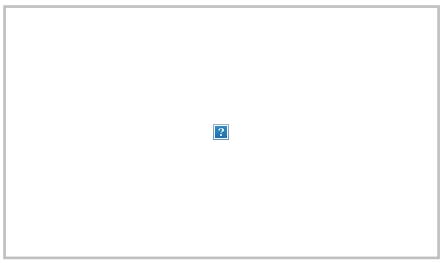
1. Provide additional bore logs for subsoil investigation boreholes drilled into the proposed wastewater disposal areas, at least three for the primary disposal area and one for the reserve disposal area. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). TP58 states "*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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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

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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

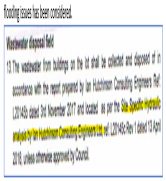
I have received additional comment from the agent engineer (refer email below), and she is saying the waste water design has been already reviewed in RC (LUC60311264).

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.

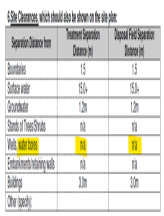
And in regard to the user of the toilet, the agent confirmed that the toilet will be used by the staff only (total number of 19) and signage will be provided. – noted on revised plan

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the

flooding issues has been considered.


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.

11. Please indicate clearance to water bore. And update the section 6 of part 1 of TP58 Appendix E checklist.


6.Site Clearances, which should also be shown on the site plan

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify)		

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

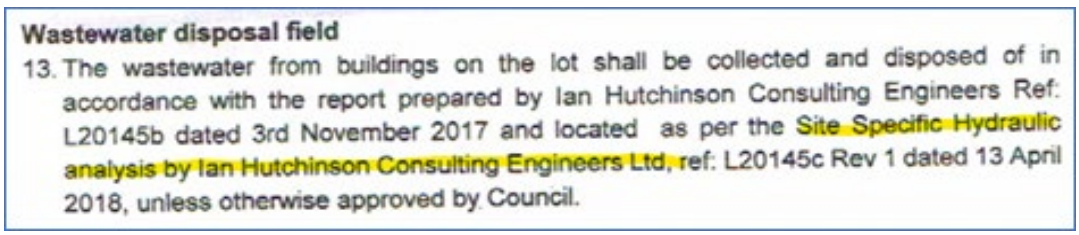
Hi Iksun,

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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

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From: Iksun Yang
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Thursday, 20 July 2023 8:23:00 am
Attachments: image001.png
image002.png

Hi Matt

Thank you so much for the additional advice, I will follow up the issue with agent and will make sure all information are clear and inconsistence with this BC project.
Really appreciate your support on this file.

Have a great day!

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: Wednesday, July 19, 2023 6:32 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Item 10 – a DE has previously approved the Site Specific Hydraulic Analysis (ref. the attached engineering appraisal memo) which concludes that the proposed wastewater field is above the 1 in 20 year flood plain. I have relied on the DE's approval of the calculations in this report.

Item 11 – I agree with you, the applicant needs to show us the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (there's at least one on-site water bore). I suggest they update the 'Whole Site Plan' to show this.

Item 13 – as per item 10 and the Site Specific Hydraulic Analysis is attached.

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

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, July 19, 2023 3:46 PM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Sorry to bother you again. As the agent haven't addressed the RFI items I have requested, so I still need to work on this file and I just need your clarification of few items before I am back to the agent.

I am looking the item 10 and 11 from the email I have sent to the agent on 28 Jun – as I copied you, so you may refer the email.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

> **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.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

As a condition 13 (as captured below), do we have a copy of the analysis in our record? And your review (or reviewed under previous RC application) also satisfy the flooding issue?

> **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.

And the water bore (or any existing water supply source) clearance is not a matter in this case? Just wonder any contamination risk has been also reviewed at RC stage?

You comment on above items will be really appreciated and if you can access to the 'site specific hydraulic analysis', please send it to me. Thankyou.

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, July 19, 2023 12:10 PM
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 confirmation.

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: Wednesday, July 19, 2023 11:28 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,

Yes, the wastewater system was accepted by the DE who reviewed the LUC application in 2018 (memo attached for reference).

The design flow volume of each on-site wastewater treatment system is <3,000L/day.
The ratio of site area to discharge volume, for the total combined volume of wastewater discharged on-site, is greater than 3m² per litre per day.
The site is large (2.6672ha).

The revised plans have generally resolved my concerns. Attached are documents that were sent to me by Neil Mumby.

I am agreeable 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.

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: Wednesday, July 19, 2023 8:55 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

Hope you are well.

I have received an email from the agent and he confirmed that the waste water issues have been resolved with you. Could you confirm you are satisfied with the revised plan and no other issues are remained?
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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

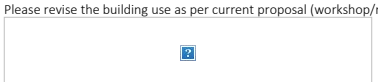
It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

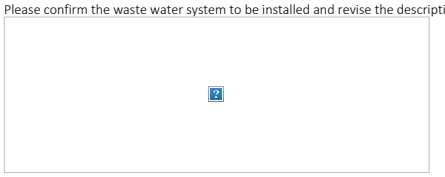




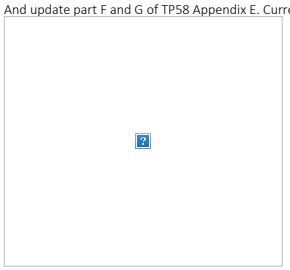
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

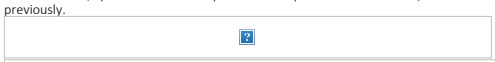


7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

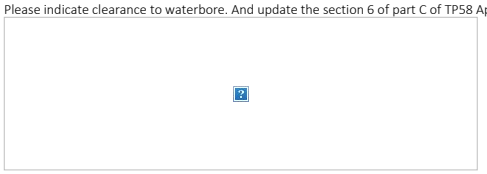




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

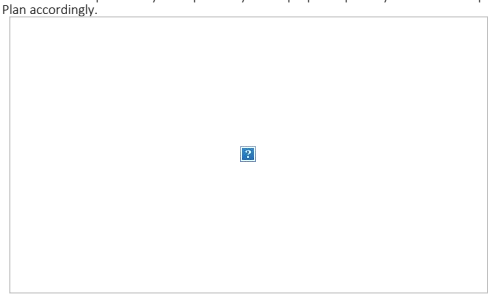


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

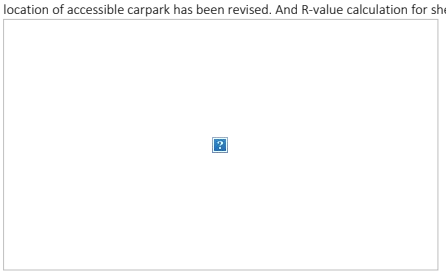
1. Provide additional bore logs for subsoil investigation boreholes drilled into the proposed wastewater disposal areas, at least three for the primary disposal area and one for the reserve disposal area. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). TP58 states "*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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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

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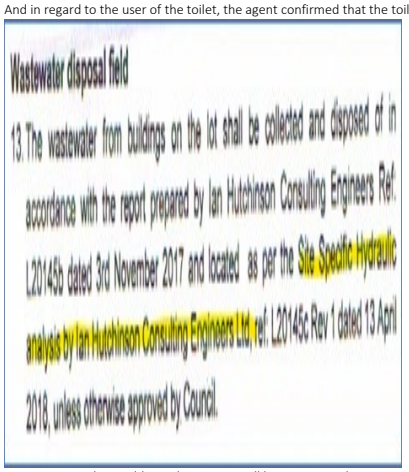
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.

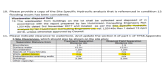
You will see that the wastewater report and flooding reports prepared by this office form part of the resource consent and specifically condition 13 states that the wastewater disposal field must be in accordance with these documents. Refer below.



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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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
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From: Greig Pilkington
To: Iksun Yang
Cc: Bashir Ahmed
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check
Date: Friday, 31 March 2023 1:26:27 pm
Attachments: image001.png
image002.png

Hi Iksun,

Thanks for informing, please continue to process, I am happy to provide supervision for this application.
Please add some comments to the processing checklist confirming the change of complexity and my confirmation that it can remain with you.

Thanks Greig

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, 31 March 2023 9:38 am
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Cc: Bashir Ahmed <Bashir.Ahmed@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check

Hi Greig

I am processing this BC application at the moment, and this has been lodged as Com1 and total occupancy specified as 19 on application form, so I initially assessed this file as Com1 and started processing.

Building Use	Number of occupants
Commercial Market Shed	19

But, the building consists of 10 separated workshops and total occupancy is greater than 100 and risk group as CA and WB as per the fire report provided, and it triggers this application is a Com 2 project.

5.1 Risk Group and Occupant Load

The risk group is based on C/AS2/Table 1.1. The occupant loads are calculated from occupant densities provided in C/AS2/Table 1.2. The occupant loads are shown in Table 1.

Risk group WB is workshop use and has an occupant density of 5m^2/person. Risk group CA is retail use and has an occupant density of 3.5m^2/person.

Table 1: Risk Group and Occupant Load

Area[1]	Risk Group[2]	Occupant Density (m^2/p)	Gross Area (m^2)	Occupant Load (p)
Shed 1				
Workshop 1	CA/WB	3.5/5	33	10/7
Workshop 1A	CA/WB	3.5/5	33	10/7
Workshop 2	CA/WB	3.5/5	33	10/7
Workshop 3	CA/WB	3.5/5	33	10/7
Workshop 4	CA/WB	3.5/5	33	10/7
Workshop 5	CA/WB	3.5/5	33	10/7
Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
Workshop 8	CA/WB	3.5/5	33	10/7
Workshop 8A	CA/WB	3.5/5	33	10/7
Shed 2				
Workshop Unit 9	CA/WB	3.5/5	49	14/10
Workshop Unit 10	CA/WB	3.5/5	49	14/10

Note 1: Spaces used for intermittent activities (e.g., toilet facilities and common passageway) are not assessed for occupant load.

Just need your confirmation whether I can continue processing this file or requires to be re-allocated.
Your confirmation will be appreciated.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
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From: Iksun Yang
To: Greig Pilkington
Cc: Bashir Ahmed
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check
Date: Friday, 31 March 2023 1:29:00 pm
Attachments: image001.png
image002.png

Thank you Greig.

I will continue to process this file.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

Visit our website: www.aucklandcouncil.govt.nz

From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Friday, 31 March 2023 1:26 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: Bashir Ahmed <Bashir.Ahmed@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Request for Building Complexity level check

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Workshop 6	CA/WB	3.5/5	33	10/7
Workshop 7	CA/WB	3.5/5	33	10/7
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Workshop Unit 10	CA/WB	3.5/5	49	14/10

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Kind Regards

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From: Greig Pilkington
To: Iksun Yang; Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 11 April 2023 1:50:43 pm

Hi Iksun,

Appreciate the urgency with this one.. I won't have time to conduct supervision until sometime later tomorrow, therefore I suggest we engage someone else in the team.

Marie – are you in a position to provide some supervision for this application today?

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 12:39 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Greig

I have just completed my initial review on this Com 2 application – commercial shed, and prepared RFI. – this one is not only complicated but comes with lack of information, my initial RFI items are more than 60.

I need your supervision on your earliest convenience time as the processing day of this file is day 19 already. If you can advise me your available time, will be appreciated.

Kind Regards

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Building Consent - Northern
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From: Marie Joubert
To: Greig Pilkington; Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 11 April 2023 1:58:03 pm

Yes, I will help with this.
I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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From: Iksun Yang
To: Marie Joubert; Greig Pilkington
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 11 April 2023 2:00:00 pm

Thank you Marie.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:58 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Yes, I will help with this.
I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Iksun,

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Kind Regards

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 11 April 2023 2:16:48 pm

Hello Ik Sun,

I just want to have a look through the application to get an idea of the scope. Send me an MS Teams Invite for 3 pm, if that is ok?

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:00 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>; Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:58 pm
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From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 11 April 2023 5:26:22 pm

Here is the wording for Specified Systems:

Appropriate performance standards are required for the specified systems. Please obtain these from the system designer / specifier and include these on the attached document *AC1129 List of approved specified systems included in the building consent.* For further information on referencing performance standards please refer to our guidance document AC1831 Guidance on Performance Standards

Have a good evening.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:20 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Yes, 3 pm is ok. I will send invite soon. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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DDI (09) 427 3458 | Mobile 021 926 095
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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:17 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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Kind Regards

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:58 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>

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Date: Tuesday, 11 April 2023 5:27:00 pm

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To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 12 April 2023 7:02:42 am

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 12 April 2023 8:23:52 am

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From: Marie Joubert
Sent: Wednesday, 12 April 2023 7:03 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 12 April 2023 8:48:13 am
Attachments: AC1125 Commercial processing checklist new 2022 BCO10364430 commercial shed effluent.docx

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---

Hi Marie

I have received RFI correspondence and completed re-check. I have removed quite a lot of RFI items but still some issues remained in this file. My decision note attached.

Need to discuss some remained RFI items, for example, the building use and total number of occupancy ..etc. There are some additional building use (i.e. selling food and beverage) specified in RC decision. And total occupancy limited by RC condition.

If you have some time available, I would like to discuss the outstanding RFI items. I can send meeting invitation once you advise me your available time. Thank you.

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:58 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

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From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Monday, 8 May 2023 5:30:28 pm

Pleasure.

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 9 May 2023 12:04:15 pm
Attachments: image001.png

Hello Ik Sun,

Here are some quick notes for the meeting:

9 May 2023 Meeting:
Meeting to review RFI response and outstanding RFI items

NOTE - Fire drawings – looks outdated, see toilet block is not the sae as Arch drawings?

RFI 3) Yes, ww report need to refer to the correct use as in fire report - workshop/retail

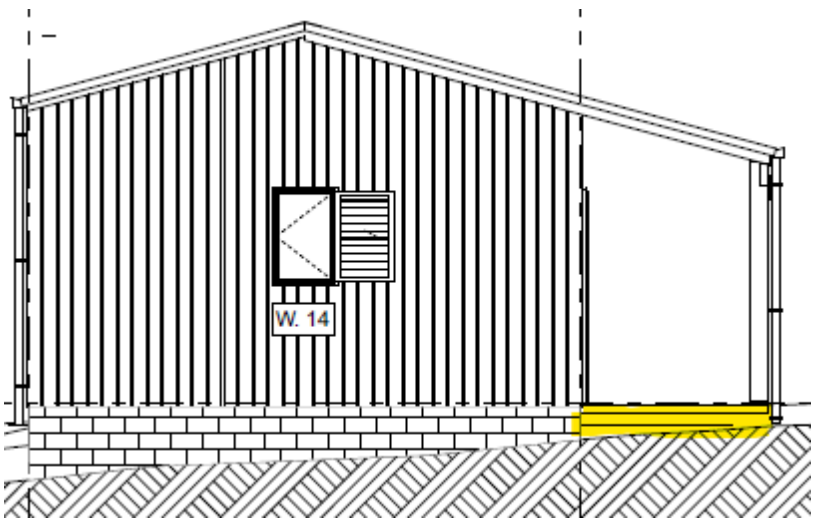
12 Units – 24 people as per RC,
19 people in ww report - restriction sign needed

RFI4) Fire report is as per C/AS2.
Application form and ww report are restricting numbers
Will accept this is not as per fire report if signage is installed.

RF5) Need to restrict numbers as per RC, or fire report need a note, comment
RFI 8) No response - Liquifaction

RFI 19 -21) Internal fire linings removed now, no Unit titles

23) Shed 1 1:20 and level concrete ok
Shed 2 – appears to be 1:22 – 1:20
Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



30) Accessible handrail not correct?

32) Manifestation – height of manifestation? Make note for reason for decision at least

34) No counter no requirement

37) What does DE checklist say about this *'concrete bound rock spall outlet'*

48) Seal of sinks - reason for decision for this, low risk

49) Reason for decision - Recommend you mention that test provided as per ISO 9239.1-2003 - vinyl (Tarrasafe Ultra)
54) Ventilation – Natural ok
55) Light switch…
Should really have door handle height for accessible ?

61) Pending response to RFi by Specialist

RO Please be sure Appendix E report is filled in completely and documentation is complete, this is not the specialist Teams responsibility.

> Specialist team reviewed and RFI sent._
> Page 8 of ww report – AUP rule not specified?
> Page 19 of ww report – Clearance to boreholes?
> Page 14 of ww report – no pump specs (3)?
>
> No Soil report
>
> Is this ww design a separate system on the property, should these not be combined with existing?
>
> No product literature?

62) Waste bins – screened and on plans
63) R 0.37 do we have manufacturer literature to confirm?
64) You can add this see application form
Check Specified Systems - need to add complete description for F8
Rest looks ok

Nāku noa, nā / Yours sincerely.

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Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:58 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>; Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Yes, I will help with this.
I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor

Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Iksun,

Appreciate the urgency with this one.. I won't have time to conduct supervision until sometime later tomorrow, therefore I suggest we engage someone else in the team.

Marie – are you in a position to provide some supervision for this application today?

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 12:39 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Greig

I have just completed my initial review on this Com 2 application – commercial shed, and prepared RFI. – this one is not only complicated but comes with lack of information, my initial RFI items are more than 60.

I need your supervision on your earliest convenience time as the processing day of this file is day 19 already. If you can advise me your available time, will be appreciated.

Kind Regards

Iksun Yang | Building Surveyor
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From: Iksun Yang
To: Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 9 May 2023 12:10:00 pm
Attachments: image001.png

Thank you Marie.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 9 May 2023 12:04 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Here are some quick notes for the meeting:

9 May 2023 Meeting:
Meeting to review RFI response and outstanding RFI items

NOTE - Fire drawings – looks outdated, see toilet block is not the sae as Arch drawings?

RFI 3) Yes, ww report need to refer to the correct use as in fire report - workshop/retail

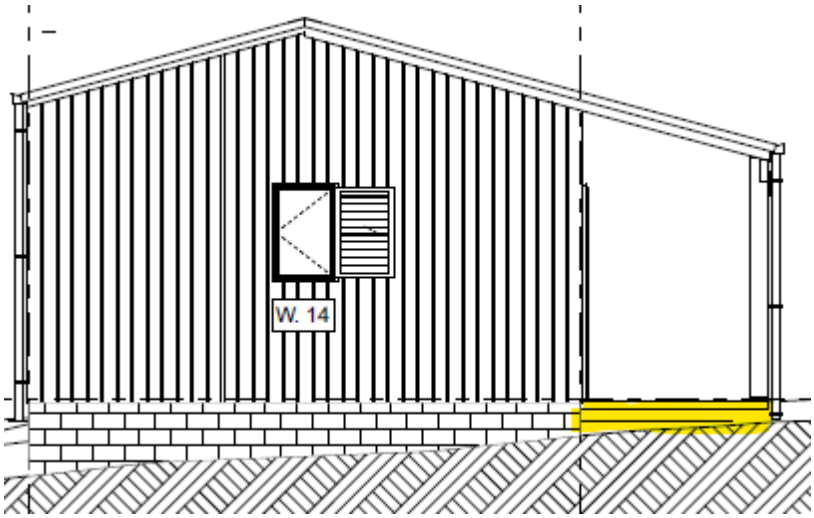
12 Units – 24 people as per RC,
19 people in ww report - restriction sign needed

RFI4) Fire report is as per C/AS2.
Application form and ww report are restricting numbers
Will accept this is not as per fire report if signage is installed.

RF5) Need to restrict numbers as per RC, or fire report need a note, comment
RFI 8) No response - Liquifaction

RFI 19 -21) Internal fire linings removed now, no Unit titles

23) Shed 1 1:20 and level concrete ok
Shed 2 – appears to be 1:22 – 1:20
Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



30) Accessible handrail not correct?

32) Manifestation – height of manifestation? Make note for reason for decision at least

34) No counter no requirement

37) What does DE checklist say about this *'concrete bound rock spall outlet'*

48) Seal of sinks - reason for decision for this, low risk

49) Reason for decision - Recommend you mention that test provided as per ISO 9239.1-2003 - vinyl (Tarrasafe Ultra)
54) Ventilation – Natural ok
55) Light switch…
Should really have door handle height for accessible ?

61) Pending response to RFi by Specialist

RO Please be sure Appendix E report is filled in completely and documentation is complete, this is not the specialist Teams responsibility.

Specialist team reviewed and RFI sent._
Page 8 of ww report – AUP rule not specified?
Page 19 of ww report – Clearance to boreholes?
Page 14 of ww report – no pump specs (3)?

No Soil report

Is this ww design a separate system on the property, should these not be combined with existing?

No product literature?

62) Waste bins – screened and on plans

63) R 0.37 do we have manufacturer literature to confirm?
64) You can add this see application form
Check Specified Systems - need to add complete description for F8
Rest looks ok

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
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Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, 8 May 2023 5:22 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

9 am is good to me. I will send invitation soon. Thank you.

Kind Regards

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, 8 May 2023 5:20 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

I assume we will have a Staff Meeting tomorrow 10 am, so we can try for tomorrow 9 am or 2 pm?

Nāku noa, nā / Yours sincerely.

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Sent: Monday, 8 May 2023 5:14 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

I have received RFI correspondence and completed re-check. I have removed quite a lot of RFI items but still some issues remained in this file. My decision note attached.

Need to discuss some remained RFI items, for example, the building use and total number of occupancy ..etc. There are some additional building use (i.e. selling food and beverage) specified in RC decision. And total occupancy limited by RC condition.

If you have some time available, I would like to discuss the outstanding RFI items. I can send meeting invitation once you advise me your available time. Thank you.

Kind Regards

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Wednesday, 12 April 2023 8:48 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Here is the Checklist with a few notes in green. If there is anything you would like to discuss further, please let me know.

Have a good day.

Nāku noa, nā / Yours sincerely.

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Sent: Wednesday, 12 April 2023 8:25 am
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Yes, I am ok anytime.

Kind Regards

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Wednesday, 12 April 2023 8:24 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Can I call for a quick discussion?

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
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Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert
Sent: Wednesday, 12 April 2023 7:03 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Good morning Ik Sun,
Hope you are well today.

I am just looking at a few more things on the application as I did not have enough time yesterday.
Let me know before you send the RFI letter, there might be revisions needed.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 5:28 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 5:26 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Here is the wording for Specified Systems:

Appropriate performance standards are required for the specified systems. Please obtain these from the system designer / specifier and include these on the attached document *AC1129 List of approved specified systems included in the building consent.* For further information on referencing performance standards please refer to our guidance document AC1831 Guidance on Performance Standards

Have a good evening.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:20 pm

To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Yes, 3 pm is ok. I will send invite soon. Thank you.

Kind Regards

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Building Consent - Northern
Ph (09) 301 0101 | Extn (44) 3458
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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:17 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

I just want to have a look through the application to get an idea of the scope. Send me an MS Teams Invite for 3 pm, if that is ok?

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
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Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 2:00 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>; Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

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Building Consent - Northern
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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Yes, I will help with this.
I am just finishing an RFI letter, will contact Ik Sun soon.

Nāku noa, nā / Yours sincerely.

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Building Consents – North/West
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Sent: Tuesday, 11 April 2023 1:51 pm
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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Iksun,

Appreciate the urgency with this one.. I won't have time to conduct supervision until sometime later tomorrow, therefore I suggest we engage someone else in the team.

Marie – are you in a position to provide some supervision for this application today?

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 12:39 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Greig

I have just completed my initial review on this Com 2 application – commercial shed, and prepared RFI. – this one is not only complicated but comes with lack of information, my initial RFI items are more than 60.

I need your supervision on your earliest convenience time as the processing day of this file is day 19 already. If you can advise me your available time, will be appreciated.

Kind Regards

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 10 May 2023 6:42:14 am
Attachments: image001.png
image002.png
Importance: High

Good morning Ik Sun,
Hope you are well and was not affected by the rain event yesterday.

I forgot to mention you should add the 'Type 2 alarm' on the list of specified systems, please.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

Remember to fill out the on-site wastewater checklist.

May you have a good day.

Nāku noa, nā / Yours sincerely.

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 9 May 2023 12:10 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

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Hello Ik Sun,

Here are some quick notes for the meeting:

9 May 2023 Meeting:
Meeting to review RFI response and outstanding RFI items

NOTE - Fire drawings – looks outdated, see toilet block is not the sae as Arch drawings?

RFI 3) Yes, ww report need to refer to the correct use as in fire report - workshop/retail

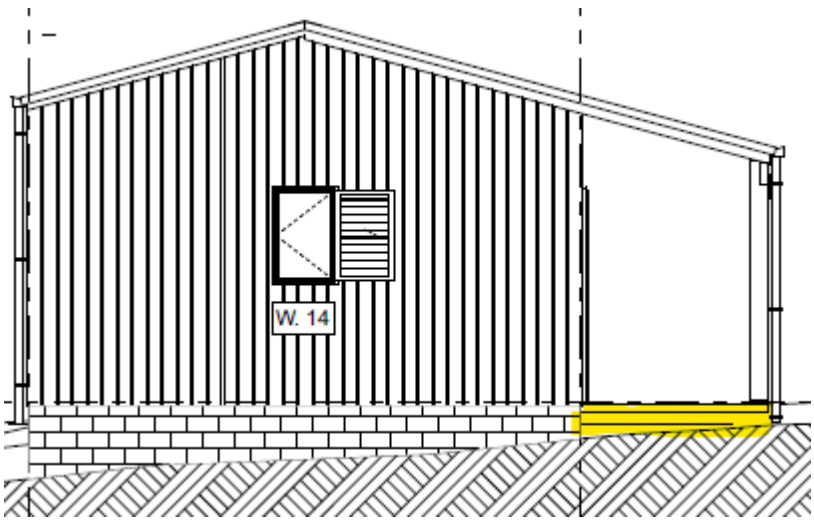
12 Units – 24 people as per RC,
19 people in ww report - restriction sign needed

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Application form and ww report are restricting numbers
Will accept this is not as per fire report if signage is installed.

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RFI 8) No response - Liquifaction

RFI 19 -21) Internal fire linings removed now, no Unit titles

23) Shed 1 1:20 and level concrete ok
Shed 2 – appears to be 1:22 – 1:20
Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



30) Accessible handrail not correct?

32) Manifestation – height of manifestation? Make note for reason for decision at least

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37) What does DE checklist say about this *'concrete bound rock spall outlet'*

48) Seal of sinks - reason for decision for this, low risk

49) Reason for decision - Recommend you mention that test provided as per ISO 9239.1-2003 - vinyl (Tarrasafe Ultra)
54) Ventilation – Natural ok
55) Light switch…
Should really have door handle height for accessible ?

61) Pending response to RFi by Specialist

RO Please be sure Appendix E report is filled in completely and documentation is complete, this is not the specialist Teams responsibility.

> Specialist team reviewed and RFI sent._
> Page 8 of ww report – AUP rule not specified?
> Page 19 of ww report – Clearance to boreholes?
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>
> No Soil report
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> Is this ww design a separate system on the property, should these not be combined with existing?
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63) R 0.37 do we have manufacturer literature to confirm?
64) You can add this see application form
Check Specified Systems - need to add complete description for F8
Rest looks ok

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Sent: Monday, 8 May 2023 5:22 pm
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Hi Marie

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Nāku noa, nā / Yours sincerely.

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If you have some time available, I would like to discuss the outstanding RFI items. I can send meeting invitation once you advise me your available time. Thank you.

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Have a good day.

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Sent: Wednesday, 12 April 2023 8:24 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Can I call for a quick discussion?

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert
Sent: Wednesday, 12 April 2023 7:03 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Good morning Ik Sun,
Hope you are well today.

I am just looking at a few more things on the application as I did not have enough time yesterday.
Let me know before you send the RFI letter, there might be revisions needed.

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 5:28 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

Iksun Yang | Building Surveyor

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DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 5:26 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Here is the wording for Specified Systems:

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Have a good evening.

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Hi Marie

Yes, 3 pm is ok. I will send invite soon. Thank you.

Kind Regards

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Sent: Tuesday, 11 April 2023 2:00 pm
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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

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From: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 1:51 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Iksun,

Appreciate the urgency with this one.. I won't have time to conduct supervision until sometime later tomorrow, therefore I suggest we engage someone else in the team.

Marie – are you in a position to provide some supervision for this application today?

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 11 April 2023 12:39 pm
To: Greig Pilkington <greig.pilkington@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Greig

I have just completed my initial review on this Com 2 application – commercial shed, and prepared RFI. – this one is not only complicated but comes with lack of information, my initial RFI items are more than 60.

I need your supervision on your earliest convenience time as the processing day of this file is day 19 already. If you can advise me your available time, will be appreciated.

Kind Regards

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From: Iksun Yang
To: Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 10 May 2023 8:16:00 am
Attachments: image002.png
image003.png

Hi Marie

Thank you for the additional advice, I will manage those items.

You also have a good day. 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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Wednesday, 10 May 2023 6:42 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Importance: High

Good morning Ik Sun,
Hope you are well and was not affected by the rain event yesterday.

I forgot to mention you should add the 'Type 2 alarm' on the list of specified systems, please.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

Remember to fill out the on-site wastewater checklist.

May you have a good day.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
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Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, 9 May 2023 12:10 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Thank you Marie.

Kind Regards

Iksun Yang | Building Surveyor
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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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Tuesday, 9 May 2023 12:04 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Here are some quick notes for the meeting:

9 May 2023 Meeting:
Meeting to review RFI response and outstanding RFI items

NOTE - Fire drawings – looks outdated, see toilet block is not the sae as Arch drawings?

RFI 3) Yes, ww report need to refer to the correct use as in fire report - workshop/retail

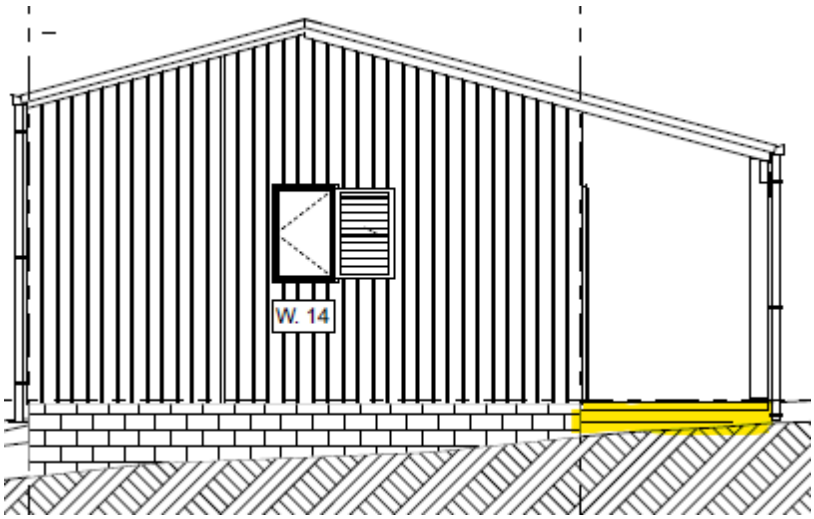
12 Units – 24 people as per RC,
19 people in ww report - restriction sign needed

RFI4) Fire report is as per C/AS2.
Application form and ww report are restricting numbers
Will accept this is not as per fire report if signage is installed.

RF5) Need to restrict numbers as per RC, or fire report need a note, comment
RFI 8) No response - Liquifaction

RFI 19 -21) Internal fire linings removed now, no Unit titles

23) Shed 1 1:20 and level concrete ok
Shed 2 – appears to be 1:22 – 1:20
Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



30) Accessible handrail not correct?

32) Manifestation – height of manifestation? Make note for reason for decision at least

34) No counter no requirement

37) What does DE checklist say about this *'concrete bound rock spall outlet'*

48) Seal of sinks - reason for decision for this, low risk

49) Reason for decision - Recommend you mention that test provided as per ISO 9239.1-2003 - vinyl (Tarrasafe Ultra)
54) Ventilation – Natural ok
55) Light switch…
Should really have door handle height for accessible ?

61) Pending response to RFi by Specialist

RO Please be sure Appendix E report is filled in completely and documentation is complete, this is not the specialist Teams responsibility.

Specialist team reviewed and RFI sent._
Page 8 of ww report – AUP rule not specified?
Page 19 of ww report – Clearance to boreholes?
Page 14 of ww report – no pump specs (3)?

No Soil report

Is this ww design a separate system on the property, should these not be combined with existing?

No product literature?

62) Waste bins – screened and on plans
63) R 0.37 do we have manufacturer literature to confirm?
64) You can add this see application form
Check Specified Systems - need to add complete description for F8
Rest looks ok

Nāku noa, nā / Yours sincerely.

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, 8 May 2023 5:22 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

9 am is good to me. I will send invitation soon. Thank you.

Kind Regards

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To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

I assume we will have a Staff Meeting tomorrow 10 am, so we can try for tomorrow 9 am or 2 pm?

Nāku noa, nā / Yours sincerely.

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, 8 May 2023 5:14 pm
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

I have received RFI correspondence and completed re-check. I have removed quite a lot of RFI items but still some issues remained in this file. My decision note attached.

Need to discuss some remained RFI items, for example, the building use and total number of occupancy ..etc. There are some additional building use (i.e. selling food and beverage) specified in RC decision. And total occupancy limited by RC condition.

If you have some time available, I would like to discuss the outstanding RFI items. I can send meeting invitation once you advise me your available time. Thank you.

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From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Wednesday, 12 April 2023 8:48 am
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hello Ik Sun,

Here is the Checklist with a few notes in green. If there is anything you would like to discuss further, please let me know.

Have a good day.

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To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Yes, I am ok anytime.

Kind Regards

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Tuesday, 27 June 2023 12:49:02 pm
Attachments: image001.png
image002.png
image003.png

Hello Ik Sun,
Going well, thanks, good to have a bit of sun out there.

Today is going to be a bit difficult, our car is in for service so when this is done I will have to help my husband to collect the car. Could we possibly do tomorrow? Can do it early if needed?

For the onsite wastewater we need to establish exactly what the Shops/Units are being used for which will govern if they need toilet facilities for public.
I can call to discuss quickly.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, June 27, 2023 12:37 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Hope your day is going well.

I have received RFI reply on this file and completed re-check. All RFI items removed (initially), but the waste water RFI is still pending. There are some gap between our waste water specialist and agent engineer.- refer emails below. And we might need to discuss these issue (the possible usage of toilet by public, the building use by RC approval and waste water load due to these activity) and RFI items previously discussed.

I can send a MS team meeting invitation once you advise me your available time. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
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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

Hutchinson CONSULTING ENGINEERS

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.

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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.

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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

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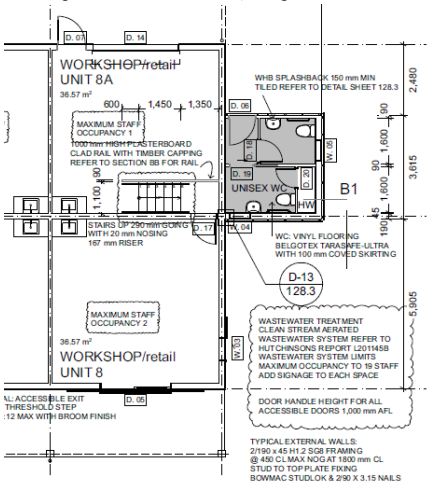
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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DDI (09) 427 3458 | Mobile 021 926 095
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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

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Ph 09 426 5702 | Mob 021 993 416

Hutchinson CONSULTING ENGINEERS

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

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- 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
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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
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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision
Date: Wednesday, 28 June 2023 10:51:52 am
Attachments: image005.png
image006.png
image007.png
image001.png
image003.png
image010.png

Hello Ik Sun,

I had a good look at the onsite wastewater system documents and correspondence again:

On 9 May we had a meeting, and I listed a few things not correct on the Report.
Page 8 of ww report – AUP rule not specified?
Page 19 of ww report – Clearance to boreholes?
Page 14 of ww report – no pump specs (3)?
No Soil report
Is this ww design a separate system on the property, should these not be combined with existing?
No product literature?

I don't see an Onsite wastewater checklist – you will have to fill this in to confirm compliance with TP58. I think we discussed this as well?

The only evidence Paige Farley has given is that the RC references to the same Report they submitted for the consent.
The RC would have been based on this, but they probably do not check the details are in accordance with TP58, as this would be outside their role.
I also cannot see a copy of the *Site Specific Hydraulic analysis* that is referenced in condition 13? The flooding might have been considered in this document**.**

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 agree with Matt that the Report should be updated with the correct information. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.
The Total Daily Wastewater production should be for everything on the site, not just the two new buildings.

5.Gross Lot Area to Discharge Ratio:

Gross Lot Area	26,672	m²
Total Daily Wastewater Production	931	(Litres per day) (from above)
Lot Area to Discharge Ratio	>30	

- 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.

Now that I had a better look at the correspondence and documents, I will advise the following:
1. We should wait for Matt's approval/advice as clearly the Hutchinson document/Appendix E is not correct/complete. (Maybe good for RC but not for Building Consent)
2. You need to assess the design in accordance with TP58 and fill in the checklist and request corrections/information that is missing.

I will call to discuss.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Tuesday, June 27, 2023 12:37 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - request for supervision

Hi Marie

Hope your day is going well.

I have received RFI reply on this file and completed re-check. All RFI items removed (initially), but the waste water RFI is still pending. There are some gap between our waste water specialist and agent engineer.- refer emails below. And we might need to discuss these issue (the possible usage of toilet by public, the building use by RC approval and waste water load due to these activity) and RFI items previously discussed.

I can send a MS team meeting invitation once you advise me your available time. 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

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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

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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
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Good morning Matt and Iksun,

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Kind regards

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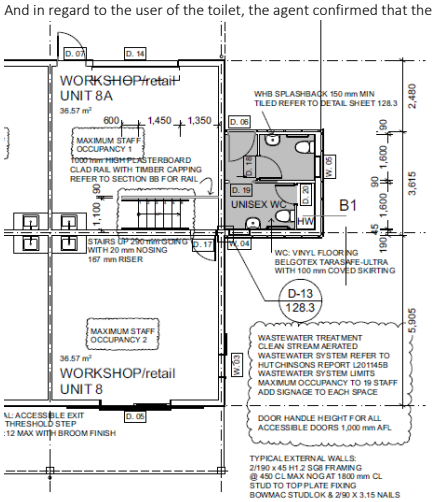
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And in regard to the user of the toilet, the agent confirmed that the toilet will be used by the staff only (total number of 19) and signage will be provided. – noted on revised plan



Your review and any additional comment will be appreciated.

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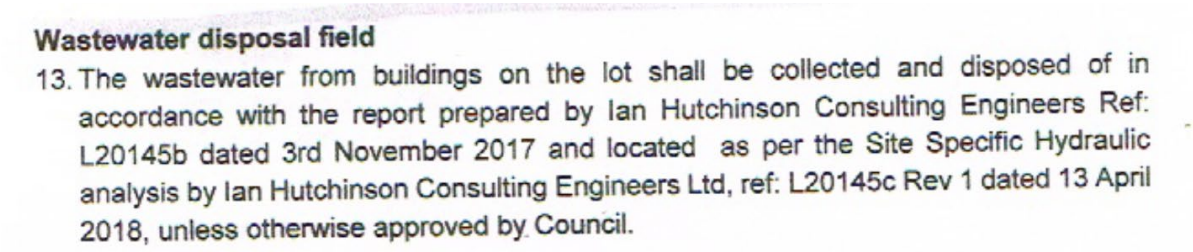
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Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - BA RFI

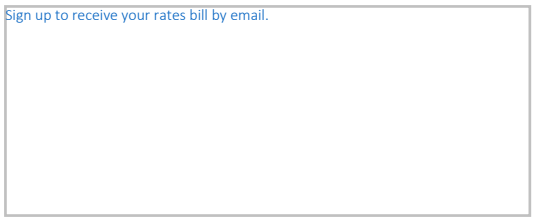
Hi Colin

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

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From: Iksun Yang
To: Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - supervision
Date: Wednesday, 19 July 2023 1:26:00 pm

Yes, no problem.

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

-----Original Appointment-----
From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Wednesday, July 19, 2023 1:25 PM
To: Iksun Yang
Subject: New Time Proposed: BCO10364430, 362 Matakana Valley Road Matakana - supervision
When: Wednesday, 19 July 2023 2:00 pm-2:30 pm (UTC+12:00) Auckland, Wellington.
Where: Microsoft Teams Meeting

Hello Ik Sun,

I am running out of time and have not had lunch yet, could we do the meeting at 2 :30 instead?

Thanks Marie

The Matariki Festival 2023 is on 11 to 22 July.

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From: Iksun Yang
To: Paige Farley
Cc: c.campbell.architect@xtra.co.nz
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Thursday, 22 June 2023 9:26:00 am
Attachments: image002.png
image003.png

Hi Paige

Thank you for your email, I will send your comment to our specialist to review.

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
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From: Paige Farley
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Thursday, 22 June 2023 9:28:33 am
Attachments: image001.png
image002.png

Thanks Iksun

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>
Sent: Thursday, June 22, 2023 9:27 AM
To: Paige Farley <Paige@hc.co.nz>
Cc: c.campbell.architect@xtra.co.nz
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your email, I will send your comment to our specialist to review.

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.

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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

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- 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.
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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
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DDI (09) 427 3458 | Mobile 021 926 095
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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Friday, 4 August 2023 3:52:21 pm
Attachments: image001.png

Hello Ik Sun,
I'll try look at this as soon as possible.
Sent an invite for meeting on Monday 2pm, if that suits?

If I can manage Monday morning, I'll let you know on Monday .

Have a good evening.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Auckland Council, Ground Floor, Pacific Building, 50 Centreway Road, Orewa, Auckland 0931.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.
2. Please revise the building use as per current proposal (workshop/retail)
3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.
4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.
5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

6. Please specify the AUP rule on TP58 Appendix E checklist.

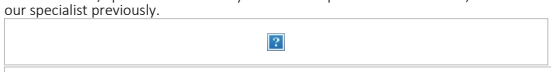


7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

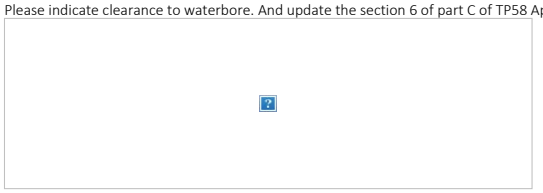




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

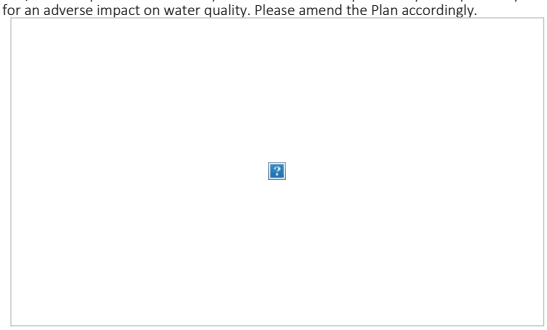


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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
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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931
Visit our website: www.aucklandcouncil.govt.nz

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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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.

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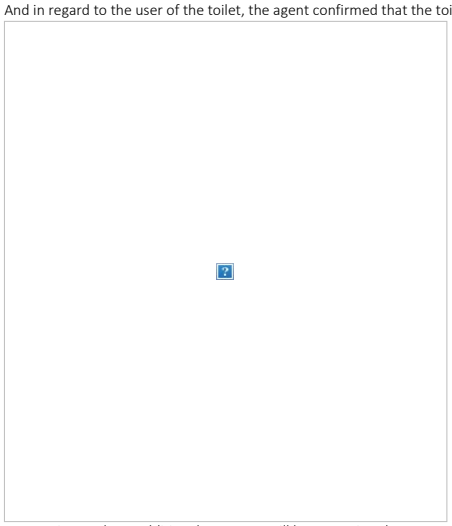
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Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Matt

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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
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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.

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

Kind regards

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Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Colin

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7. 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?
8. 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.
9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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

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Cc: Iksun Yang; c.campbell.architect@xtra.co.nz
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Monday, 26 June 2023 2:01:27 pm
Attachments: image001.png
image002.png
image003.png

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.

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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.

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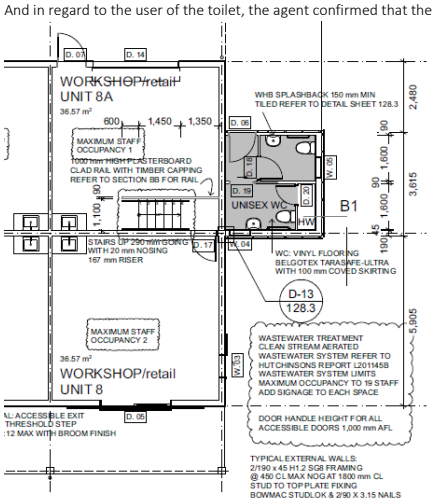
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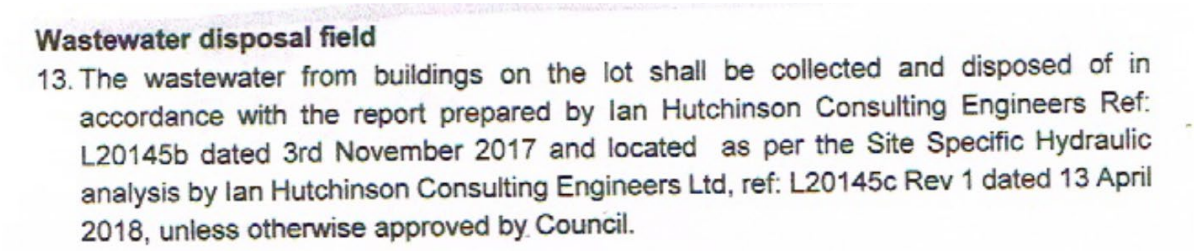
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Date: Tuesday, 27 June 2023 8:29:51 am
Attachments: image001.png
image002.png
image003.png

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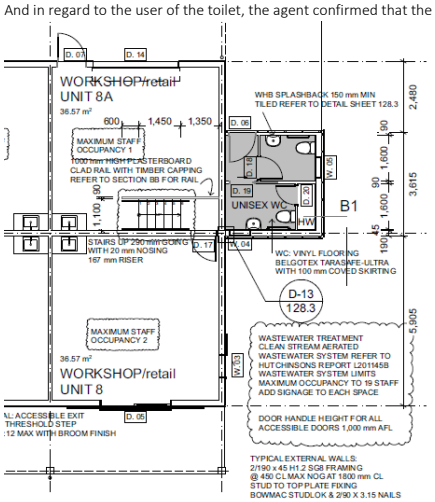
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Sent: Wednesday, 12 April 2023 4:01 pm
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - BA RFI

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

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 7:49:56 am
Attachments: image001.png

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. Thank you.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

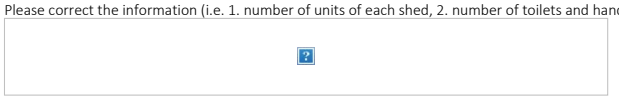
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

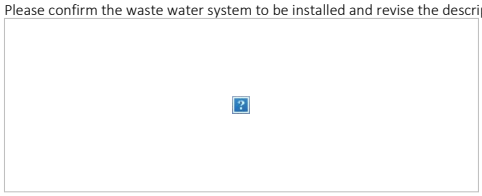




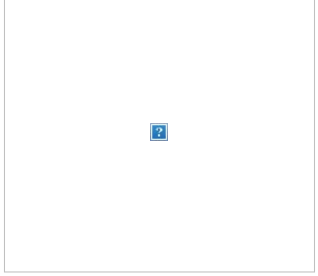
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

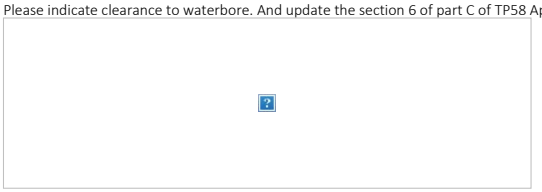




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

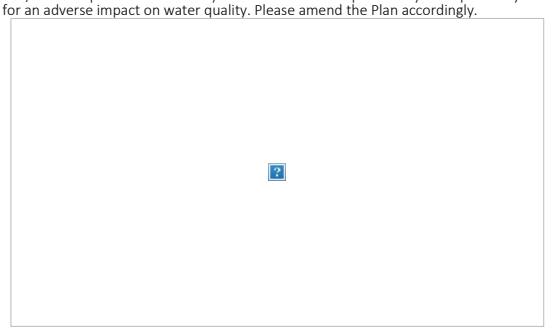


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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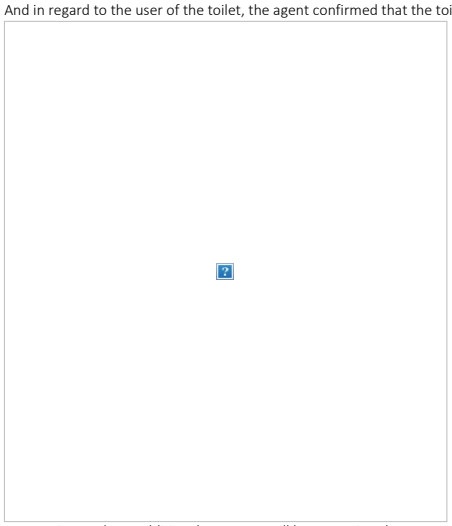
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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

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From: Iksun Yang
To: Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 8:11:00 am
Attachments: BCO10364430 RFI Building Assessment.pdf
image001.png
BCO10364430 362 Matakana Valley Road Matakana - BA RFI.msg
RE RFI Response BCO10364430 362 Matakana Valley Road Matakana - RFI follow up.msg
RE RFI Response BCO10364430 362 Matakana Valley Road Matakana - RFI follow up.msg
RE RFI Response BCO10364430 362 Matakana Valley Road Matakana - RFI follow up.msg

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Hi Marie

Thank you for your email, hope you also had a good weekend.

The RFI was in item 64 in original RFI, and requested some update/correction several times by RFI follow up emails and phone calls.

And I have prepared the final copy (AC1129) based on their responses. It saved in DBC.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 7:50 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

Thank you for your further confirmation.

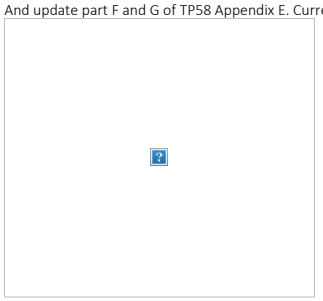
As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.
2. Please revise the building use as per current proposal (workshop/retail)
3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

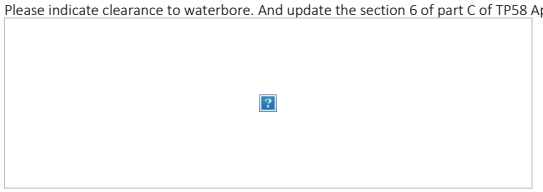




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

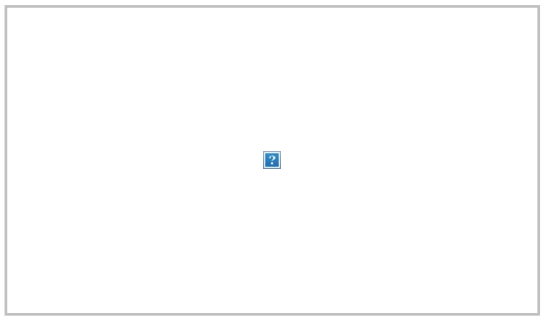


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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,

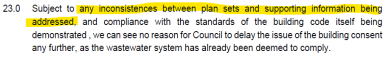
The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

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


23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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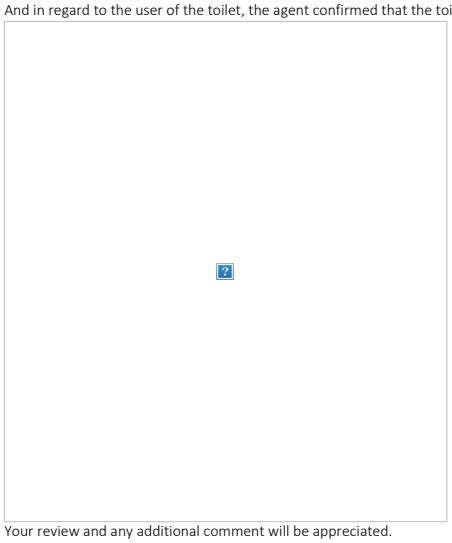
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 8:31:02 am
Attachments: image001.png

Thank you, Ik Sun, weekend was good just too short

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 8:12 AM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

Thank you for your email, hope you also had a good weekend.

The RFI was in item 64 in original RFI, and requested some update/correction several times by RFI follow up emails and phone calls.

And I have prepared the final copy (AC1129) based on their responses. It saved in DBC.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 7:50 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
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~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

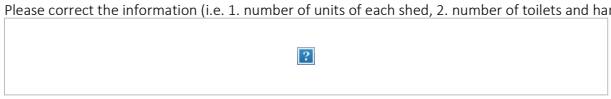
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

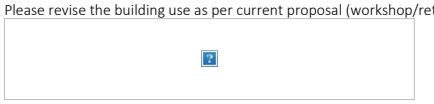
It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

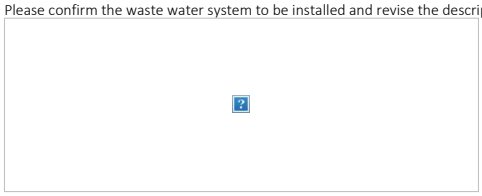




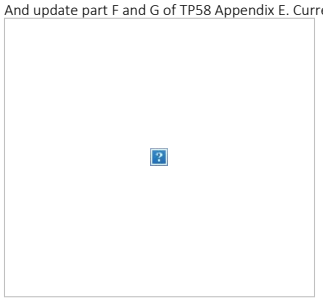
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

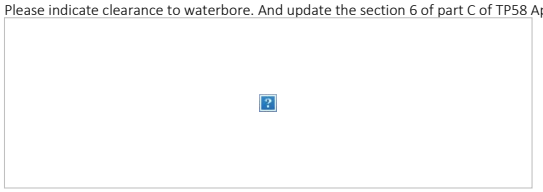




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.



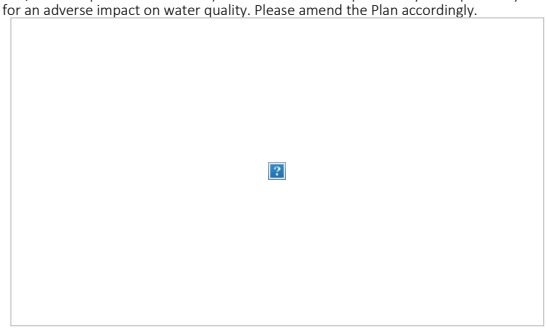
Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~

5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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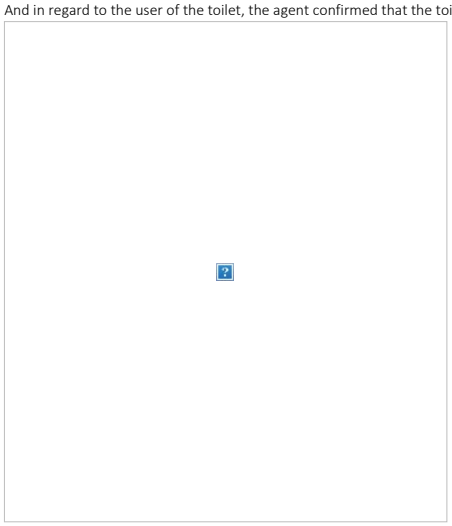
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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



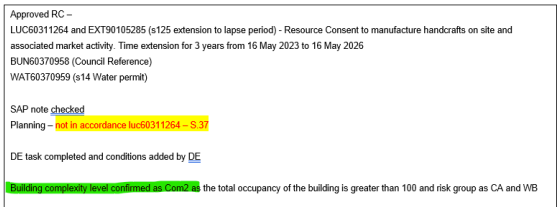
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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 10:04:09 am
Attachments: image002.png
image003.png
image001.png
image005.png
image007.png
image008.png
image009.png

Hello Ik Sun,

I had a quick look through everything and here are some notes:

1. Please fix the note on your checklist re COM2, or remove as the explanation is further down using COM 1.



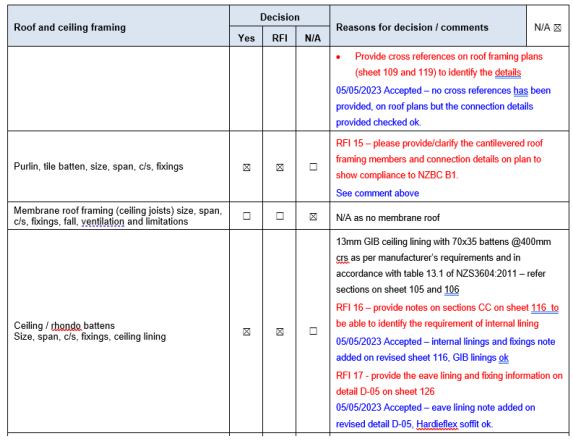
Approved RC –
LUC60311264 and EXT90105285 (s125 extension to lapse period) - Resource Consent to manufacture handcrafts on site and associated market activity. Time extension for 3 years from 16 May 2023 to 16 May 2026
BUN60370958 (Council Reference)
WAT60370959 (s14 Water permit)

SAP note checked
Planning – not in accordance luc60311264 – S.37

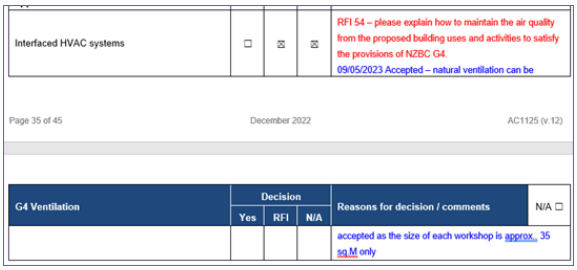
DE task completed and conditions added by DE

Building complexity level confirmed as Com2 as the total occupancy of the building is greater than 100 and risk group as CA and WB

2. Don't forget the Reasons for Decisions, some examples below.



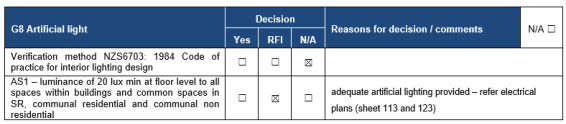
Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				• Provide cross references on roof framing plans (sheet 109 and 119) to identify the details 05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided checked ok.	
Purlin, tile batten, size, span, c/s, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1. See comment above	
Membrane roof framing (ceiling joists) size, span, c/s, fixings, fall, ventilation and limitations	☐	☐	☒	N/A as no membrane roof	
Ceiling / rhondo battens Size, span, c/s, fixings, ceiling lining	☒	☒	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106 RFI 16 – provide notes on sections CC on sheet 116 to be able to identify the requirement of internal lining 05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116, GIB linings ok RFI 17 - provide the eave lining and fixing information on detail D-05 on sheet 126 05/05/2023 Accepted – eave lining note added on revised detail D-05, Hardieflex soffit ok.	



Interfaced HVAC systems	☐	☒	☒	RFI 54 – please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4. 09/05/2023 Accepted – natural ventilation can be

Page 35 of 45 December 2022 AC1125 (v.12)

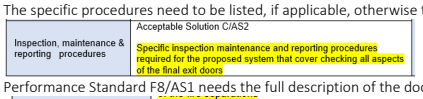
G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				accepted as the size of each workshop is approx. 35 sq.M only	



G8 Artificial light	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Verification method NZS6703: 1984 Code of practice for interior lighting design	☐	☐	☒		
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☐	☒	☐	adequate artificial lighting provided – refer electrical plans (sheet 113 and 123)	

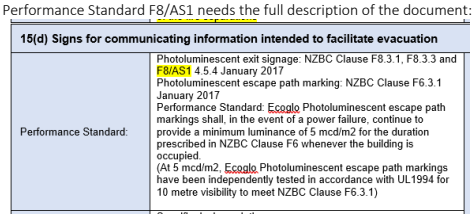
3. List of Specified Systems:
All the sections that are not applicable need to be removed, as per recent training.

4. Some wording references to specific procedures that are 'required' – Who and When are they going to provide this?
The specific procedures need to be listed, if applicable, otherwise this need to be removed.



Inspection, maintenance & reporting procedures	Acceptable Solution C/AS2 Specific inspection maintenance and reporting procedures required for the proposed system that cover checking all aspects of the final exit doors

Performance Standard F8/AS1 needs the full description of the document: *F8/AS1 Acceptable Solution for Clause F8 Signs, Amendment 4, effective 1 January 2017.*



15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and F8/AS1 4.5.4 January 2017 Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Performance Standard: Ecoglo Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At 5 mcd/m2, Ecoglo Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

5. There is no need to add Specified Systems in UX anymore, as per recent training.

6. Various email correspondence with RFI requests, RO is reminded that the letter template need to be used for RFI requests (AC1133).

7. Processing checklist:
   RO reminded to look at reasons for decisions.

   Under Section C you should have information on what basis you accepted Tarrasafe Ultra.
   These products, as well as fire stopping, need confirmation to what standard they were tested and if that standard is an acceptable means of compliance (ISO 9239.1-2003 in this case is acceptable as per C/AS2).

8. Advice Notes - fire stopping selected but no fire stopping applies?
   Once completed send me the Conditions/Advice notes document please.

If you can complete the above, we can maybe bring the meeting forward to 11 or 12 am, if this suits, otherwise we can leave it for 2 pm.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert
Sent: Monday, August 7, 2023 8:31 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Thank you, Ik Sun, weekend was good just too short

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 8:12 AM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

Thank you for your email, hope you also had a good weekend.

The RFI was in item 64 in original RFI, and requested some update/correction several times by RFI follow up emails and phone calls.

And I have prepared the final copy (AC1129) based on their responses. It saved in DBC.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 7:50 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz

~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Paige

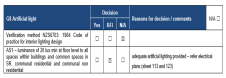
Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

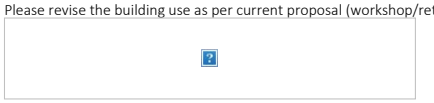
It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

Inspection, maintenance & reporting procedures	Acceptable Solution C/AS2 Specific inspection maintenance and reporting procedures required for the proposed system that cover checking all aspects of the final exit doors



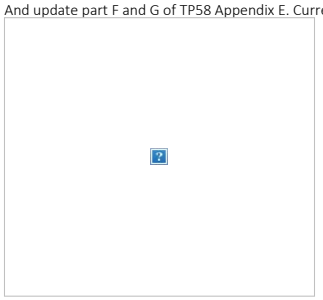
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and F8/AS1 4.5.4 January 2017 Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Performance Standard: Ecoglo Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At 5 mcd/m2, Ecoglo Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.





9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

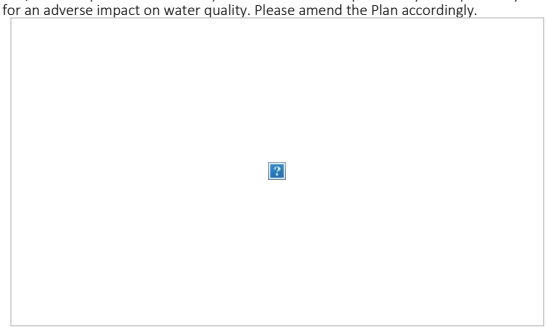


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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,

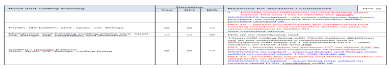
The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

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.

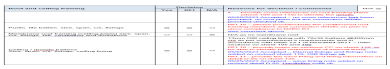
The existing resource consent already provides restrictions on what can be developed in terms of staff etc.

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

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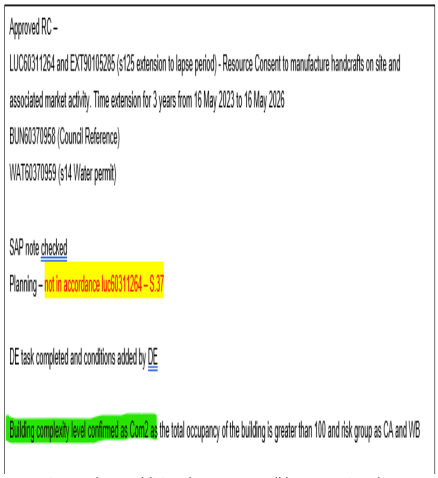
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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

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From: Iksun Yang
To: Marie Joubert
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 10:53:00 am
Attachments: image002.png
image004.png
image006.png
image009.png
image010.png
image011.png
image012.png

Hi Marie

Thank you for the comments.

I think I need some time to address these items, some of them I am not sure how to do, but I will try to review them from basic.

I will see you at 2pm. 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

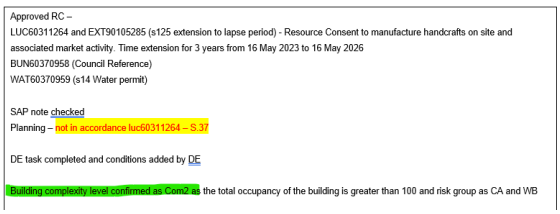
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 10:04 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hello Ik Sun,

I had a quick look through everything and here are some notes:

1. Please fix the note on your checklist re COM2, or remove as the explanation is further down using COM 1.



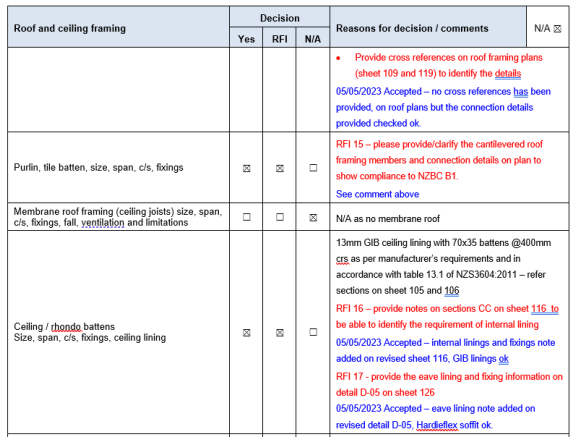
Approved RC –
LUC60311264 and EXT90105285 (s125 extension to lapse period) - Resource Consent to manufacture handcrafts on site and associated market activity. Time extension for 3 years from 16 May 2023 to 16 May 2026
BUN60370958 (Council Reference)
WAT60370959 (s14 Water permit)

SAP note checked
Planning – not in accordance luc60311264 – S.37

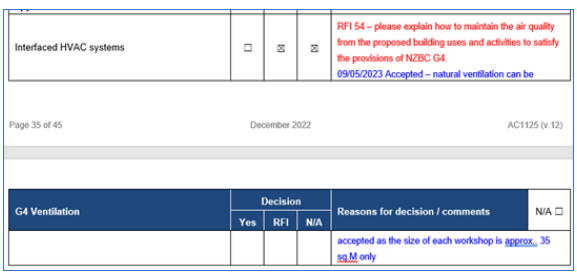
DE task completed and conditions added by DE

Building complexity level confirmed as Com2 as the total occupancy of the building is greater than 100 and risk group as CA and WB

2. Don't forget the Reasons for Decisions, some examples below.



Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				• Provide cross references on roof framing plans (sheet 109 and 119) to identify the details 05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided checked ok.	
Purlin, tile batten, size, span, c/s, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1. See comment above	
Membrane roof framing (ceiling joists) size, span, c/s, fixings, fall, ventilation and limitations	☐	☐	☒	N/A as no membrane roof	
Ceiling / rhondo battens Size, span, c/s, fixings, ceiling lining	☒	☒	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106 RFI 16 – provide notes on sections CC on sheet 116 to be able to identify the requirement of internal lining 05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116, GIB linings ok RFI 17 - provide the eave lining and fixing information on detail D-05 on sheet 126 05/05/2023 Accepted – eave lining note added on revised detail D-05. Hardieflex soffit ok.	



Interfaced HVAC systems	☐	☒	☒	RFI 54 – please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4. 09/05/2023 Accepted – natural ventilation can be

Page 35 of 45 December 2022 AC1125 (v.12)

G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				accepted as the size of each workshop is approx. 35 sq.M only	

G8 Artificial light	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Verification method NZS6703: 1984 Code of practice for interior lighting design	☐	☐	☒		
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☐	☒	☐	adequate artificial lighting provided – refer electrical plans (sheet 113 and 123)	

3. List of Specified Systems:
All the sections that are not applicable need to be removed, as per recent training.

4. Some wording references to specific procedures that are 'required' – Who and When are they going to provide this?
   The specific procedures need to be listed, if applicable, otherwise this need to be removed.

Inspection, maintenance & reporting procedures	Acceptable Solution C/AS2 Specific inspection maintenance and reporting procedures required for the proposed system that cover checking all aspects of the final exit doors

   Performance Standard F8/AS1 needs the full description of the document: *F8/AS1 Acceptable Solution for Clause F8 Signs, Amendment 4, effective 1 January 2017.*

15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and F8/AS1 4.5.4 January 2017 Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Performance Standard: Ecoglo Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At 5 mcd/m2, Ecoglo Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

5. There is no need to add Specified Systems in UX anymore, as per recent training.

6. Various email correspondence with RFI requests, RO is reminded that the letter template need to be used for RFI requests (AC1133).

7. Processing checklist:
   RO reminded to look at reasons for decisions.

   Under Section C you should have information on what basis you accepted Tarrasafe Ultra.
   These products, as well as fire stopping, need confirmation to what standard they were tested and if that standard is an acceptable means of compliance (ISO 9239.1-2003 in this case is acceptable as per C/AS2).

8. Advice Notes - fire stopping selected but no fire stopping applies?
   Once completed send me the Conditions/Advice notes document please.

If you can complete the above, we can maybe bring the meeting forward to 11 or 12 am, if this suits, otherwise we can leave it for 2 pm.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert
Sent: Monday, August 7, 2023 8:31 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Thank you, Ik Sun, weekend was good just too short

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 8:12 AM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

Thank you for your email, hope you also had a good weekend.

The RFI was in item 64 in original RFI, and requested some update/correction several times by RFI follow up emails and phone calls.

And I have prepared the final copy (AC1129) based on their responses. It saved in DBC.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 7:50 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101

Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

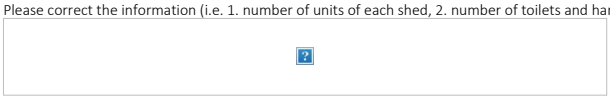
Hi Paige

Thank you for your further confirmation.

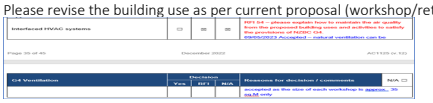
As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

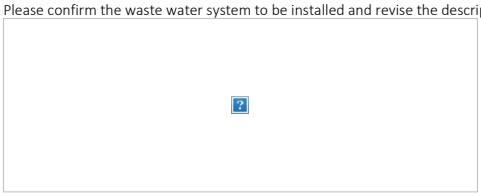
1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.



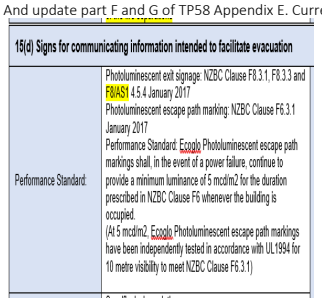

2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



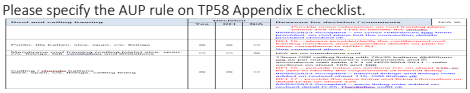
4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



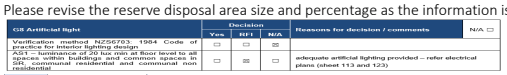
15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and F8/AS1 4.5.4 January 2017 Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Performance Standard: Ecogla Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At 5 mcd/m2. Ecogla Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

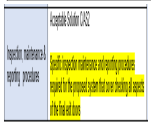
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.



G5 Artificial light	Decision			Reasons for decision / comments	N/A
	Yes	RFI	N/A		
Verification method NZS6703: 1984 Code of practice for interior lighting design	☐	☐	☒		
AS/1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SH, communal residential and communal non residential	☐	☒	☐	adequate artificial lighting provided – refer electrical plans (sheet 113 and 123)	



8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.
11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.

@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.

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

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

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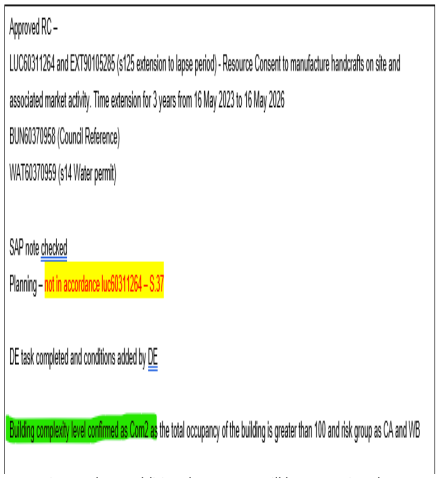
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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


Approved RC –
LUC60311264 and EXT90105205 (s125 extension to lapse period) - Resource Consent to manufacture handcrafts on site and associated market activity. Time extension for 3 years from 16 May 2023 to 16 May 2026
BUN60370958 (Council Reference)
WAT60370959 (s14 Water permit)

SAP note checked
Planning - not in accordance luc60311264 – S.37

DE task completed and conditions added by DE

Building complexity level confirmed as Com2 as the total occupancy of the building is greater than 100 and risk group as CA and WB

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.

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.

7. 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?
8. 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.
9. 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.
10. 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.
11. 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

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From: Marie Joubert
To: Iksun Yang
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision
Date: Monday, 7 August 2023 12:05:28 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png

Fine with me Ik Sun, if you not sure just ask, but also ok to discuss at 2 pm.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 10:53 AM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

Thank you for the comments.

I think I need some time to address these items, some of them I am not sure how to do, but I will try to review them from basic.

I will see you at 2pm. 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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 10:04 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hello Ik Sun,

I had a quick look through everything and here are some notes:

1. Please fix the note on your checklist re COM2, or remove as the explanation is further down using COM 1.

Approved RC –
LUC60311264 and EXT90105285 (s125 extension to lapse period) - Resource Consent to manufacture handcrafts on site and associated market activity. Time extension for 3 years from 16 May 2023 to 16 May 2026
BUN60370958 (Council Reference)
WAT60370959 (s14 Water permit)

SAP note checked
Planning – not in accordance luc60311264 – S 37

DE task completed and conditions added by DE

Building complexity level confirmed as Com2 as the total occupancy of the building is greater than 100 and risk group as CA and WB

2. Don't forget the Reasons for Decisions, some examples below.

Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				• Provide cross references on roof framing plans (sheet 109 and 119) to identify the details 05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided checked ok.	
Purlin, tile batten, size, span, c/s, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1. See comment above	
Membrane roof framing (ceiling joists) size, span, c/s, fixings, fall, ventilation and limitations	☐	☐	☒	N/A as no membrane roof	
Ceiling / rhondo battens Size, span, c/s, fixings, ceiling lining	☒	☒	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106 RFI 16 – provide notes on sections CC on sheet 116 to be able to identify the requirement of internal lining 05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116, GIB linings ok RFI 17 - provide the eave lining and fixing information on detail D-05 on sheet 126 05/05/2023 Accepted – eave lining note added on revised detail D-05, Hardieflex soffit ok.	

Interfaced HVAC systems	☐	☒	☒	RFI 54 – please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4. 09/05/2023 Accepted – natural ventilation can be

G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				accepted as the size of each workshop is approx. 35 sq M only	

G8 Artificial light	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Verification method NZS6703: 1984 Code of practice for interior lighting design	☐	☐	☒		
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☐	☒	☐	adequate artificial lighting provided – refer electrical plans (sheet 113 and 123)	

3. List of Specified Systems:
   All the sections that are not applicable need to be removed, as per recent training.

4. Some wording references to specific procedures that are 'required' – Who and When are they going to provide this?
   The specific procedures need to be listed, if applicable, otherwise this need to be removed.

Inspection, maintenance & reporting procedures	Acceptable Solution C/AS2 Specific inspection maintenance and reporting procedures required for the proposed system that cover checking all aspects of the final exit doors

   Performance Standard F8/AS1 needs the full description of the document: *F8/AS1 Acceptable Solution for Clause F8 Signs, Amendment 4, effective 1 January 2017.*

15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and F8/AS1 4.5.4 January 2017 Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Performance Standard: Ecoglo Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At 5 mcd/m2, Ecoglo Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

5. There is no need to add Specified Systems in UX anymore, as per recent training.

6. Various email correspondence with RFI requests, RO is reminded that the letter template need to be used for RFI requests (AC1133).

7. Processing checklist:
   RO reminded to look at reasons for decisions.

   Under Section C you should have information on what basis you accepted Tarrasafe Ultra.
   These products, as well as fire stopping, need confirmation to what standard they were tested and if that standard is an acceptable means of compliance (ISO 9239.1-2003 in this case is acceptable as per C/AS2).

8. Advice Notes - fire stopping selected but no fire stopping applies?
   Once completed send me the Conditions/Advice notes document please.

If you can complete the above, we can maybe bring the meeting forward to 11 or 12 am, if this suits, otherwise we can leave it for 2 pm.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Marie Joubert
Sent: Monday, August 7, 2023 8:31 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Thank you, Ik Sun, weekend was good just too short

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 8:12 AM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

Thank you for your email, hope you also had a good weekend.

The RFI was in item 64 in original RFI, and requested some update/correction several times by RFI follow up emails and phone calls.

And I have prepared the final copy (AC1129) based on their responses. It saved in DBC.

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: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Sent: Monday, August 7, 2023 7:50 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Good morning Ik Sun,
Hope you had a good weekend.

Can you send me a copy of the RFI where you requested information about the Specified Systems?
Thanks.

Nāku noa, nā / Yours sincerely.

Marie Joubert | Senior Building Surveyor
Building Consents – North/West
DDI 09 427 3169 | Mobile 021 801 608 | Customer Service Ph 09 301 0101
Address: Level 4, 6-8 Munroe Lane, Albany, Auckland.
Mail: Private Bag 92300, Victoria Street West, Auckland 1142.
Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:54 PM
To: Marie Joubert <Marie.Joubert@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - request for final supervision

Hi Marie

I have received RFI reply and finally removed all RFI items.

As this file has been required large number of RFI items and long processing times, so, final supervision and processing review is required before signing off the task.

Please let me know your available time, so I will arrange a MS team meeting. 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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, August 3, 2023 12:48 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com; deankim@xtra.co.nz
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Iksun,
We have uploaded the requested information as requested. We have also uploaded the planning department LUC60311264 In Accordance requests Letter, so the section 37 notice should be lifted.
I trust this meets with your requirements.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Thursday, 20 July 2023 at 12:07 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

1. item 5 removed as you have submitted the technical specification for CleanStream system,
2. item 7 removed as the size of reserve field has been increased on revised site plan.
3. item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

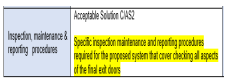
Hi Paige

Thank you for your further confirmation.

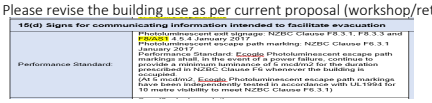
As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

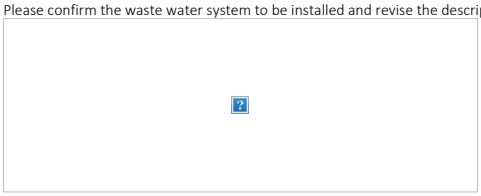
1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.
   23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

   
	Acceptable Solution/AS2
Inspection, maintenance & reporting procedures	Specific inspection maintenance and reporting procedures required for this proposed system that cover checking all aspects of the final soil dosed

2. Please revise the building use as per current proposal (workshop/retail)

   
15(d) Signs for communicating information intended to facilitate evacuation	
Performance Standard:	Photoluminescent exit signage: NZBC Clause F8.3.1, F8.3.3 and Specification F8/Standard. Photoluminescent escape path marking: NZBC Clause F6.3.1 January 2017 Specification F8/Standard: Ecoglo Photoluminescent escape path markings shall, in the event of a power failure, continue to provide a minimum luminance of 5 mcd/m2 for the duration prescribed in NZBC Clause F6 whenever the building is occupied. (At least 5mcd/m2. Ecoglo Photoluminescent escape path markings have been independently tested in accordance with UL1994 for 10 metre visibility to meet NZBC Clause F6.3.1)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

6. Please specify the AUP rule on TP58 Appendix E checklist.

G8 Artificial light	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
Verification method NZS6703 1984 Code of practice for interior lighting design	☐	☐	☒		
AS1 – luminance of 20 lux min at floor level to all spaces within buildings and common spaces in SR, communal residential and communal non residential	☐	☒	☐	adequate artificial lighting provided – refer electrical plans (sheet 113 and 123)	

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.



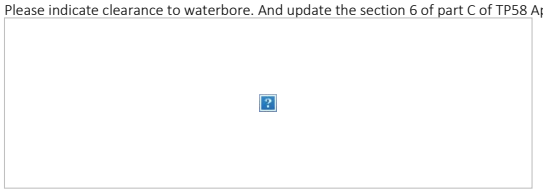


9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

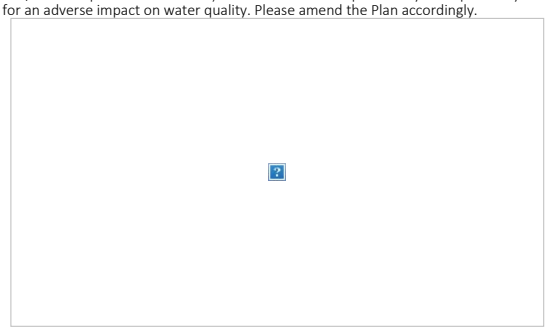


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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,

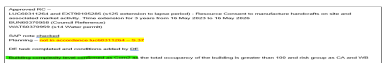
The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

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

Roof and ceiling framing	Decision			Reasons for decision / comments	N/A ☒
	Yes	RFI	N/A		
				• Provide cross references on roof framing plans (sheet 109 and 119) to identify the details 05/05/2023 Accepted – no cross references has been provided, on roof plans but the connection details provided checked ok.	
Purlin, tile batten, size, span, c/s, fixings	☒	☒	☐	RFI 15 – please provide/clarify the cantilevered roof framing members and connection details on plan to show compliance to NZBC B1. See comment above	
Membrane roof framing (ceiling joists) size, span, c/s, fixings, fall, ventilation and limitations	☐	☐	☒	N/A as no membrane roof	
Ceiling / rhondo battens Size, span, c/s, fixings, ceiling lining	☒	☒	☐	13mm GIB ceiling lining with 70x35 battens @400mm crs as per manufacturer's requirements and in accordance with table 13.1 of NZS3604:2011 – refer sections on sheet 105 and 106 RFI 16 – provide notes on sections CC on sheet 116 to be able to identify the requirement of internal lining 05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116. GIB linings ok RFI 17 - provide the eave lining and fixing information on detail D-05 on sheet 126 05/05/2023 Accepted – eave lining note added on revised detail D-05. Hardieflex soffit ok.	

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.

Interfaced HVAC systems	☐	☒	☒	RFI 54 – please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4. 09/05/2023 Accepted – natural ventilation can be

G4 Ventilation	Decision			Reasons for decision / comments	N/A ☐
	Yes	RFI	N/A		
				accepted as the size of each workshop is approx. 35 sq.M only	

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.

7. 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?
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10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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
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From: Iksun Yang
To: Colin Campbell; Paige Farley
Cc: kimmunro362@gmail.com; Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Wednesday, 28 June 2023 3:49:00 pm
Attachments: image001.png
image002.png
image003.png
image005.png
image006.png
image007.png
image008.png
image004.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png

Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the 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

2. Please revise the building use as per current proposal (workshop/retail)

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

   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.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. **Please indicate below the no. and capacity (litres) of all septic tanks including type (single-dual chamber grease traps) to be installed or currently existing:**

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. **Is a Septic Tank Outlet Filter to be installed?** Yes ☐ No ✓ (Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1. **Please indicate the type of additional treatment, if any, proposed to be installed in the system** (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

6. Please specify the AUP rule on TP58 Appendix E checklist.

Legal Status of Activity	Permitted: ✓	Controlled:	Discretionary :
Relevant Regional Rule(s) [Note 1]			
Total Property Area (m²)	26,000m²		

7. Please 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)*

Reserve Disposal Area (m²)	155
Percentage of Primary Disposal Area (%)	50



WASTEWATER TREATMENT
RESERVE FIELD

8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

Total Daily Wastewater Production	931	(Litres per day)

- 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.

9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.

10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.

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.

11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

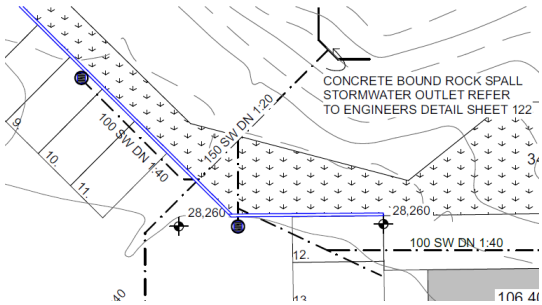
Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

- 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
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- ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

-

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

- 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.

Documentation submitted (newest on top)

15.06.2023 Sawmill sheds walls Construction R-value.pdf
15.06.2023 Sawmill sheds roof Construction R-value.pdf
15.06.2023 Sawmill shed 2 walls Construction R-value.pdf
15.06.2023 Sawmill Shed floor Construction R-value.pdf
15.06.2023 Sawmill Shed 2 floor Construction R-value.pdf
15.06.2023 SHEETS 130E & 131E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 SHEET 101.1E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 NZS4223 2.2.6.pdf
15.06.2023 NZS4223 2.2.1.pdf
15.06.2023 Fire AC1129 List 230615.pdf
15.06.2023 230615 BC reply letter.pdf
15.06.2023 230615 21015 H1 calculation.pdf
01.06.2023 L24742a RFI Response.pdf
01.06.2023 Glazing R values.pdf

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

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
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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

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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

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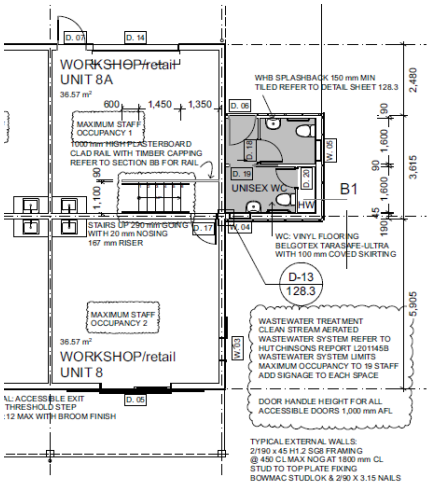
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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From: Iksun Yang
To: Nicole Li
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Date: Friday, 5 May 2023 11:10:00 am
Attachments: Machine borehole log within proximity to site.pdf
image001.png

Hi Nicole

I have received RFI response for the Liquefaction. Please find the attached file and let me know whether the RFI can be removed, or further clarification is required.
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: Thursday, 6 April 2023 3:12 pm
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Thank you Nicole.

I will include the RFI in my BA RFI letter.

Have a good long weekend.

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: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Iksun,

Thank you for the referral.

Following a review of the submitted documents, please find our RFI below:

- The liquefaction vulnerability category for this site requires clarification in accordance with the MBIE categories detailed in the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land". The reason for requesting this information is that the site is located within an "undetermined" vulnerability category area shown on the Auckland Council Geomaps liquefaction vulnerability layers Level B calibrated desktop assessment, meaning the liquefaction vulnerability category at this location has not been categorised by the Auckland Council area wide mapping at a Level B assessment. The development scenario for this consent application is 'small-scale urban infill' and in accordance with these MBIE requirements, a minimum level of detail of a 'Level B' liquefaction assessment for building consent applications is required.

  Please provide a liquefaction assessment at a minimum of the 'Level B' level of detail for the geological setting of this site. Please note that this will require justification by providing deep ground investigation information using CPT and/or physical drilling and sampling with SPT to at least 10-15m depth below ground level to adequately characterise the potential severity of liquefaction-induced ground damage. Using existing available subsurface information in proximity to the site in accordance with the requirements of section 3.4 and 3.5 of the MBIE publication "Planning and engineering guidance for potentially liquefaction-prone land" is an acceptable means of demonstrating code compliance for building consent applications. Alternativity, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.

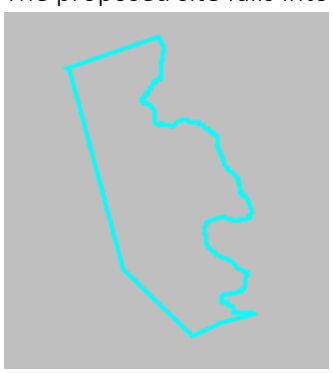
Happy to discuss if needed.

Cheers,
Nicole

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, April 5, 2023 11:23 AM
To: Nicole Li <nicole.li@aucklandcouncil.govt.nz>
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request

Hi Nicole

The proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS.



Please review and let me know whether the proposal is acceptable or additional information is required. 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
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From: c.campbell.architect
To: Iksun Yang; Paige Farley
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI
Date: Tuesday, 18 July 2023 10:02:19 am

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

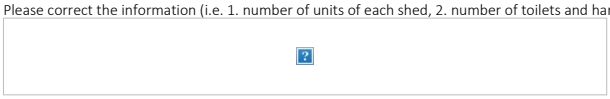
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

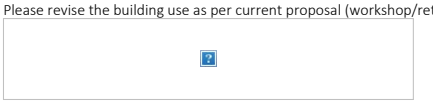
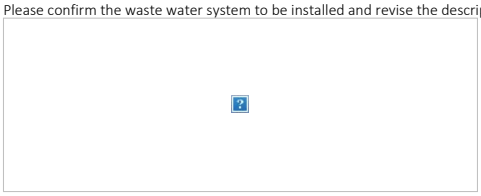
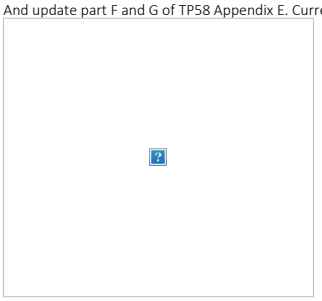
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.


2. Please revise the building use as per current proposal (workshop/retail)

3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.

4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.

7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.

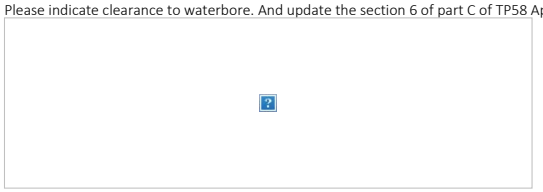

8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

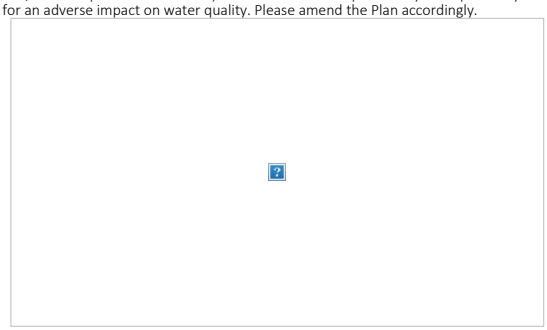


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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

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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

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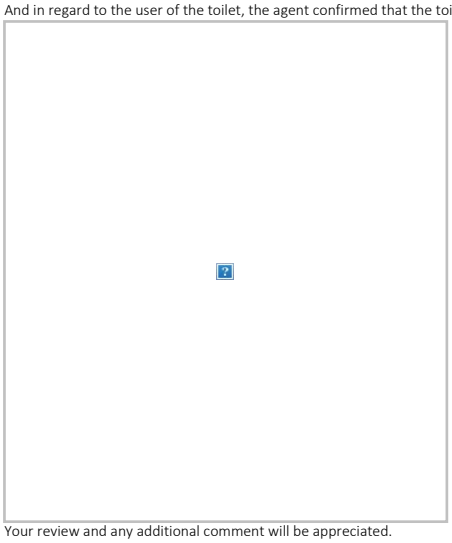
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.



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.

7. 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?

8. 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.
9. 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.
10. 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.
11. 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

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From: Iksun Yang
To: c.campbell.architect; Paige Farley
Cc: kimmunro362@gmail.com
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI follow up
Date: Thursday, 20 July 2023 12:07:00 pm
Attachments: image001.png

Hi Colin

Thank you for your RFI correspondence.

Yes, our waste water specialist confirmed that the proposed waste water design complies with AUP Table E5.4.1(A4) and permitted activity standards E5.6.1 and E5.6.2.4. However, you haven't addressed the wastewater RFI items I have requested on 26 Jun 2023. As explained in previous email, I ,as a building surveyor, am responsible to check the design document are correct, consistent and satisfy all required relevant Building Code Clauses.

I have reviewed the 11 RFI items I have requested on 26 Jun, and removed some of the items;

- item 5 removed as you have submitted the technical specification for CleanStream system,
- item 7 removed as the size of reserve field has been increased on revised site plan.
- item 9 and 10 also can be removed as these items considered reviewed under RC.

But other items should be resolved by providing a revised TP58 report and appendix E.

As per the report provided by Neil Mumby from Cable Bay Consulting, his paragraph 23 (conclusion of the report) describes that "inconsistences between plan set and supporting information being addressed", however, no revised appendix E report has been provided as part of your RFI correspondence.

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

Please refer the email I have sent on 28 Jun 2023, and address the RFI item 1-4, 6, 8 and 11.

The item 1-4, 6 and 8 are the matter of inconsistences with this BC project. And item 11 also related to NZBC Clause G13.3.4, so please update the table correctly – the separation distance cannot be a 'n/a'. And show on plans the minimum separation distances between the existing and proposed wastewater fields and any nearby water bores (or any existing water supply source) - update the 'Whole Site Plan' to show this.

Also note that, the missed R-value calculation is for the roof of shed 2. You have submitted roof calculation for shed 1 twice. Please re-check the files you have uploaded and please submit/upload the shed 2 roof calculation.

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Tuesday, July 18, 2023 10:03 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com
Subject: Re: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Iksun,
The wastewater issues have been resolved with Matthew Richardson.
I have uploaded to the portal the correspondence relating to this and also the further information you requested.
Please let me know if you require any further information.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 28 June 2023 at 3:49 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>, Paige Farley <Paige@hc.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>, Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

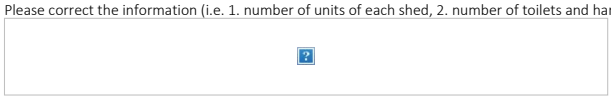
Hi Paige

Thank you for your further confirmation.

As you confirmed that the on-site waste water design has been already assessed/approved under LUC60311264, so we do not need to re-assess the items which have been already assessed in RC stage. However, the aspects we are assessing at Building Consent stage is not exactly same as the Resource Consent. Under the Building Act we are responsible to check the design documents are correct and in accordance with TP 58.

It appears that the waste water report (including TP58 Appendix E) provided seems prepared for the RC in 2017, and some of information in the report is not consistence with the current proposal in this BC and some required information is missing. So further information is required to carry on processing this BC, and you also need to revise the report accordingly as per the current proposal. Please address the items listed below;

1. Please correct the information (i.e. 1. number of units of each shed, 2. number of toilets and hand wash basins, 3. building sizes) as per the current proposal.

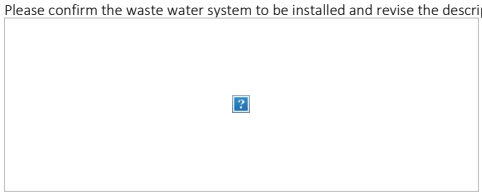




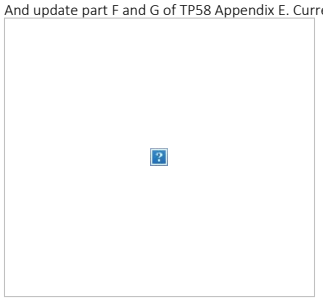
2. Please revise the building use as per current proposal (workshop/retail)



3. Please confirm the waste water system to be installed and revise the description in the report as the report just outlined 5 different system.



4. And update part F and G of TP58 Appendix E. Currently, it appears as blank.



5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.
6. Please specify the AUP rule on TP58 Appendix E checklist.



7. Please revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.





8. Please confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings. This item was also requested by our specialist previously.

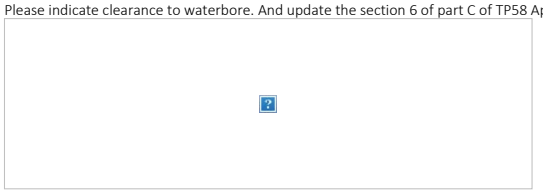




9. Please confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
10. Please provide a copy of the Site Specific Hydraulic analysis that is referenced in condition 13. All relevant document must be included in this BC application as well, and we also need to document how the flooding issues has been considered.



11. Please indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.

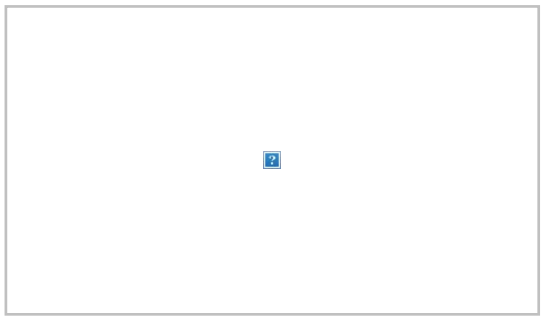


Also note that, based on the fact that some of waste water issues have been already assessed and accepted in RC stage as you confirmed, our waste water specialist confirmed to remove the two items from the original RFI (raised in 14 Apr 2023), but the first three items are still valid/required for this BC application.

1. 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. Aerial imagery shows that the soil has been disturbed (topsoil stripped, metal spread). 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?
2. 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.
3. 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 total 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.
4. ~~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.~~
5. ~~Provide a site-specific assessment of the 1 in 20 year flood level.~~

And as the drainage plans are now updated and shows detailed information in this BC. One additional item added by our specialist as below;

6. 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.



@Colin Campbell – I have reviewed your additional RFI reply and removed all items, but please update the site plan (sheet 101) as per the updated enlarged site plan (sheet 01.1) as the accessible path and location of accessible carpark has been revised. And R-value calculation for shed 2 roof has not been uploaded into portal. Please check the uploaded files and upload the missing pages. Thank you.



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

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,

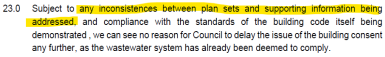
The wastewater system was designed for 19 staff and this is the occupancy limit for the development. This was all addressed at resource consent stage and has been subsequently confirmed during building consent stage.

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


23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

23.0 Subject to any inconsistences between plan sets and supporting information being addressed, and compliance with the standards of the building code itself being demonstrated , we can see no reason for Council to delay the issue of the building consent any further, as the wastewater system has already been deemed to comply.

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

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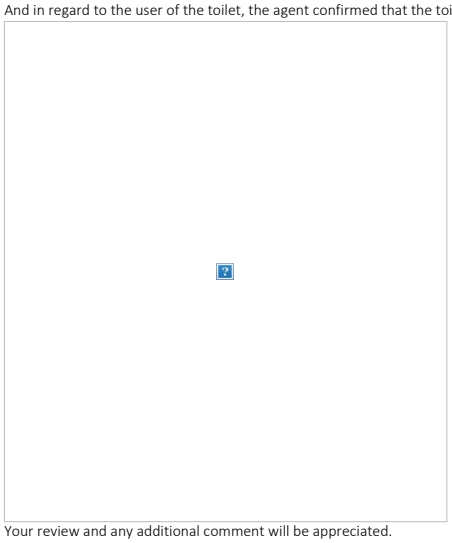
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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
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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.

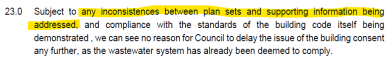
You will see that the wastewater report and flooding reports prepared by this office form part of the resource consent and specifically condition 13 states that the wastewater disposal field must be in accordance with these documents. Refer below.



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


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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.

7. 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?
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9. 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.
10. 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.
11. Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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

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From: Iksun Yang
To: c.campbell.architect
Cc: deankim@xtra.co.nz
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana
Date: Monday, 26 June 2023 2:16:00 pm

Hi Colin

Thank you for your RFI correspondence and email.

Once the waste water RFI removed by our specialist, I will arrange a supervision meeting with my supervisor. If I arrange a supervision meeting without the waste water RFI uplifted, I have to arrange a meeting at later stage again and this is inefficient in current busy circumstances.

Please allow me some additional time until/after the waste water RFI issue is removed. Thank you.

Kind Regards

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Building Consent - Northern
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DDI (09) 427 3458 | Mobile 021 926 095
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From: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Monday, June 26, 2023 9:07 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Cc: deankim@xtra.co.nz
Subject: BCO10364430, 362 Matakana Valley Road Matakana

Hi Iksun,
I see that you have forwarded the wastewater reply to your specialist, do you have a timeframe for this?
I am checking that the other information we supplied on 15 June is accepted. I look forward to hearing from you.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Christine Tarr
To: Iksun Yang
Subject: RE: FW: BCO10364430, 362 Matakana Valley Road Matakana - s.37 re-check request
Date: Friday, 4 August 2023 4:05:53 pm
Attachments: image001.png
image002.png
image003.png
image004.png

Hi Iksun – all done – I inserted the revised task and completed – s37 lifted.

Regards
Christine

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Friday, August 4, 2023 2:42 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Subject: RE:FW: BCO10364430, 362 Matakana Valley Road Matakana - s.37 re-check request

Hi Christine

Please re-check s.37.

The revised planning task has been added once last time, so unsure whether I can add the task again or not.

I have received a copy of 'LUC60311264 In Accordance requests Letter' – attached.

Please let me know if I need any further action (e.g. adding task on SAP). 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: Wednesday, June 28, 2023 4:14 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Thank you Christine.

I have just added the task.

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: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:11 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Yes please

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:01 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Cc: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Christine

I have just received an advice from waste water specialist that the number of car parking spaces have been increased from 20 to 29 (compared to approved RC), and this could be a planning issue.

If you need to review this application, I can add revised planning task. Please advise. 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: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 8:42 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

Hutchinson CONSULTING ENGINEERS

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

Hutchinson CONSULTING ENGINEERS

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

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From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM

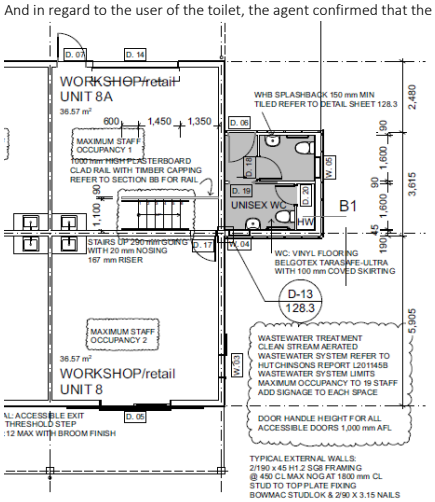
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

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From: c.campbell.architect
To: Iksun Yang
Cc: kimmunro362@gmail.com
Subject: Re: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Thursday, 15 June 2023 11:22:44 am
Attachments: 230615 RC reply letter.pdf
image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
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image015.png
image016.png
image017.png
image018.png
image019.png
image020.png
image021.png

Hi Iksun,
Further to our telephone discussion, please find attached our letter in reply. I have uploaded our responses to the RFI to the portal. I have been waiting for the wastewater response, but it is still in progress expected tomorrow afternoon.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Friday, 9 June 2023 at 2:43 PM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence. I have completed re-check, but the RFI items listed below still need to be resolved. Thank you.

RFI 3 and 61 - review pending as information not yet provided

RFI 4 – total number of occupancy need to be clarified on application form, AC1129 and fire report.

Firstly, the occupancy numbers related to the onsite wastewater – we can accept the note (restricted staff number to 19 with signage) on plan

However, the occupancy number for the building should be the total expected number (might use the maximums given in the Fire Report, this is not related to the Staff numbers).

The total occupancy number for the building need to be clarified and this number must be noted on application form and AC1129 accordingly.

RFI 23 - the travel path indicated on site plan (sheet 01.1) do not meet the requirement as defined in NZS4121, for example, the wheelchair access will be interrupted by traffic when cross- through the driveway, and if a car is parked in parking number 15, the path will be blocked.

RFI 32 – this RFI item was for manifestation requirement. This RFI item should be under NZBC F2. Apologies for the confusion.
So, the doors on sheet 130 and 131 should demonstrate clearly the manifestation. – refer captured below, the comment from section 1 of F2/AS1

1. NZS 4223: Part 3: 2016 now requires manifestation for shopfronts whereas previously they were exempt.

   Transoms or rails with a face width not less than 20 mm and with their centreline between 800 mm and 1200 mm from the finished floor level can provide manifestation.

RFI 63 – the H1 report provided is only for shed 1, no calculations provided for shed 2.

Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too.

CONSTRUCTION:

R value walls timber design navigator	2.34	OK
R value roof design navigator	2.95	not OK
R value floor design navigator	1.76	not OK
R value windows and doors	0.341	not OK

RFI 64 – provide total max occupancy number instead of description

Building total Maximum occupancy:	Shed 1 - Each workshop is allowed 10/7 for CA/WB respectively Shed 2 - Each workshop is allowed 14/10 for CA/WB respectively

And
15 c - provide specific and detailed information for the performance standard part including the paragraph from the AS2 and FRR ratings achieved …etc
15.d – provide description of performance standard within the form instead of references

15.c	Fire separation Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/AS2. C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation Please see the attached compliance schedule information by Ecoglo	☒ (specific design solution)	☐	☒	☐	☐

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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, June 1, 2023 4:53 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: Re: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Iksun,
Please find attached our letter in reply. I have uploaded our responses, Fire responses and stormwater responses to the RFI to the portal. I have been waiting for the wastewater response, but it is still in progress so this will be sent as soon as it is available.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 10 May 2023 at 2:56 PM
To: c.campbell.architect@xtra.co.nz <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I also received an additional comment from our GE regarding the RFI item 8. Please refer the comment below and re-address the RFI item 8. Thank you.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

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, 10 May 2023 8:31 am
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

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, 9 May 2023 3:31 pm
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces
- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

The following assumptions have been used in the wastewater design;

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

It is also assumed, that on average, that there will be 1.5 people working at each market shed (some have two people while others have one).

Discharge volumes for the proposed market sheds are based on likely occupancy levels and relevant likely typical daily wastewater flow allowances. TP58 design flow loads refer to the United States Environmental Protection Agency (USEPA) onsite waste water treatment system manual. The USEPA manual identifies the following typical wastewater flows for an 'office' type building applies - refer appendicies. While the term office may not be directly akin to a market shed, the use of the buildings facilities (toilets, wash basins) are.

If on average, there are 1.5 people per market shed, then the following applies:

Wastewater generated for office type occupancy = 49 litres/employee/day

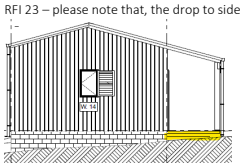
9 Units x 1.5 people = 14 people
3 Units x 1.5 people = 5 people
Total = 19 people, or, *'employees'*

19 employees x 49 l/day = 931 l/day

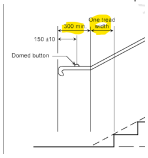
RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

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RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m²)	26,000m²

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes [ ] No [✓] (Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	

Specify

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?

Yes [✓] No [ ] (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

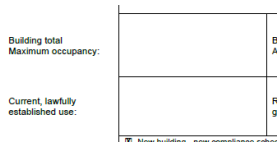
6. Provide soil report – how the soil type has been determined?

7. Please confirm Is this ww design a separate system on the property, should these not be combined with existing?

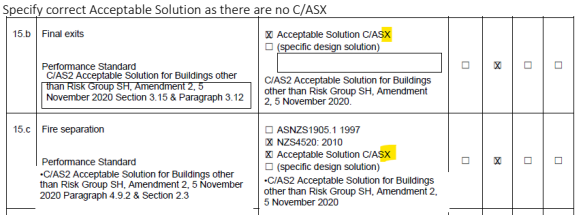
RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

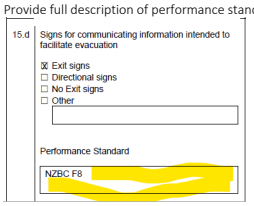
1. Specify the total occupancy and building use



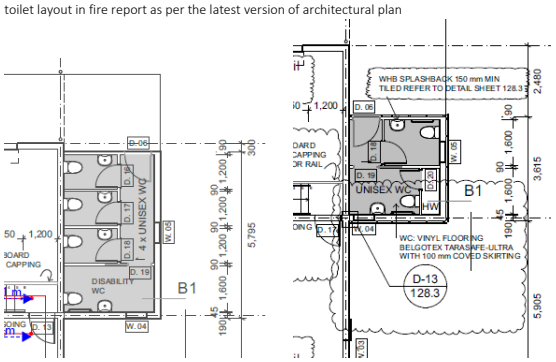
2. Specify correct Acceptable Solution as there are no C/ASX



3. Provide full description of performance standard



Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



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: donotreply <donotreply@aklc.govt.nz>
Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

Auckland Council
www.aucklandcouncil.govt.nz
(09) 301 0101

From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm
To: c.campbell.architect@xtra.co.nz
Cc: 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.

1. 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?
2. 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.
3. 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.
4. 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.
5. 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
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From: Iksun Yang
To: c.campbell.architect
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Friday, 9 June 2023 2:43:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png
image018.png
image019.png
image020.png
image021.png

Hi Colin

Thank you for your RFI correspondence. I have completed re-check, but the RFI items listed below still need to be resolved. Thank you.

RFI 3 and 61 - review pending as information not yet provided

RFI 4 – total number of occupancy need to be clarified on application form, AC1129 and fire report.

Firstly, the occupancy numbers related to the onsite wastewater – we can accept the note (restricted staff number to 19 with signage) on plan

However, the occupancy number for the building should be the total expected number (might use the maximums given in the Fire Report, this is not related to the Staff numbers).

The total occupancy number for the building need to be clarified and this number must be noted on application form and AC1129 accordingly.

RFI 23 - the travel path indicated on site plan (sheet 01.1) do not meet the requirement as defined in NZS4121, for example, the wheelchair access will be interrupted by traffic when cross- through the driveway, and if a car is parked in parking number 15, the path will be blocked.

RFI 32 – this RFI item was for manifestation requirement. This RFI item should be under NZBC F2. Apologies for the confusion.
So, the doors on sheet 130 and 131 should demonstrate clearly the manifestation. – refer captured below, the comment from section 1 of F2/AS1

1. NZS 4223: Part 3: 2016 now requires manifestation for shopfronts whereas previously they were exempt.

   Transoms or rails with a face width not less than 20 mm and with their centreline between 800 mm and 1200 mm from the finished floor level can provide manifestation.

RFI 63 – the H1 report provided is only for shed 1, no calculations provided for shed 2.

Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too.

CONSTRUCTION:		
R value walls timber design navigator	2.34	OK
R value roof design navigator	2.95	not OK
R value floor design navigator	1.76	not OK
R value windows and doors	0.341	not OK

RFI 64 – provide total max occupancy number instead of description

Building total Maximum occupancy:	Shed 1 - Each workshop is allowed 10/7 for CA/WB respectively Shed 2 - Each workshop is allowed 14/10 for CA/WB respectively

And
15 c - provide specific and detailed information for the performance standard part including the paragraph from the AS2 and FRR ratings achieved …etc
15.d – provide description of performance standard within the form instead of references

15.c	Fire separation Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐ AS/NZS1905.1:1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/AS2: C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation	☒ (specific design solution)				
	Please see the attached compliance schedule information by Ecoglo		☐	☒	☐	☐

Kind Regards

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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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, June 1, 2023 4:53 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: Re: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Iksun,
Please find attached our letter in reply. I have uploaded our responses, Fire responses and stormwater responses to the RFI to the portal. I have been waiting for the wastewater response, but it is still in progress so this will be sent as soon as it is available.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 10 May 2023 at 2:56 PM
To: c.campbell.architect@xtra.co.nz <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I also received an additional comment from our GE regarding the RFI item 8. Please refer the comment below and re-address the RFI item 8. Thank you.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

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, 10 May 2023 8:31 am
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214 2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

Kind Regards

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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, 9 May 2023 3:31 pm
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces
- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

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- One toilet & one hand wash basin

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If on average, there are 1.5 people per market shed, then the following applies:

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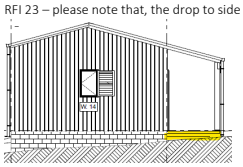
9 Units x 1.5 people = 14 people
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Total = 19 people, or, *'employees'*

19 employees x 49 l/day = 931 l/day

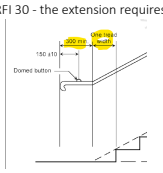
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RFI 22 - the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

RFI 23 – please note that, the drop to side of verandah paving od shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121



RFI 30 - the extension requires 300mm plus one tread width



RFI 32 - indicate the height of glazing areas on sheet 131 in accordance with 7.0.4 of D1/AS1.

RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m2)	26,000m2

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes | | No | ✓ | (Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	
Specify	

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?

Yes | ✓ | No | | (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

6. Provide soil report – how the soil type has been determined?

7. Please confirm Is this ww design a separate system on the property, should these not be combined with existing?

RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

1. Specify the total occupancy and building use

Building total Maximum occupancy:		B A
Current, lawfully established use:		R g

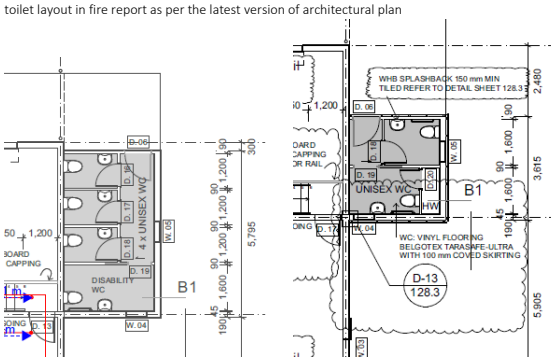
2. Specify correct Acceptable Solution as there are no C/ASX

15.b	Final exits Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Section 3.15 & Paragraph 3.12	☒ Acceptable Solution C/ASX ☐ (specific design solution) C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020.	☐	☒	☐	☐
15.c	Fire separation Performance Standard •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Paragraph 4.9.2 & Section 2.3	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/ASX ☐ (specific design solution) •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐

3. Provide full description of performance standard

15.d	Signs for communicating information intended to facilitate evacuation ☒ Exit signs ☐ Directional signs ☐ No Exit signs ☐ Other Performance Standard NZBC F8	

Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



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: donotreply <donotreply@aklc.govt.nz>
Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(Three Blokes Limited)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

Auckland Council
www.aucklandcouncil.govt.nz
(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm

To: c.campbell.architect@xtra.co.nz
Cc: 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.

1. 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?
2. 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.
3. 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.
4. 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.
5. 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
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From: c.campbell.architect
To: Iksun Yang; c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: Re: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Thursday, 1 June 2023 4:54:51 pm
Attachments: 230601 RC reply letter.pdf
image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png

Hi Iksun,
Please find attached our letter in reply. I have uploaded our responses, Fire responses and stormwater responses to the RFI to the portal. I have been waiting for the wastewater response, but it is still in progress so this will be sent as soon as it is available.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 10 May 2023 at 2:56 PM
To: c.campbell.architect@xtra.co.nz <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I also received an additional comment from our GE regarding the RFI item 8. Please refer the comment below and re-address the RFI item 8. Thank you.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

Kind Regards

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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, 10 May 2023 8:31 am
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

Kind Regards

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From: Iksun Yang
Sent: Tuesday, 9 May 2023 3:31 pm
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces

- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

The following assumptions have been used in the wastewater design;

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

It is also assumed, that on average, that there will be 1.5 people working at each market shed (some have two people while others have one).

Discharge volumes for the proposed market sheds are based on likely occupancy levels and relevant likely typical daily wastewater flow allowances. TP58 design flow loads refer to the United States Environmental Protection Agency (USEPA) onsite waste water treatment system manual. The USEPA manual identifies the following typical wastewater flows for an 'office' type building applies - refer appendicies. While the term office may not be directly akin to a market shed, the use of the buildings facilities (toilets, wash basins) are.

If on average, there are 1.5 people per market shed, then the following applies:

Wastewater generated for office type occupancy = 49 litres/employee/day

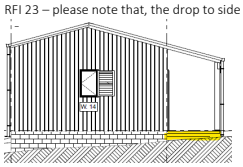
9 Units x 1.5 people = 14 people
3 Units x 1.5 people = 5 people
Total = 19 people, or, 'employees'

19 employees x 49 l/day = 931 l/day

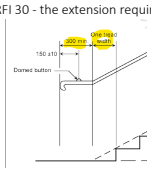
RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

RFI 22 - the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

RFI 23 – please note that, the drop to side of verandah paving od shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121



RFI 30 - the extension requires 300mm plus one tread width



RFI 32 - indicate the height of glazing areas on sheet 131 in accordance with 7.0.4 of D1/AS1.

RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m²)	26,000m²

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. **Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:**

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. **Is a Septic Tank Outlet Filter to be installed?**
Yes [ ] No [✓] (Please tick)
If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?
Yes [✓] No [ ] (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

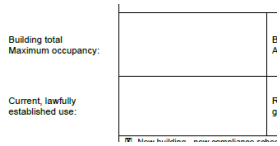
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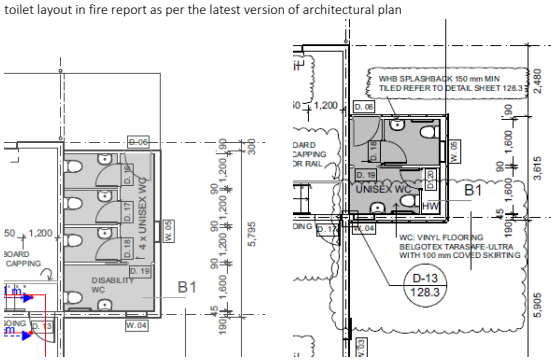
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Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



Kind Regards

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From: donotreply <donotreply@aklc.govt.nz>
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Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

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Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

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01.05.2023 SIKA BLACKSEAL BRANZ.pdf
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01.05.2023 Page 3 of application form amended.pdf
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01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
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Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

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(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm
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Cc: kimmunro362@gmail.com
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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Kind Regards

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Building Consent - Northern
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DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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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

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Kind Regards

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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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From: Iksun Yang
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Tuesday, 9 May 2023 3:30:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
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image015.png

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces
- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

The following assumptions have been used in the wastewater design;

Building One - approx. 29.1m x 12.8m:
- Nine Units
- One toilet & one hand wash basin

Building Two - approx. 15.5m x 7.0m:
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It is also assumed, that on average, that there will be 1.5 people working at each market shed (some have two people while others have one).

Discharge volumes for the proposed market sheds are based on likely occupancy levels and relevant likely typical daily wastewater flow allowances. TP58 design flow loads refer to the United States Environmental Protection Agency (USEPA) onsite waste water treatment system manual. The USEPA manual identifies the following typical wastewater flows for an 'office' type building applies - refer appendicies. While the term office may not be directly akin to a market shed, the use of the buildings facilities (toilets, wash basins) are.

If on average, there are 1.5 people per market shed, then the following applies:

Wastewater generated for office type occupancy = 49 litres/employee/day

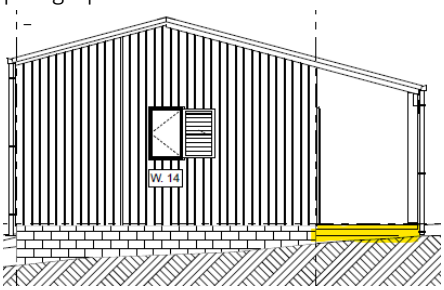
9 Units x 1.5 people = 14 people
3 Units x 1.5 people = 5 people
Total = 19 people, or, '*employees*'

19 employees x 49 ℓ/day = 931 ℓ/day

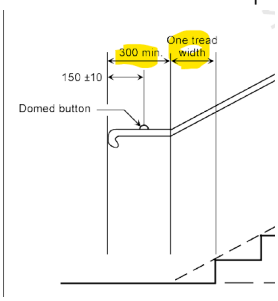
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RFI 23 – please note that, the drop to side of verandah paving od shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121



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RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated “refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m²)	26,000m²

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes [ ] No [✓] (Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment

(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	**Specify**

4. and provide manufacturer’s specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?

Yes [✓] No [ ] (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

6. Provide soil report – how the soil type has been determined?

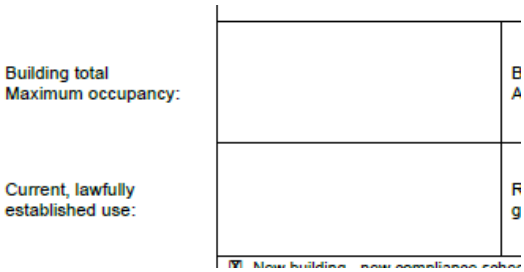
7. Please confirm Is this ww design a separate system on the property, should these not be combined with existing?

RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but

please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

1. Specify the total occupancy and building use



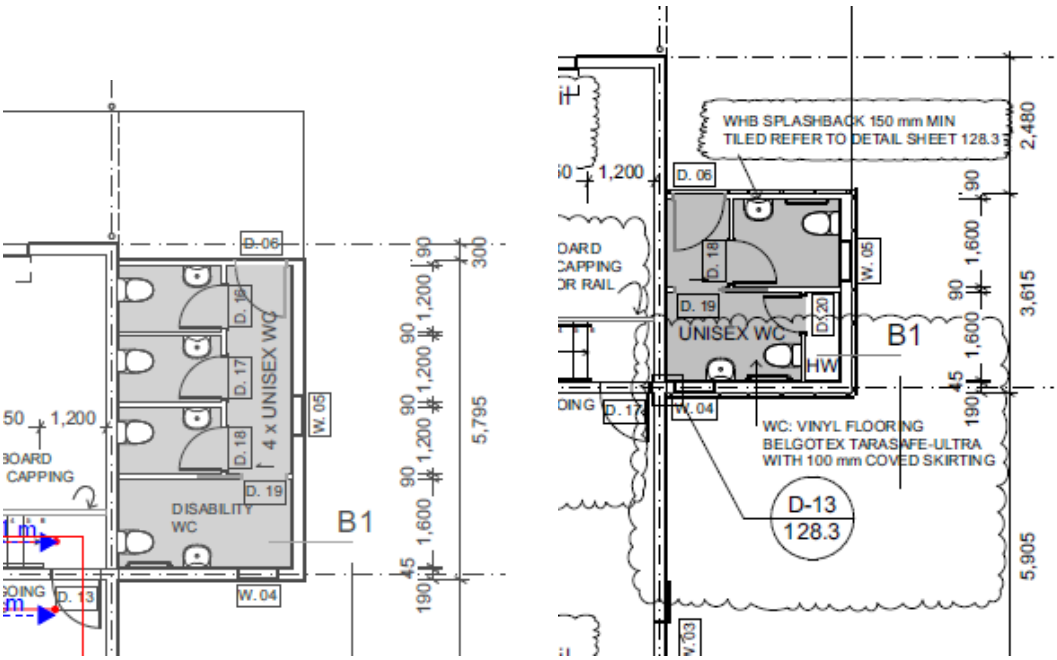
2. Specify correct Acceptable Solution as there are no C/ASX

15.b	Final exits Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Section 3.15 & Paragraph 3.12	☒ Acceptable Solution C/ASX ☐ (specific design solution) C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020.	☐	☒	☐	☐
15.c	Fire separation Performance Standard •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Paragraph 4.9.2 & Section 2.3	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/ASX ☐ (specific design solution) •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐

3. Provide full description of performance standard

15.d	Signs for communicating information intended to facilitate evacuation ☒ Exit signs ☐ Directional signs ☐ No Exit signs ☐ Other Performance Standard NZBC F8	

Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



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: donotreply <donotreply@aklc.govt.nz>
Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf

01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

Auckland Council
www.aucklandcouncil.govt.nz
(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm
To: c.campbell.architect@xtra.co.nz
Cc: 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
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DDI (09) 427 3458 | Mobile 021 926 095
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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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
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From: Iksun Yang
To: "c.campbell.architect@xtra.co.nz"
Cc: "kimmunro362@gmail.com"
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Wednesday, 10 May 2023 8:31:00 am
Attachments: image016.png
image017.png
image018.png
image019.png
image020.png
image021.png
image022.png
image023.png
image024.png
image025.png
image026.png
image027.png
image028.png
image029.png
image030.png
image031.png

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

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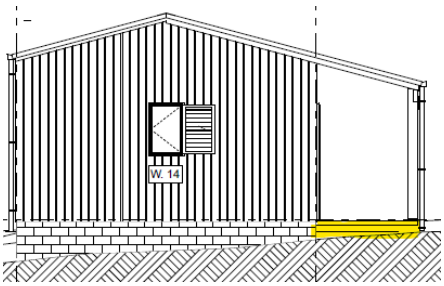
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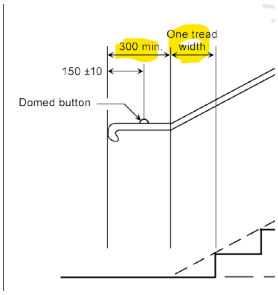
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Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. **Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:**

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. **Is a Septic Tank Outlet Filter to be installed?**

Yes		No	✓	(Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1. **Please indicate the type of additional treatment, if any, proposed to be installed in the system** (please tick):

Secondary Treatment			
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Recirculating sand filter			
Recirculating textile filter			
Clarification tank			
Tertiary Treatment			
Ultraviolet disinfection			
Chlorination			
Other		**Specify**	

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?

Yes	✓	No		(Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
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Emergency storage Volume		(Litres)

6. Provide soil report – how the soil type has been determined?

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RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

1. Specify the total occupancy and building use

Building total Maximum occupancy:		B A
Current, lawfully established use:		R g

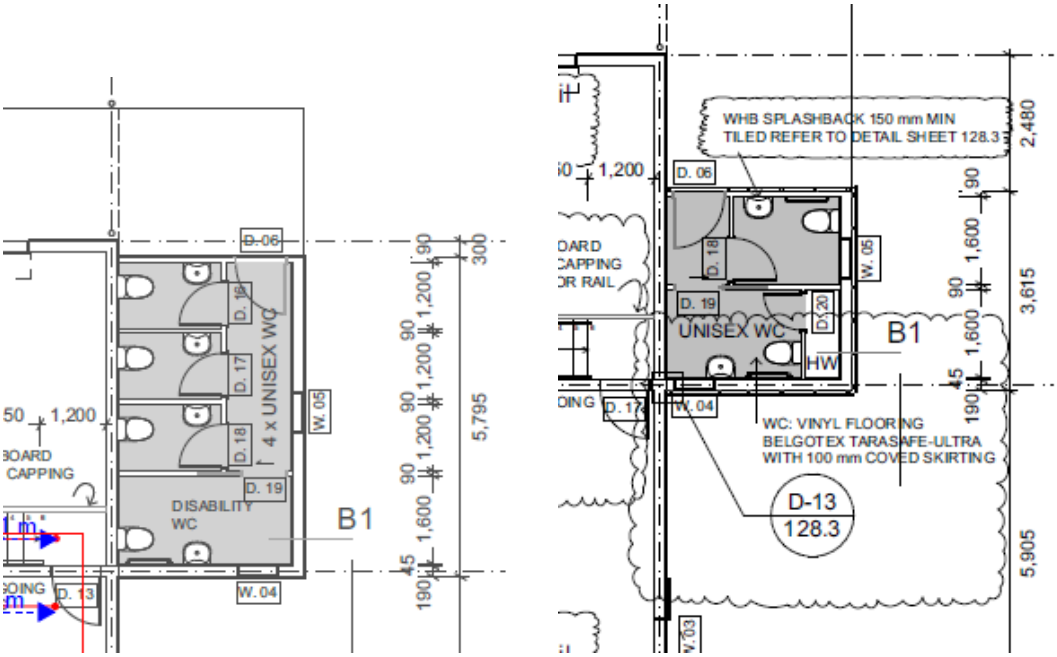
2. Specify correct Acceptable Solution as there are no C/ASX

15.b	Final exits Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Section 3.15 & Paragraph 3.12	☒ Acceptable Solution C/ASX ☐ (specific design solution) C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020.	☐	☒	☐	☐
15.c	Fire separation Performance Standard •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Paragraph 4.9.2 & Section 2.3	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/ASX ☐ (specific design solution) •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐

3. Provide full description of performance standard

15.d	Signs for communicating information intended to facilitate evacuation ☒ Exit signs ☐ Directional signs ☐ No Exit signs ☐ Other Performance Standard NZBC F8	

Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



Kind Regards

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Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

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Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

Auckland Council
www.aucklandcouncil.govt.nz
(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm
To: c.campbell.architect@xtra.co.nz
Cc: 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

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From: Iksun Yang
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up
Date: Wednesday, 10 May 2023 2:56:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
image012.png
image013.png
image014.png
image015.png
image016.png
image017.png

Hi Colin

I also received an additional comment from our GE regarding the RFI item 8. Please refer the comment below and re-address the RFI item 8. Thank you.

The provided borehole log is factual information, and there is no interpretive geotechnical information submitted to address the RFI query. Please note that Auckland Council as a territorial authority does not carry out any analysis on behalf of the applicant based on the provided factual data. Therefore, please provide geotechnical justification based on the existing factual data to address the RFI query.

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Sent: Wednesday, 10 May 2023 8:31 am
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214:2002 ☐ NZS6263 2003 ☐ (specific design solution)	☐	☒	☐	☐

Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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, 9 May 2023 3:31 pm
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces
- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

The following assumptions have been used in the wastewater design;

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

It is also assumed, that on average, that there will be 1.5 people working at each market shed (some have two people while others have one).

Discharge volumes for the proposed market sheds are based on likely occupancy levels and relevant likely typical daily wastewater flow allowances. TP58 design flow loads refer to the United States Environmental Protection Agency (USEPA) onsite waste water treatment system manual. The USEPA manual identifies the following typical wastewater flows for an 'office' type building applies - refer appendicies. While the term office may not be directly akin to a market shed, the use of the buildings facilities (toilets, wash basins) are.

If on average, there are 1.5 people per market shed, then the following applies:

Wastewater generated for office type occupancy = 49 litres/employee/day

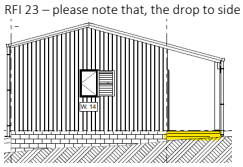
9 Units x 1.5 people = 14 people
3 Units x 1.5 people = 5 people
Total = 19 people, or, *employees*

19 employees x 49 l/day = 931 l/day

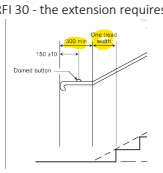
RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

RFI 22 - the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

RFI 23 – please note that, the drop to side of verandah paving od shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121



RFI 30 - the extension requires 300mm plus one tread width



RFI 32 - indicate the height of glazing areas on sheet 131 in accordance with 7.0.4 of D1/AS1.

RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m2)	26,000m2

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?
Yes [ ] No [✓] (Please tick)
If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	Specify

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?
Yes [✓] No [ ] (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

6. Provide soil report – how the soil type has been determined?

7. Please confirm Is this ww design a separate system on the property, should these not be combined with existing?

RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

1. Specify the total occupancy and building use

Building total Maximum occupancy:		B A
Current, lawfully established use:		R g

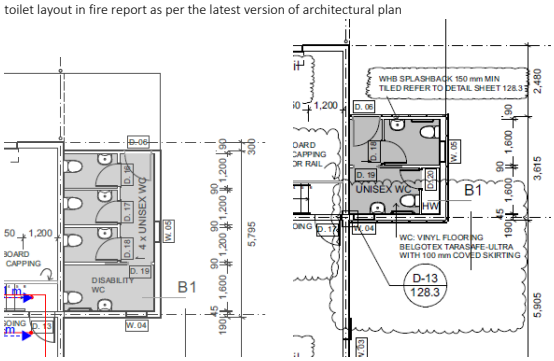
2. Specify correct Acceptable Solution as there are no C/ASX

15.b	Final exits Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Section 3.15 & Paragraph 3.12	☒ Acceptable Solution C/ASX ☐ (specific design solution) C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020.	☐	☒	☐	☐
15.c	Fire separation Performance Standard •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Paragraph 4.9.2 & Section 2.3	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/ASX ☐ (specific design solution) •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐

3. Provide full description of performance standard

15.d	Signs for communicating information intended to facilitate evacuation ☒ Exit signs ☐ Directional signs ☐ No Exit signs ☐ Other Performance Standard NZBC F8

Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



Kind Regards

Iksun Yang | Building Surveyor
Building Consent - Northern
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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: donotreply <donotreply@aklc.govt.nz>
Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(Three Blokes Limited)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
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Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

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(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm

To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Colin

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- 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.
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- Provide a site-specific assessment of the 1 in 20 year flood level.

Kind Regards

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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

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image020.png
image021.png

Hi Colin

Thank you for your RFI correspondence. I have completed re-check, but the RFI items listed below still need to be resolved. Thank you.

RFI 3 and 61 - review pending as information not yet provided

RFI 4 – total number of occupancy need to be clarified on application form, AC1129 and fire report.

Firstly, the occupancy numbers related to the onsite wastewater – we can accept the note (restricted staff number to 19 with signage) on plan

However, the occupancy number for the building should be the total expected number (might use the maximums given in the Fire Report, this is not related to the Staff numbers).

The total occupancy number for the building need to be clarified and this number must be noted on application form and AC1129 accordingly.

RFI 23 - the travel path indicated on site plan (sheet 01.1) do not meet the requirement as defined in NZS4121, for example, the wheelchair access will be interrupted by traffic when cross- through the driveway, and if a car is parked in parking number 15, the path will be blocked.

RFI 32 – this RFI item was for manifestation requirement. This RFI item should be under NZBC F2. Apologies for the confusion.
So, the doors on sheet 130 and 131 should demonstrate clearly the manifestation. – refer captured below, the comment from section 1 of F2/AS1

1. NZS 4223: Part 3: 2016 now requires manifestation for shopfronts whereas previously they were exempt.

   Transoms or rails with a face width not less than 20 mm and with their centreline between 800 mm and 1200 mm from the finished floor level can provide manifestation.

RFI 63 – the H1 report provided is only for shed 1, no calculations provided for shed 2.

Also no design navigator calculations attached. If you have the construction R-value from design navigator, please provide the calculations too.

CONSTRUCTION:		
R value walls timber design navigator	2.34	OK
R value roof design navigator	2.95	not OK
R value floor design navigator	1.76	not OK
R value windows and doors	0.341	not OK

RFI 64 – provide total max occupancy number instead of description

Building total Maximum occupancy:	Shed 1 - Each workshop is allowed 10/7 for CA/WB respectively Shed 2 - Each workshop is allowed 14/10 for CA/WB respectively

And
15 c - provide specific and detailed information for the performance standard part including the paragraph from the AS2 and FRR ratings achieved …etc
15.d – provide description of performance standard within the form instead of references

15.c	Fire separation Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐ AS/NZS1905.1:1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/AS2: C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐
15.d	Signs for communicating information intended to facilitate evacuation	☒ (specific design solution)				
	Please see the attached compliance schedule information by Ecoglo		☐	☒	☐	☐

Kind Regards

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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: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Sent: Thursday, June 1, 2023 4:53 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: Re: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Iksun,
Please find attached our letter in reply. I have uploaded our responses, Fire responses and stormwater responses to the RFI to the portal. I have been waiting for the wastewater response, but it is still in progress so this will be sent as soon as it is available.
Regards

Colin Campbell

CAMPBELL REGISTERED ARCHITECTS LTD
202 C Cames Road, RD 5, Wellsford 0975
~ w www.campbell-registered-architects.co.nz
~ p 09 431 5580 ~ m 0274 323 185

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Date: Wednesday, 10 May 2023 at 2:56 PM
To: c.campbell.architect@xtra.co.nz <c.campbell.architect@xtra.co.nz>
Cc: kimmunro362@gmail.com <kimmunro362@gmail.com>
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Sent: Wednesday, 10 May 2023 8:31 am
To: 'c.campbell.architect@xtra.co.nz' <c.campbell.architect@xtra.co.nz>
Cc: 'kimmunro362@gmail.com' <kimmunro362@gmail.com>
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

I have missed one item yesterday.

In AC1129, the alarm type should be type 2 manual fire alarm system as per fire report.

2.1	Automatic or manual emergency warning systems for fire ☒ Audible ☐ Visual Performance Standard NZS 4512:2010 Fire detection and alarm systems in buildings	☐ AS1851 2012 ☐ AS2220 1978 ☒ NZS4512 2010 ☐ AS 4214 2002 ☐ NZS5263 2003 ☐ (specific design solution)	☐	☒	☐	☐

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, 9 May 2023 3:31 pm
To: c.campbell.architect@xtra.co.nz
Cc: kimmunro362@gmail.com
Subject: RE: RFI Response: BCO10364430 362 Matakana Valley Road Matakana - RFI follow up

Hi Colin

Thank you for your RFI correspondence.

I have completed re-check but RFI items listed below still remained. Please read the comment below in conjunction with the original RFI letter and your RFI reply. Thank you.

RFI 3 3) Use of building - revise the waste water report with correct use of the building. You have confirmed the building use as workshop/retail, so the report should specify the use consistently. We do not accept contradictory information. There is no reason to specify the comparable space name on the report as the building use has been confirmed clearly.

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49ℓ/person/day
refer Table 3.4 USEPA		

RFI 4 - we understand your explanation regarding the total occupancy, but this need to be noted on plan and the number of occupancy must be limited under 19 people, so the proposed on-site waste water system will be operated without malfunction.

RFI 5 - we do not agree with your RFI reply. The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system. Address the RFI item 5 again

- add signage on the building with the maximum occupancy of each spaces
- provide note on plan clearly including each space to state the maximum occupancy

As per RC condition, the total occupancy can allow up to 24, but the proposed on-site effluent system designed only for 19 people, so the number must be restricted to 19 only.

10. No more than two people shall be involved in the manufacture of handcrafts in any one unit.

Also note that, the total unit number calculated with error as the shed 1 has 10 unit and shed 2 has 2 unit. Please revise the calculation accordingly as per the proposed building layout. And as the toilet is only for the staff of the building, so the signage must include the restriction of the user.

The following assumptions have been used in the wastewater design;

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

It is also assumed, that on average, that there will be 1.5 people working at each market shed (some have two people while others have one).

Discharge volumes for the proposed market sheds are based on likely occupancy levels and relevant likely typical daily wastewater flow allowances. TP58 design flow loads refer to the United States Environmental Protection Agency (USEPA) onsite waste water treatment system manual. The USEPA manual identifies the following typical wastewater flows for an 'office' type building applies - refer appendicies. While the term office may not be directly akin to a market shed, the use of the buildings facilities (toilets, wash basins) are.

If on average, there are 1.5 people per market shed, then the following applies:

Wastewater generated for office type occupancy = 49 litres/employee/day

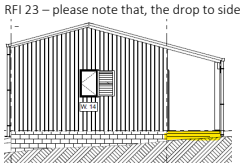
9 Units x 1.5 people = 14 people
3 Units x 1.5 people = 5 people
Total = 19 people, or, *'employees'*

19 employees x 49 ℓ/day = 931 ℓ/day

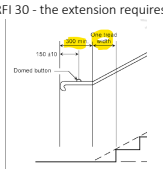
RFI 8 - Your RFI reply mentioned that, refer to Geotech response, but there are no response regarding the liquefaction RFI. And it is unclear the location of the bore log provided. Indicate the location on site plan clearly. And address the liquefaction RFI properly.

RFI 22 - the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

RFI 23 – please note that, the drop to side of verandah paving od shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121



RFI 30 - the extension requires 300mm plus one tread width



RFI 32 - indicate the height of glazing areas on sheet 131 in accordance with 7.0.4 of D1/AS1.

RFI 37- this item will be reviewed by our DE as the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will let you know if any further information is required.

RFI 55 - your RFI reply mentioned that note has been added to revised sheet 113 and 123, but, no note provided on revised sheet 113 and 123. Provide the hight of light switch. And agree with you, accessible socket outlets information is not required.,

And sorry to raise the additional item, but please indicate the door handle height for accessible doors too on plan

RFI 61 - Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided. Please address the each RFI items raised by our on-site wastewater specialist – refer email dated 14 Apr 2023.

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

Also reviewed the waste water report and captured some additional missing items, please address the items listed below and revise the waste water report

1. Page 8 of WW report – please specify the AUP rule

Relevant Regional Rule(s) [Note 1]	
Total Property Area (m2)	26,000m2

2. Page 10 of WW report – clearance to boreholes

6.Site Clearances, which should also be shown on the site plan:

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, water bores	n/a	n/a
Embankments/retaining walls	n/a	n/a
Buildings	3.0m	3.0m
Other (specify):		

3. Page 13 of WW report – specify the selected system,

PART F: Primary Treatment *(Refer TP58 Section 7.2)*

1. Please indicate below the no. and capacity (litres) of all septic tanks including type (single/dual chamber grease traps) to be installed or currently existing:

Number of Tanks	Type of Tank	Capacity of Tank (Litres)
	Total Capacity	

2. Is a Septic Tank Outlet Filter to be installed?

Yes | | No | ✓ | (Please tick)

If yes, please state the type

PART G: Secondary and Tertiary Treatment
(Refer TP58 Section 7.3, 7.4, 7.5, and 7.6)

1.Please indicate the type of additional treatment, if any, proposed to be installed in the system (please tick):

Secondary Treatment	
Home aeration plant	✓
Commercial aeration plant	
Intermediate sand filter	
Recirculating sand filter	
Recirculating textile filter	
Clarification tank	
Tertiary Treatment	
Ultraviolet disinfection	
Chlorination	
Other	
Specify	

4. and provide manufacturer's specification for the selected on-site waste water system

5. Page 14 of WW report – no pump specification

2.Is a high water level alarm being installed in pump chambers?

Yes | ✓ | No | | (Please tick)

3.If a pump is being used, please provide the following information:

Total Design Head		(m)
Pump Chamber Volume		(Litres)
Emergency storage Volume		(Litres)

6. Provide soil report – how the soil type has been determined?

7. Please confirm Is this ww design a separate system on the property, should these not be combined with existing?

RFI 63 – thank you for updating the glazing R-value on plan. And sorry to raise the additional item, but please provide manufacturer's literature to confirm the glazing to be used/installed are R0.37.

RFI 64 – please provide/revise the AC1129

1. Specify the total occupancy and building use

Building total Maximum occupancy:		B A
Current, lawfully established use:		R g

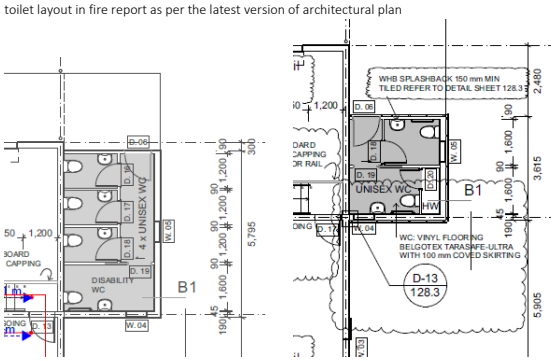
2. Specify correct Acceptable Solution as there are no C/ASX

15.b	Final exits Performance Standard C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Section 3.15 & Paragraph 3.12	☒ Acceptable Solution C/ASX ☐ (specific design solution) C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020.	☐	☒	☐	☐
15.c	Fire separation Performance Standard •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020 Paragraph 4.9.2 & Section 2.3	☐ ASNZS1905.1 1997 ☒ NZS4520: 2010 ☒ Acceptable Solution C/ASX ☐ (specific design solution) •C/AS2 Acceptable Solution for Buildings other than Risk Group SH, Amendment 2, 5 November 2020	☐	☒	☐	☐

3. Provide full description of performance standard

15.d	Signs for communicating information intended to facilitate evacuation ☒ Exit signs ☐ Directional signs ☐ No Exit signs ☐ Other Performance Standard NZBC F8	

Also note that, the toilet layout shown on the plan attached in fire report and the architectural plan is not matched. Note that, the fire report must be reviewed with final version of floor plan, so please revise the toilet layout in fire report as per the latest version of architectural plan



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: donotreply <donotreply@aklc.govt.nz>
Sent: Monday, 8 May 2023 2:50 pm
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(Three Blokes Limited)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

Nāku noa nā | Regards

Auckland Council
www.aucklandcouncil.govt.nz
(09) 301 0101
From: Iksun Yang
Sent: Friday, 14 April 2023 4:05 pm

To: c.campbell.architect@xtra.co.nz
Cc: 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.

1. 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?
2. 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.
3. 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.
4. 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.
5. 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

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From: Iksun Yang
To: Christine Tarr
Subject: RE:FW: BCO10364430, 362 Matakana Valley Road Matakana - s.37 re-check request
Date: Friday, 4 August 2023 2:42:00 pm
Attachments: image001.png
image002.png
image003.png
image004.png
LUC60311264 In Accordance requests Letter.pdf

Hi Christine

Please re-check s.37.

The revised planning task has been added once last time, so unsure whether I can add the task again or not.

I have received a copy of 'LUC60311264 In Accordance requests Letter' – attached.

Please let me know if I need any further action (e.g. adding task on SAP). 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: Wednesday, June 28, 2023 4:14 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Thank you Christine.

I have just added the task.

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: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:11 PM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Yes please

From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 4:01 PM
To: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Cc: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

Hi Christine

I have just received an advice from waste water specialist that the number of car parking spaces have been increased from 20 to 29 (compared to approved RC), and this could be a planning issue.

If you need to review this application, I can add revised planning task. Please advise. 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: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Sent: Wednesday, June 28, 2023 8:42 AM
To: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>; Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

Hutchinson CONSULTING ENGINEERS

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

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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

Hutchinson CONSULTING ENGINEERS

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

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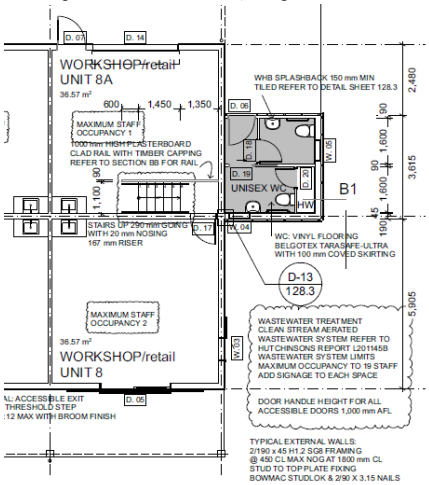
From: Iksun Yang <Iksun.Yang@aucklandcouncil.govt.nz>
Sent: Thursday, June 22, 2023 9:49 AM
To: Matt Richardson <matt.richardson@aucklandcouncil.govt.nz>
Subject: FW: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water RFI

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

Hutchinson CONSULTING ENGINEERS

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
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From: donotreply
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Tuesday, 18 July 2023 10:16:34 am

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

18.07.2023 letterac-362MatakanaRoadWW-001.pdf
18.07.2023 letter 230718 BC reply.pdf
18.07.2023 email 230712.pdf
18.07.2023 Tech Lit CleanStream.pdf
18.07.2023 Calc Sawmill sheds roof Construction R-value.pdf
18.07.2023 230713 1 250 SITE PLAN 1011E.pdf
13.07.2023 230713 SITE PLAN 101E.pdf
15.06.2023 Sawmill sheds walls Construction R-value.pdf
15.06.2023 Sawmill sheds roof Construction R-value.pdf
15.06.2023 Sawmill shed 2 walls Construction R-value.pdf
15.06.2023 Sawmill Shed floor Construction R-value.pdf
15.06.2023 Sawmill Shed 2 floor Construction R-value.pdf
15.06.2023 SHEETS 130E & 131E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 SHEET 101.1E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 NZS4223 2.2.6.pdf
15.06.2023 NZS4223 2.2.1.pdf
15.06.2023 Fire AC1129 List 230615.pdf
15.06.2023 230615 BC reply letter.pdf
15.06.2023 230615 21015 H1 calculation.pdf
01.06.2023 L24742a RFI Response.pdf
01.06.2023 Glazing R values.pdf
01.06.2023 Fire Report rev 3 17may23.pdf
01.06.2023 Fire AC1129 List.pdf
01.06.2023 Eng confirm FENZ hardstand.pdf
01.06.2023 230601 BC reply letter.pdf
01.06.2023 230601 BC REPLACEMENT MARKET SHEDS.pdf
01.06.2023 230510 21015 H1 calculation.pdf
08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf

24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

Notes

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From: donotreply
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Thursday, 13 July 2023 11:44:49 am

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

13.07.2023 230713 SITE PLAN 101E.pdf
15.06.2023 Sawmill sheds walls Construction R-value.pdf
15.06.2023 Sawmill sheds roof Construction R-value.pdf
15.06.2023 Sawmill shed 2 walls Construction R-value.pdf
15.06.2023 Sawmill Shed floor Construction R-value.pdf
15.06.2023 Sawmill Shed 2 floor Construction R-value.pdf
15.06.2023 SHEETS 130E & 131E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 SHEET 101.1E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 NZS4223 2.2.6.pdf
15.06.2023 NZS4223 2.2.1.pdf
15.06.2023 Fire AC1129 List 230615.pdf
15.06.2023 230615 BC reply letter.pdf
15.06.2023 230615 21015 H1 calculation.pdf
01.06.2023 L24742a RFI Response.pdf
01.06.2023 Glazing R values.pdf
01.06.2023 Fire Report rev 3 17may23.pdf
01.06.2023 Fire AC1129 List.pdf
01.06.2023 Eng confirm FENZ hardstand.pdf
01.06.2023 230601 BC reply letter.pdf
01.06.2023 230601 BC REPLACEMENT MARKET SHEDS.pdf
01.06.2023 230510 21015 H1 calculation.pdf
08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

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From: donotreply
To: Iksun Yang; Manoj Chandrappa
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Thursday, 1 June 2023 5:10:24 pm

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

01.06.2023 L24742a RFI Response.pdf
01.06.2023 Glazing R values.pdf
01.06.2023 Fire Report rev 3 17may23.pdf
01.06.2023 Fire AC1129 List.pdf
01.06.2023 Eng confirm FENZ hardstand.pdf
01.06.2023 230601 BC reply letter.pdf
01.06.2023 230601 BC REPLACEMENT MARKET SHEDS.pdf
01.06.2023 230510 21015 H1 calculation.pdf
08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

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From: donotreply
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Thursday, 3 August 2023 1:01:58 pm

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

03.08.2023 LUC60311264 In Accordance requests Letter.pdf
03.08.2023 L20145h RFI Response.pdf
03.08.2023 L20145b RevA Wastewater .pdf
03.08.2023 230803 BC reply letter.pdf
03.08.2023 230726 WHOLE SITE PLAN SHEET 100E.pdf
03.08.2023 230719 SITE PLAN 101E.pdf
18.07.2023 letterac-362MatakanaRoadWW-001.pdf
18.07.2023 letter 230718 BC reply.pdf
18.07.2023 email 230712.pdf
18.07.2023 Tech Lit CleanStream.pdf
18.07.2023 Calc Sawmill sheds roof Construction R-value.pdf
18.07.2023 230713 1 250 SITE PLAN 1011E.pdf
13.07.2023 230713 SITE PLAN 101E.pdf
15.06.2023 Sawmill sheds walls Construction R-value.pdf
15.06.2023 Sawmill sheds roof Construction R-value.pdf
15.06.2023 Sawmill shed 2 walls Construction R-value.pdf
15.06.2023 Sawmill Shed floor Construction R-value.pdf
15.06.2023 Sawmill Shed 2 floor Construction R-value.pdf
15.06.2023 SHEETS 130E & 131E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 SHEET 101.1E REPLACEMENT MARKET SHEDS.pdf
15.06.2023 NZS4223 2.2.6.pdf
15.06.2023 NZS4223 2.2.1.pdf
15.06.2023 Fire AC1129 List 230615.pdf
15.06.2023 230615 BC reply letter.pdf
15.06.2023 230615 21015 H1 calculation.pdf
01.06.2023 L24742a RFI Response.pdf
01.06.2023 Glazing R values.pdf
01.06.2023 Fire Report rev 3 17may23.pdf
01.06.2023 Fire AC1129 List.pdf
01.06.2023 Eng confirm FENZ hardstand.pdf
01.06.2023 230601 BC reply letter.pdf
01.06.2023 230601 BC REPLACEMENT MARKET SHEDS.pdf
01.06.2023 230510 21015 H1 calculation.pdf
08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
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01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf

01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

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From:	donotreply
To:	Iksun Yang
Subject:	RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date:	Monday, 1 May 2023 3:44:58 pm

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
01.05.2023 Page 3 of application form amended.pdf
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01.05.2023 Geotech response.png
01.05.2023 Bowmac studlok lintel fixings.pdf
01.05.2023 Bowmac Studlok.pdf
01.05.2023 24742 Shed 2 SED - Wall stud.pdf
01.05.2023 24742 Shed 2 SED - L3.pdf
01.05.2023 24742 Shed 1 SED - Wall stud.pdf
01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
24.03.2023 RC Water Consent.pdf
24.03.2023 230324 BC reply letter.pdf
24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

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From: donotreply
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Monday, 8 May 2023 2:50:10 pm

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

08.05.2023 230508 BC reply letter.pdf
08.05.2023 221490 AC1129 SJ.pdf
01.05.2023 Wastewater Eng response to point 3.png
01.05.2023 Tarasafe-Ultra-Fire-Test.pdf
01.05.2023 SIKA BLACKSEAL PTS.pdf
01.05.2023 SIKA BLACKSEAL BRANZ.pdf
01.05.2023 Report 221490 Fire rev 21.pdf
01.05.2023 RC Water Consent.pdf
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01.05.2023 24742 Shed 1 SED - L1 & L2.pdf
01.05.2023 230501 BC reply letter.pdf
01.05.2023 230501 BC REPLACEMENT MARKET SHEDS SIGNED.pdf
01.05.2023 21015R H1 calculation.pdf
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24.03.2023 230323 SHEET 101E REPLACEMENT MARKET SHEDS.pdf

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From: donotreply
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985
Date: Thursday, 15 June 2023 11:38:18 am

Please find below the RFI information received for BCO10364430 362 Matakana Valley Road Matakana 0985 **(** Three Blokes Limited **)**

Form Code 0001952737 **/ Order Number** 4604802852

Documentation submitted (newest on top)

15.06.2023 Sawmill sheds walls Construction R-value.pdf
15.06.2023 Sawmill sheds roof Construction R-value.pdf
15.06.2023 Sawmill shed 2 walls Construction R-value.pdf
15.06.2023 Sawmill Shed floor Construction R-value.pdf
15.06.2023 Sawmill Shed 2 floor Construction R-value.pdf
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Notes

Not applicable to this RFI response

Please check if the provided information affects your RFI.

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