

230317 BC reply letter.pdf
230324 BC reply letter.pdf
230501 BC reply letter.pdf
230508 BC reply letter.pdf
230601 BC reply letter.pdf
230615 BC reply letter.pdf
230803 BC reply letter.pdf
Automatic reply_ BCO10364430_ 362 Matakana Valley.pdf
BCO10260425_-_Approved_-_PLANS_ARCH_REV-.pdf
BCO10260425_-_Approved_-_PLANS_ARCH_REV-_2.pdf
BCO10260425_-_Approved_-_PLANS_ARCH_REV-_3.pdf
BCO10260425_-_Approved_-_PLANS_Fire_Engi.pdf
BCO10364430 - 362 Matakana Valley Road Matakana 0.pdf
BCO10364430 - 362 Matakana Valley Road Matakana 0_1.pdf
BCO10364430 Email 02 outgoing correspondence 14 A.pdf
BCO10364430 Geotechnical Referral form.pdf
BCO10364430 RFI Building Assessment decision note.pdf
BCO10364430 RFI Building Assessment.pdf
BCO10364430 Supervision record PDL.pdf
BCO10364430_ 362 Matakana Valley Road Matakana - .pdf
BCO10364430_ 362 Matakana Valley Road Matakana - _1.pdf
BCO10364430_ 362 Matakana Valley Road Matakana .pdf
BCO10364430-Successful BC application.pdf
email 230712.pdf
EXT90105285 Amended Decision 133A.pdf
EXT90105285 Decision 133A.pdf
EXT90105285 s133A Amendment Letter.pdf
FW_ BCO10364430_ 362 Matakana Valley Road Matakan.pdf
L20145h RFI Response.pdf
L24742a RFI Response Hutchinson Consulting Engine.pdf

letter 230718 BC reply.pdf

letterac-362MatakanaRoadWW-001 Cable Bay Consulti.pdf

LUC60311264 In Accordance requests Letter.pdf

RC Extension.pdf

RC Water Consent.pdf

Re_ BCO10364430 - Lodgemetn correspondence.pdf

RE_ BCO10364430_ 362 Matakana Valley Road Matakan.pdf

RE_ BCO10364430_ 362 Matakana Valley Road Matakan_1.pdf

RESOURCE CONSENT LUC60311264.pdf

RFI Response_ BCO10364430 362 Matakana Valley Roa.pdf

CAMPBELL
REGISTERED ARCHITECTS LTD

Christine Tarr,
Intermediate Planner,
Regional Plan Checks Team,
Auckland Council.

17/03/23
Job Ref: 21015

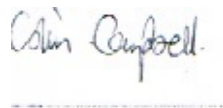
Dear Madam,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 17 March 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

- a) Sheet 101E has been revised to show the 2.000m landscaping buffer strip.
- b) The date for the extension of time was issued incorrectly by Council. The Council subsequently issued a corrected one for 16/05/2026. Copies are attached.

Sincerely,



Colin Campbell B Arch ANZIA Director

CAMPBELL

REGISTERED ARCHITECTS LTD

Manoj Kumar Chandrappa,
Development Engineer,
BUILDING CONSENTS,
Auckland Council.

24/03/23
Job Ref: 21015

Dear Manoj,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 22 March 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

- a) The Geotech report L24742 dated 04/10/2017 and the review L24742 dated 14/11/2022 for this consent DO NOT require water tanks. They only require that "stormwater is collected into a sealed stormwater system and discharged through a suitable scour resistant outlet well clear of the building site and into the natural watercourse." This has been done using the "T" bar diffuser as previously.
- b) Sheet 101E has been revised to show the location of the existing water bore and the reserve dispersal field as per the Hutchinsons plan A3-20145, WW02 dated Oct 2017.
- c) The water supply will be from the existing onsite water bore next to the existing Planing Shed refer to WAT60370959. This is tested and approved for potable water supply. Copy of the resource Consent is attached.

Sincerely,



Colin Campbell B Arch ANZIA Director

CAMPBELL
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Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

01/05/23
Job Ref: 21015

Dear Sir,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 12 April 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

General requirement

1. The building is to be owned and operated by the sole owner. Further assessment for B1, B2, C is NOT required.
2. Application page 3 has been amended, copy attached.
3. The primary function of each space is "workshop" for the manufacture of handcrafts as per the resource Consent LUC60311264, with a minor use "retailing" these handcrafts and of associated products. We have revised the names of the spaces accordingly. All are to operate in the same fashion. There are no "offices", the wastewater report page 2 explains the use of that term is to give a comparable use of the toilet facilities to determine wastewater flow. Please see attached response from the Engineer.
4. Toilet facilities are based on the numbers of STAFF. Fire report has to allow for the total number of occupants which includes CUSTOMERS as well as staff.
5. Refer to above. There is no need to restrict occupancy.
6. Done.
7. Refer to Sheet 101.1E 1:250 Site Plan.
8. Refer to the Geotech response and attached bore logs.
9. Refer to the Engineers response. No specific design is required, just need to ensure reinforcing has 40mm min cover to reinforcing. A note to this effect has been placed on sheet 107E foundation plan, 112E drainage plan, 117E foundation plan, 122E drainage plan.
10. Refer to the Engineers calculation sheets attached. Shed 1 studs are OK, Shed 2 studs are OK except over 4.3m need to be 2/140 x 45 @ 450 cl. Sheet 114E has been revised.

202 CAMES RD RD 5 WELLSFORD

~ph 09 431 5580 ~fx 09 431 5480 ~mob 0274 323 185 ~e c.campbell.architect@extra.co.nz

BCO10364430 Received by Auckland Council 01/05/2023

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11. Note has been added to sheet 127E.
12. Top plate fixing is Bowmac Studlok SL170 plus 2/90 x 3.15 nails and complies with NZS3604. Manufacturers details attached and a note has been added to sheets 102E and 114E.
13. Lintel sizes and fixings have been added to Sheet 108E and 118E and 135E. Engineers calculations are attached.
14. Gib Ezibrace details have been added to sheet 134E.
15. Shed 1, The 150 PFC cantilever rafters are at 2,000mm centres. They are fixed to the top of the trusses and internal walls refer to Engineers detail D5, sheet S205 and are all the same. Reference to Engineer's details have been placed on sheet 109E Roof framing plan.

Shed 2, the truss support and fixing is SED. Reference to engineers detail A S205 has been added to the roof framing plan sheet 119E. all the other connections are identical.

Reference to Engineers detail D5, S205 has been made on Section A3
16. Note has been added to Section CC sheet 116E.
17. Soffit detail has been added to detail D.05
18. Durability notes have been added to 136E.
19. Internal/fire protection is not required for Shed 1 or 2. The report is correct. I attach revised report with the earlier note removed.
20. See above.
21. See above.
22. FENZ vehicles hard standing areas are shown on the drawings Fire#1, Fire#2, and Fire#3 in the above report and comply. Also refer to sheet 101.1E Site Plan 1:250.
23. Please refer to sheet 101.1E. Finished levels, accessible travel paths to each workshop and the WC, gradients and widths are shown. Surface finish is broomed concrete which complies.
24. Please refer to the above drawing.
25. Not applicable.
26. D.08 note revised.
27. Dimension revised on sheet 102E.
28. Refer to the Fire Report and the electrical plan Ecoglo F15-175 nosings.
29. Done.
30. Refer to section BB sheet 106E.
31. As above.
32. Refer to sheet 130 and 131E revised.
33. Refer to sheet 101E.

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34. No reception counters are proposed or required. G5.3.4 only applies if these are provided.
35. Please refer to sheet 101.1E.
36. Refer to above.
37. Stormwater dispersal has been revised to a concrete bound rock spall as per the Engineers advice. This detail has been added to sheet 122E. Location is marked on sheet 101.1E
38. No water tanks are proposed. Water supply is by the existing bore, please refer to the Engineering RFI dated 24/03/2023.
“The water supply will be from the existing onsite water bore next to the existing Planing Shed refer to WAT60370959. This is tested and approved for potable water supply.”
39. Notes copied on to sheet 121E.
40. Risk Matrix added to sheets 103,104,115E.
41. The macrocarpa rain screen is decorative. The cladding is hardiflex which laps over the concrete masonry wall base 1,000mm high refer to section BB. This is over 150mm clear of the finished ground level.
42. Window head sill and jamb details have been added to sheet 128E.
43. Roller door details have been added to sheet 128.1E
44. Refer to 41 above. The Hardiflex details have been added to sheet 128.1 and 128.2E
45. External corner detail has been added to sheet 128.2
46. The Macrocarpa rainscreen is decorative. The junction between the hardflex cladding and profiled metal is standard James Hardie. The detail has been added to sheet 128.3
47. SIKA Blackseal elastic product literature is attached.
48. The wet areas are lined with gibaqualine gloss paint finish refer to the specification. The sinks have a 150 mm high tiles splashback as required. Note has been added to the floor plan.
49. The specification is Belgotex Tarasafe-Ultra vinyl. The fire test results are attached.
50. Refer to point 32. Above. Sheet 130E and 131E.
51. Refer to point 32. Above. Sheet 130E and 131E.
52. Figure 28 added to sheet 133E.
53. Figure 27 added to sheet 133E.
54. Natural ventilation.
55. Light switches are at 1,000mm above FFL, note has been added to Sheets 113 and 123. The requirement for accessible sockets is only required in “accessible accommodation”
56. Done
57. Refer to 38 above.

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BCO10364430 Received by Auckland Council 01/05/2023

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- 58. Refer to above.
- 59. Refer to above.
- 60. Refer to the electrical plans, under bench hot water the same as Shed 1.
- 61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.
- 62. Solid waste is to be stored in lidded mobile bins in the screened service area shown on the sheet 101E Site Plan 1:500.
- 63. Sheets 130-132 have been revised. The calculation "21015R H1 calculation" has been revised.
- 64. Refer to the Fire Engineers response.

Sincerely,



Colin Campbell B Arch ANZIA Director

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BCO10364430 Received by Auckland Council 01/05/2023

CAMPBELL
REGISTERED ARCHITECTS LTD

Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

08/05/23
Job Ref: 21015

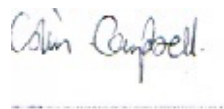
Dear Sir,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 12 April 2023. As earlier advised, please find attached the fire Engineers response to item 64.

64. Refer to the Fire Engineers response attached.

Sincerely,



Colin Campbell B Arch ANZIA Director

CAMPBELL
REGISTERED ARCHITECTS LTD

Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

01/06/23
Job Ref: 21015

Dear Sir,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 09 & 10 May 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

1. RFI 3. The wastewater report is still to come.
2. RFI 4/5. The occupancy has been limited to 19 and noted on sheet 101E Site Plan and 102E and 114E Floor Plans. Signage has been noted.
3. RFI 8. The Geotech Engineer has responded directly and this item has been resolved, refer to your email of 12 May 2023.
4. RFI 22. The hardstand areas are specified on sheet 101.1E as,
"150 mm 30 MPa concrete mesh SE72 reinforced on 300 mm minimum GAP40 compacted hardfill. Excavate down to existing pan or competent hardfill, confirm bearing on site with Geotech Engineer"

The Engineer has confirmed that this matches the Fire service requirements.

5. RFI 23 Upstand to this edge has been noted on sheet 114E Shed 2 Floor Plan.
6. RFI 30 Revised refer to sheet 106E Section BB and sheet 133E Accessible details.
7. RFI 32. D1/AS1 7.0.4 refers only to doors that swing in both directions.

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8. RFI 37 refer to Stormwater Engineer's response. L24742a RFI Response.
9. RFI 55 It is noted in the Specification Electrical Basic 4.2. I have added a note to sheets 113E and 123E Electrical Plans. Door handle height for accessible doors has been noted on the Floor Plans as requested.
10. RFI 61 refer to Wastewater Engineer's still to come.
11. RFI 63 Manufacturers literature showing achievement of R3.41. H1 Calculation has been revised to suit and shows compliance. Drawings 130E and 131E Door Schedule have been revised to suit.
12. RFI 64 please refer to revised AC1129 and report from fire Engineer.

Sincerely,



Colin Campbell B Arch ANZIA Director

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CAMPBELL
REGISTERED ARCHITECTS LTD

Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

15/06/23
Job Ref: 21015

Dear Sir,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 09 June 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

1. RFI 3. The wastewater report is still to come.
2. RFI 4. The total occupancy for the building has been adjusted to the maximum as noted in the fire Report. As discussed with you, you will endorse the application, please refer to revised AC1129.
3. RFI 23 Access route has been revised and noted on sheet 101.1E.
4. RFI 32. NZS 4223 does not "require" a rail, it is just one means of complying. Opaque manifestations on the glass are acceptable please refer to 2.2.1 and 2.2.6 copies attached. I have clarified this on sheets 130E and 131E.
5. RFI 61 refer to Wastewater Engineer's still to come.
6. RFI 63 Design Navigator calculation sheets are attached. H1 Calculation has been revised to include Shed2.
7. RFI 64 please refer to revised AC1129.

Sincerely,



Colin Campbell B Arch ANZIA Director

CAMPBELL
REGISTERED ARCHITECTS LTD

Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

03/08/23
Job Ref: 21015

Dear Sir,

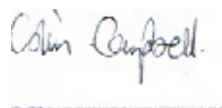
RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 20 July 2023. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

1. Please refer to the attached Wastewater report revised as requested for items 1,2,3,4,6,8.
2. Please refer to the attached "230726 Whole site plan" showing the clearances to the water bore for item 11. This is consented and geolocated. It is also shown on the original Survey plan submitted titled "Plan Survey".
3. RFI 63 The Roof calculation for both sheds is the same. Refer to our email of 21 July 2023.
4. The number of carparks has been revised to 20 and plans "230719 Site Plan 101E" has been uploaded to the portal. The planner has provided the attached LUC60311264 In Accordance requests Letter.

I trust this covers your request and look forward to hearing from you.

Sincerely,



Colin Campbell B Arch ANZIA Director

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

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.



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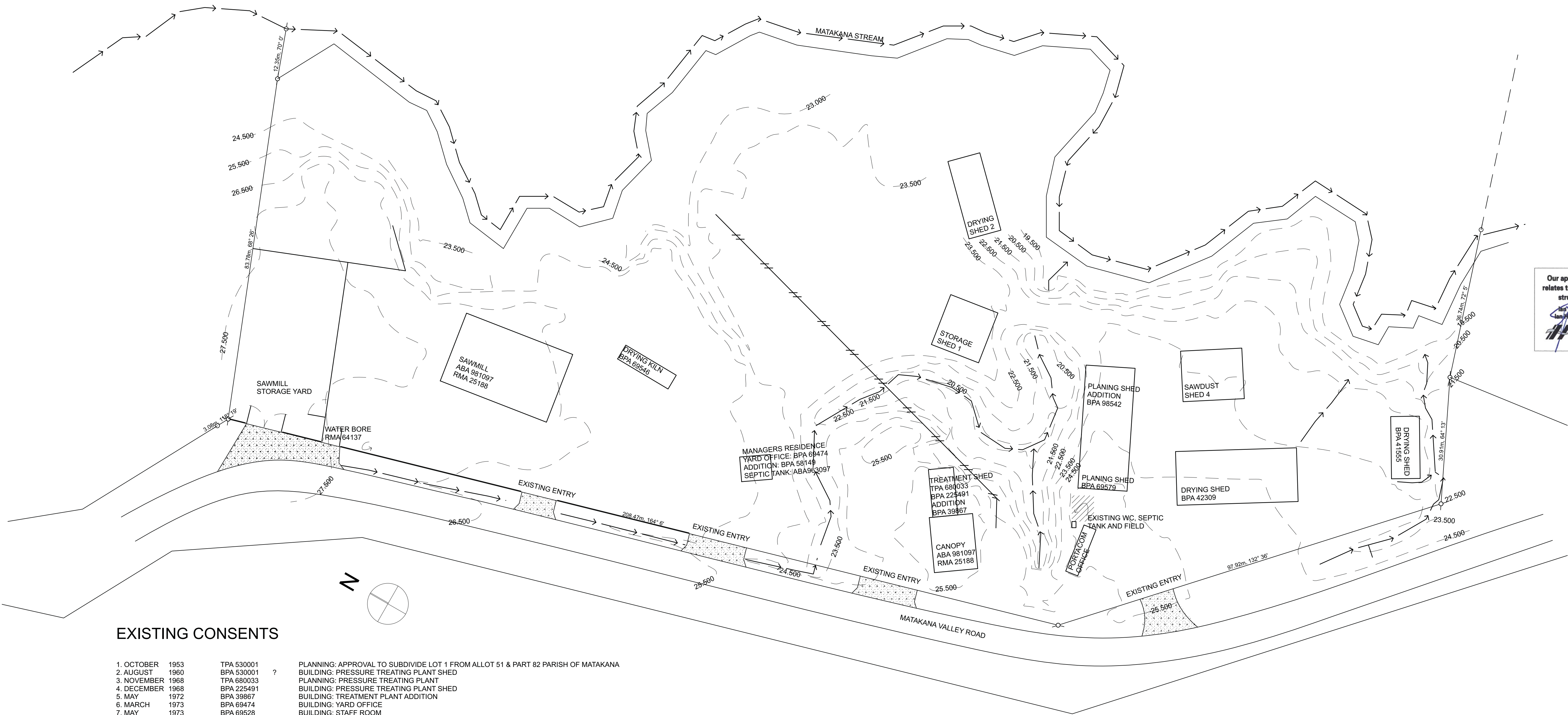
Our approval of these drawings
relates to our specifically designed
structural elements only
Hutchinson-ENGINEERING 63973
Hutchinson Consultants Ltd
Hutchinson
CONSULTING ENGINEERS

202 CAMER ROAD, R.D. 5 WELLSFORD 0875
NEW ZEALAND

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e: collin@campbell-registered-architects.co.nz
w: www.campbell-registered-architects.co.nz

EXISTING SITE PLAN
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE: EXISTING SITE PLAN
REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED: 7/12/17
PROJECT #: 14025
301



EXISTING CONSENTS

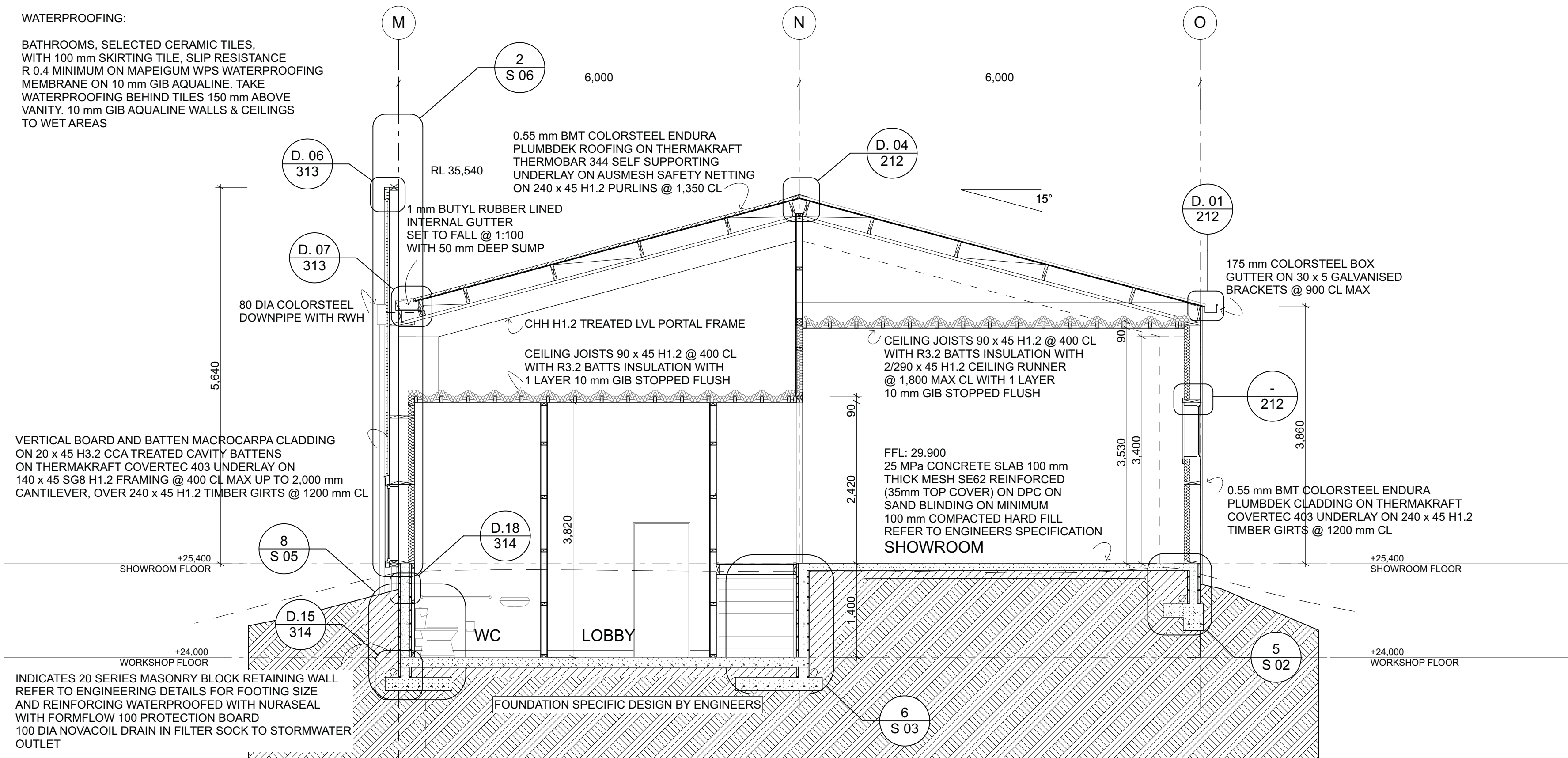
1. OCTOBER 1953	TPA 530001	?	PLANNING: APPROVAL TO SUBDIVIDE LOT 1 FROM ALLOT 51 & PART 82 PARISH OF MATAKANA
2. AUGUST 1960	BPA 530001		BUILDING: PRESSURE TREATING PLANT SHED
3. NOVEMBER 1968	TPA 680033		PLANNING: PRESSURE TREATING PLANT
4. DECEMBER 1968	BPA 225491		BUILDING: PRESSURE TREATING PLANT SHED
5. MAY 1972	BPA 39867		BUILDING: TREATMENT PLANT ADDITION
6. MARCH 1973	BPA 69474		BUILDING: YARD OFFICE
7. MAY 1973	BPA 69528		BUILDING: STAFF ROOM
8. MAY 1973	BPA 69546		BUILDING: DRYING KILN
9. JUNE 1973	BPA 69579		BUILDING: PLANER SHED (BURNT DOWN IN 2017)
10. JANUARY 1974	BPA 58149		BUILDING: YARD OFFICE ADDITION
11. APRIL 1978	BPA96561		BUILDING: BOILER (SINCE DEMOLISHED)
12. MARCH 1982	BPA 98542		BUILDING: PLANER SHED ADDITION (BURNT DOWN IN 2017)
13. APRIL 1984	BPA 42309		BUILDING: DRYING SHED
14. NOVEMBER 1996	ABA 983097		BUILDING: SEPTIC TANK FOR MANAGERS RESIDENCE
15. NOVEMBER 1996	RMA 22394		PLANNING: SEPTIC TANK FOR MANAGERS RESIDENCE
16. MAY 1998	ABA 981097		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
17. OCTOBER 1998	RMA 25188		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
18. FEB 2015	RMA 64137		PLANNING: COMMERCIAL WATER BORE

EXISTING SITE PLAN

1:500

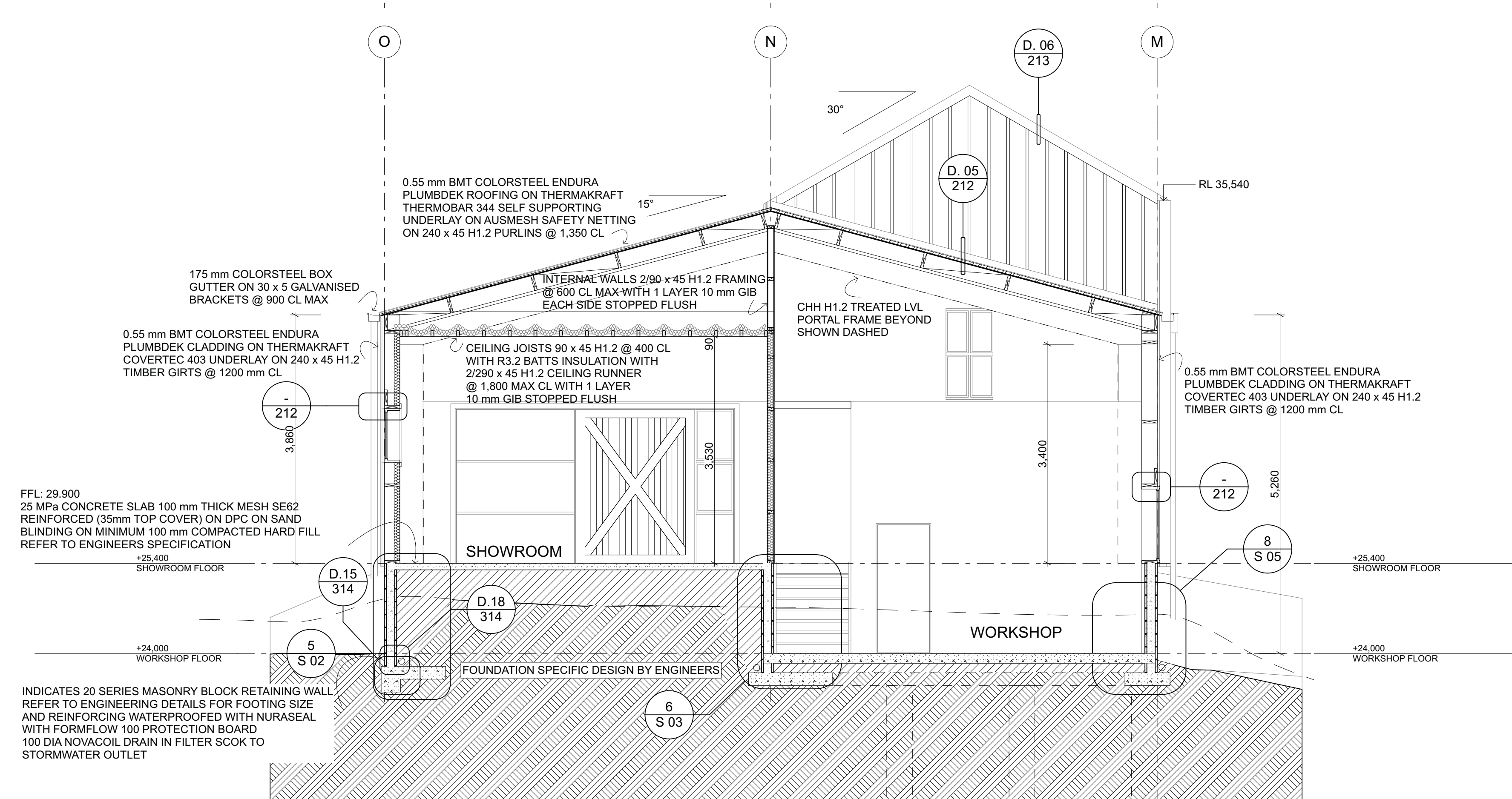
WATERPROOFING:

BATHROOMS, SELECTED CERAMIC TILES,
WITH 100 mm SKIRTING TILE, SLIP RESISTANCE
R 0.4 MINIMUM ON MAPEI GUM WPS WATERPROOFING
MEMBRANE ON 10 mm GIB AQUALINE. TAKE
WATERPROOFING BEHIND TILES 150 mm ABOVE
VANITY. 10 mm GIB AQUALINE WALLS & CEILINGS
TO WET AREAS



SECTION AA

1:50



SECTION BB

1:50



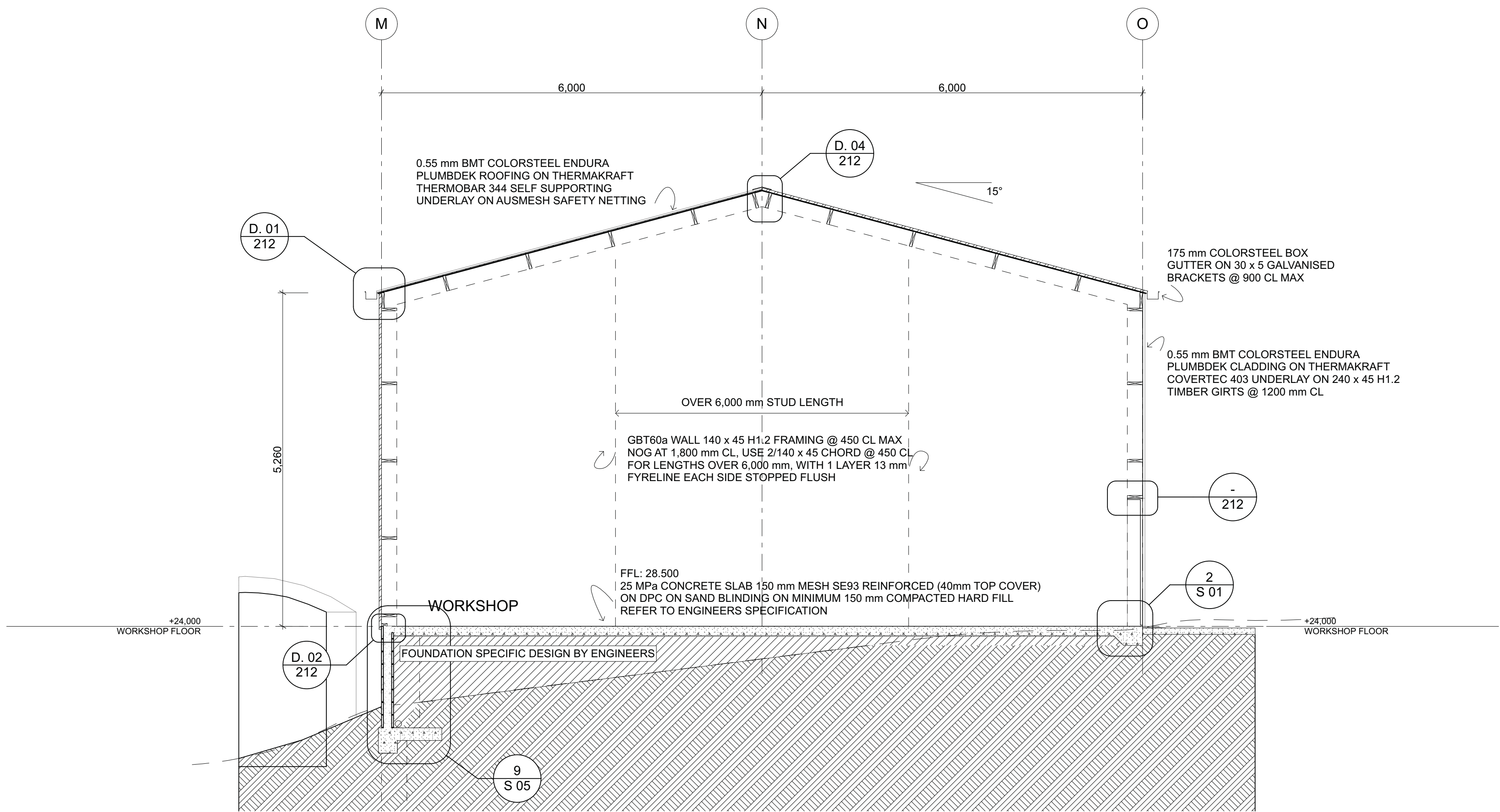
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NEW ZEALAND

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e: celin@campbell-registered-architects.co.nz
w: www.campbell-registered-architects.co.nz

CROSS SECTIONS
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

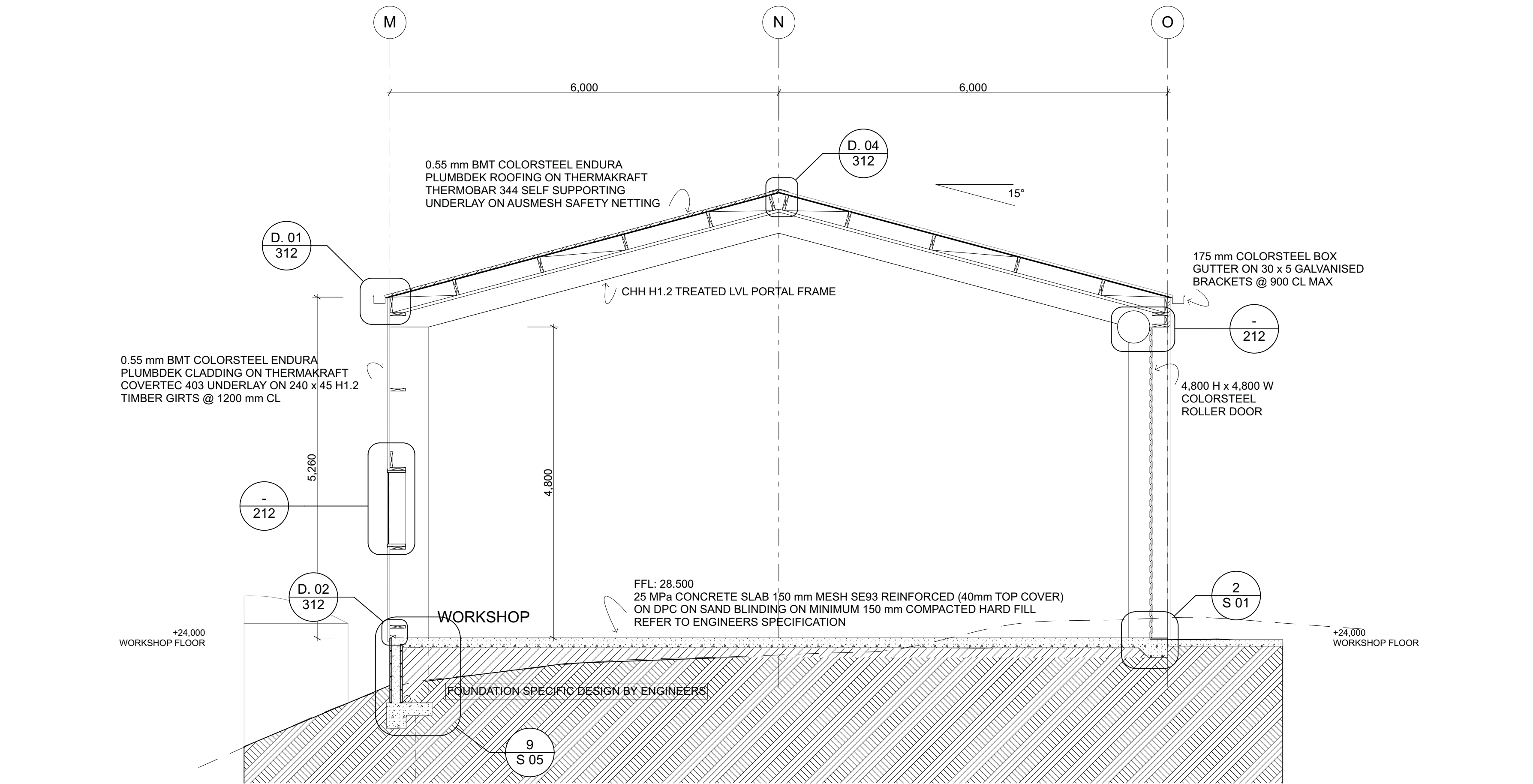
SHEET TITLE: CROSS SECTIONS
REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED: 7/12/17
PROJECT #: 14025

305



SECTION DD

1:50



SECTION CC

1:50



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CROSS SECTIONS

THREE BLOKES LTD

REPLACEMENT PLANING SHED

362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE: CROSS SECTIONS

REVISION #:

A: SKETCH DESIGN

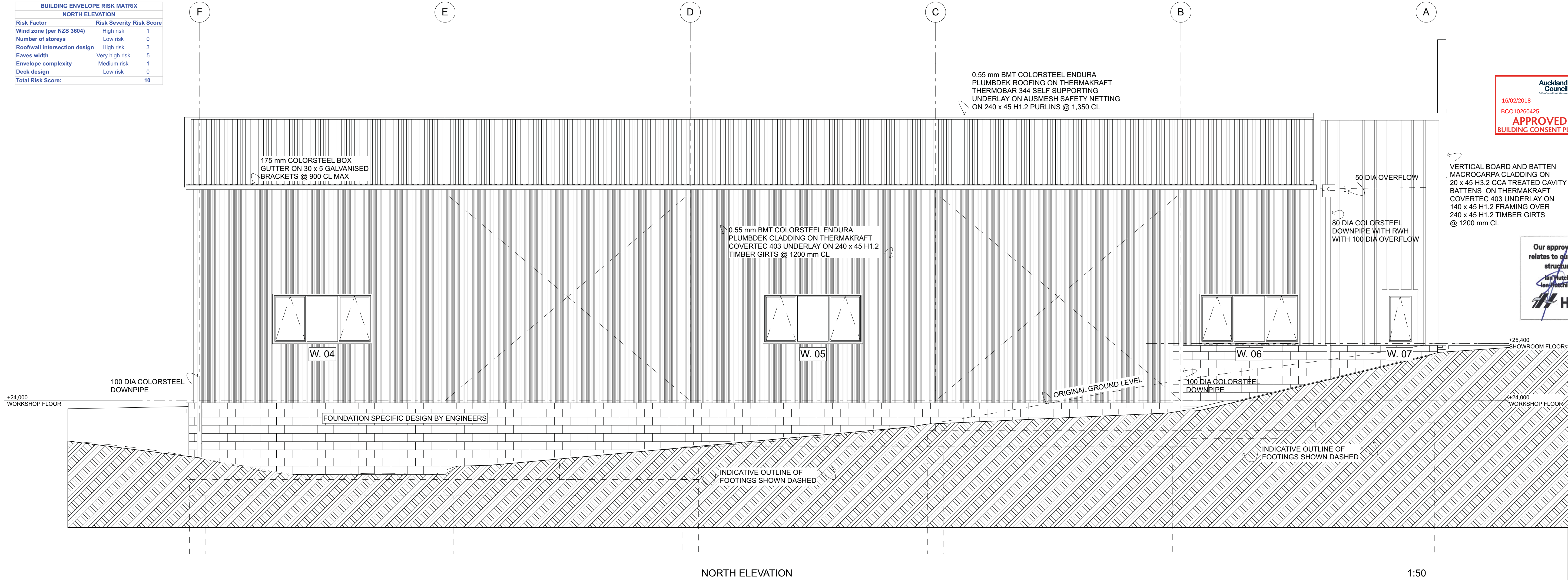
B: BUILDING CONSENT

ISSUED: 7/12/17

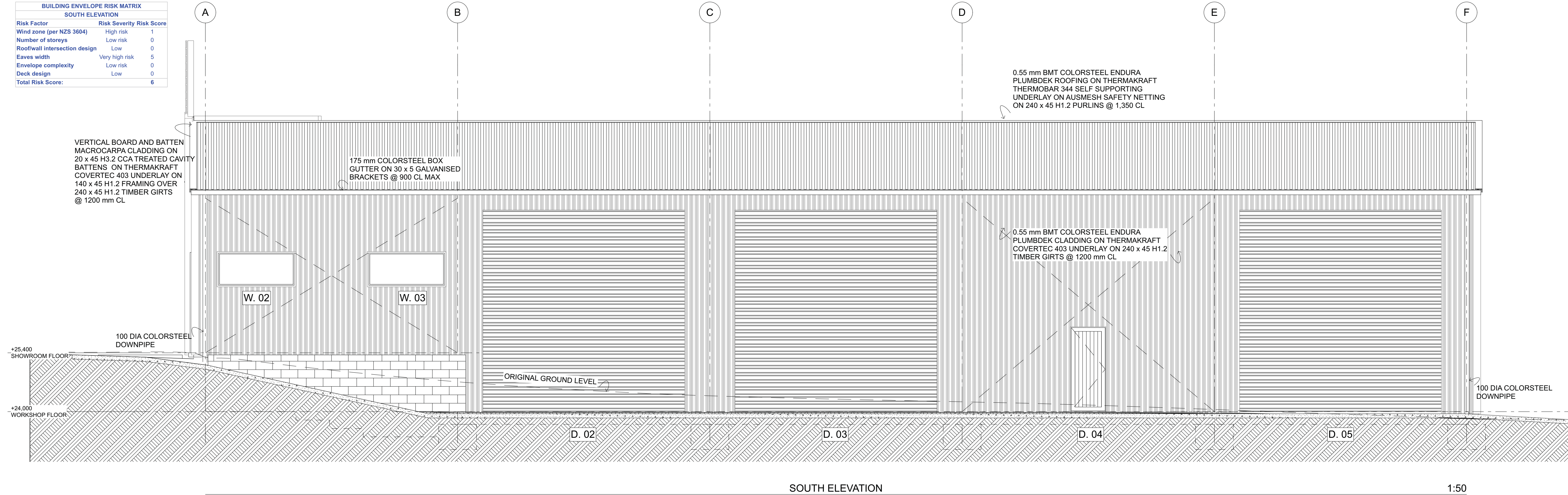
PROJECT #: 14025

306

BUILDING ENVELOPE RISK MATRIX		
NORTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



BUILDING ENVELOPE RISK MATRIX		
SOUTH ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		6



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NEW ZEALAND

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SHEET TITLE:
ELEVATIONS

REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT

ISSUED:
7/12/17

PROJECT #:
14025

THREE BLOKES LTD

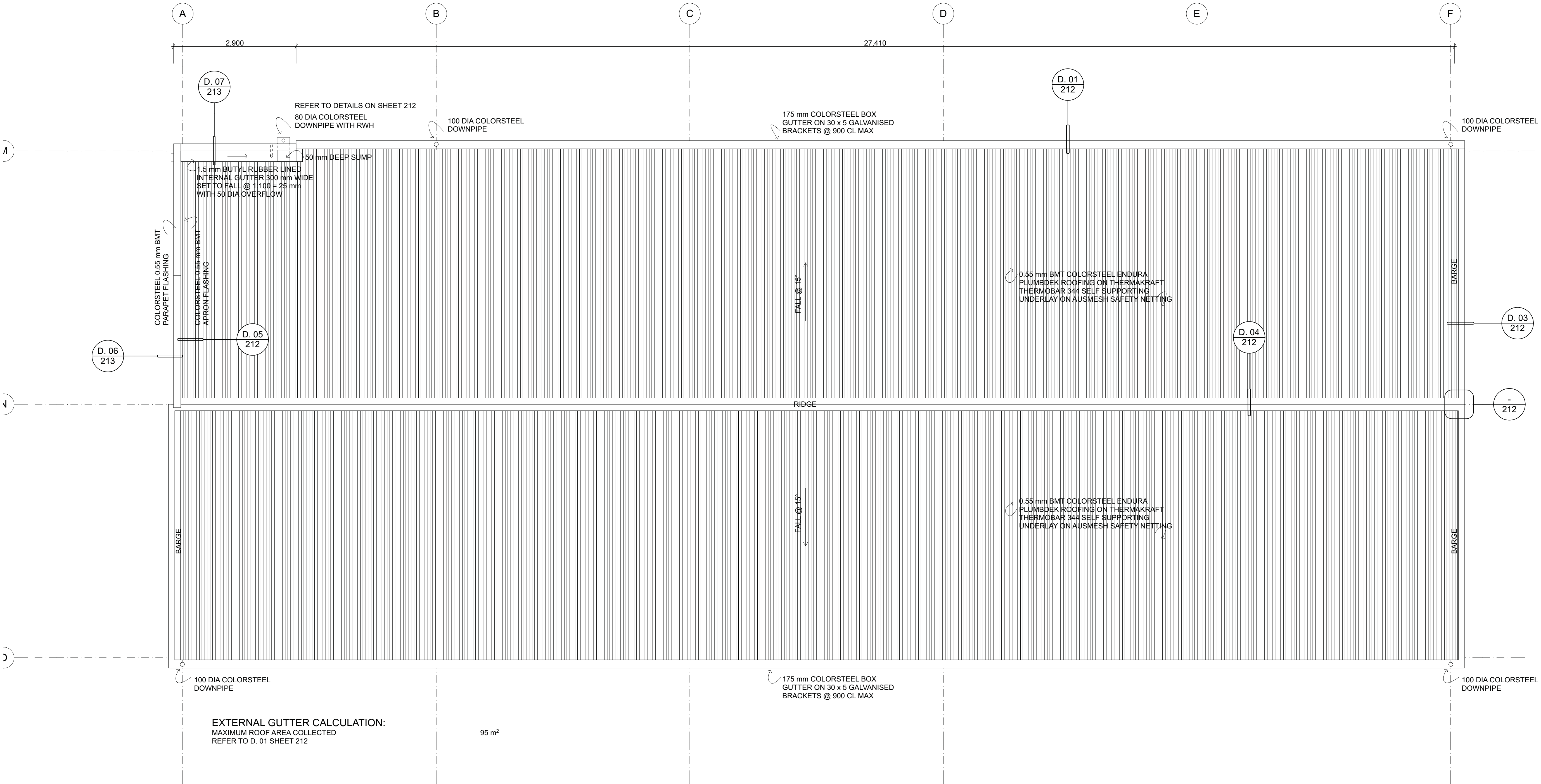
REPLACEMENT PLANING SHED

362 MATAKANA VALLEY ROAD
MATAKANA

308

INTERNAL GUTTER CALCULATION:
RAINFALL INTENSITY FROM E1 APPENDIX A 100 mm/hr
ROOF AREA COLLECTED 17.9 m²
MINIMUM DP SIZE 50 mm DIA

NOTES:
WIND ZONE: HIGH
EXPOSURE ZONE: C
SELECTED COLOUR STEEL AND TUBE PLUMBDEK METAL ROOFING @ 15° PITCH
FIXED AS PER MANUFACTURERS INSTRUCTIONS FOR WIND ZONE ON
THERMAKRAFT 344 SELF SUPPORTING UNDERLAY ON AUSMESH NETTING



EXTERNAL GUTTER CALCULATION:
MAXIMUM ROOF AREA COLLECTED
REFER TO D. 01 SHEET 212

95 m²

ROOF PLAN

1:50



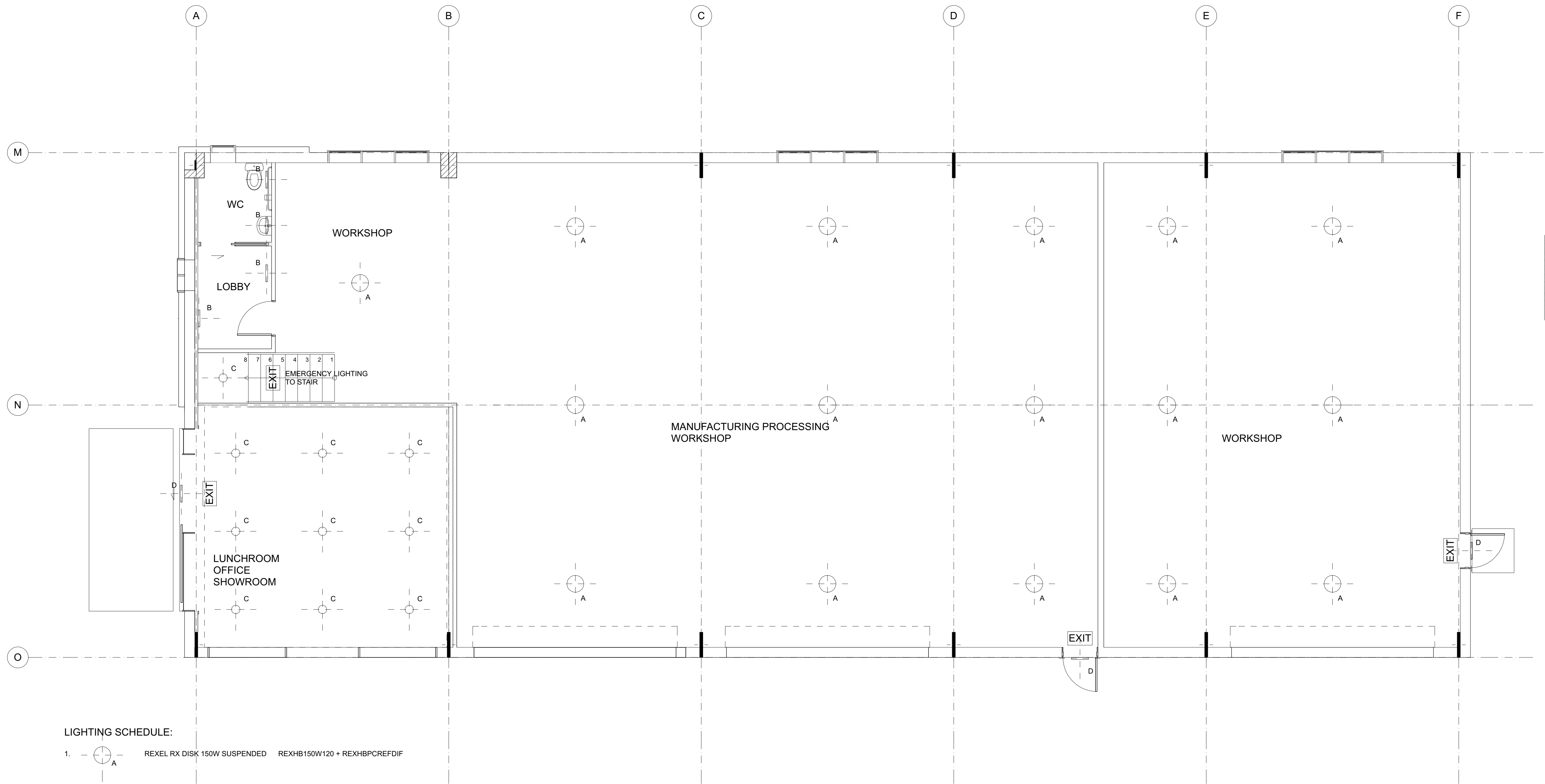
202 CAMES ROAD, R.D. 5 WELLSFORD 0875
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THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

ROOF PLAN

REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED: 7/12/17
PROJECT #: 14025

310



Our approval of these drawings relates to our specifically designed structural elements only
Hutchinson OPENg 63973
Hutchinson Consultants Ltd
CONSULTING ENGINEERS

202 CAMER ROAD, R.D. 5 WELLSFORD 0875
NEW ZEALAND
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w: www.campbell-registered-architects.co.nz

LIGHTING SCHEDULE:

- | | | | |
|----|--|------------------------------|------------------------------|
| 1. | | REXEL RX DISK 150W SUSPENDED | REXHB150W120 + REXHBPCREDFIF |
| 2. | | REXEL RX SELENE 30W WALL | REXSEL30WCWDIM |
| 3. | | PENDANT INDUSTRIAL 40W | HB40W NB |
| 4. | | EXTERIOR WALL 40W | TBA |
| 5. | | ILLUMINATED EXIT SIGNS | |

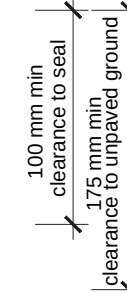
LIGHTING & EMERGENCY PLAN
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE:
SHEET
REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED:
PROJECT #:

311
B



D. 01 TYPICAL GUTTER



D. 02 CLADDING BASE

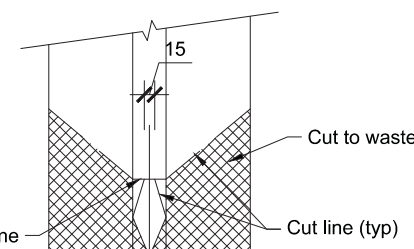


D. 03	BARGE
-------	-------



For standard ridge using ex 50mm purlins on flat

D. 04 RIDGE



DETAIL
RIDGE END CUT



RIDGE END



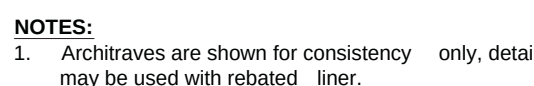
D. 05 PARAPET APRON



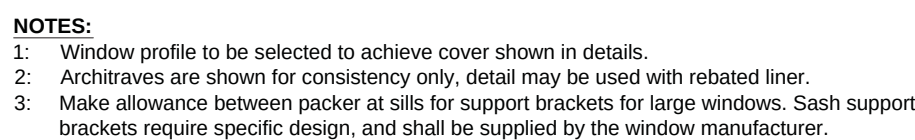
RWH OUTLET



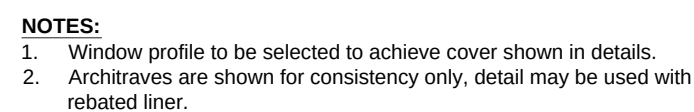
Jamb Detail



TYPICAL WINDOW HEAD



TYPICAL WINDOW SILL



TYPICAL WINDOW JAMB



CLADDING EXTERNAL CORNER SIMILAR



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THREE BLOKES LTD
REPLACEMENT PLANING SHED
3862 MATAKANA VALLEY ROAD
MATAKANA

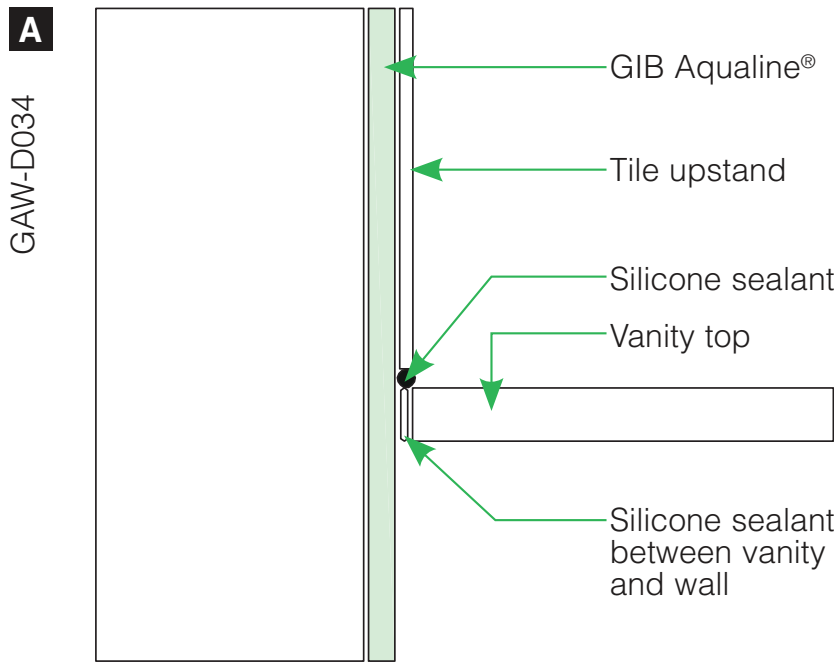
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SHEET	REVISION #:					
	A: SKETCH DESIGN					
	B: BUILDING CONSENT					
	ISSUED:	7/12/17				
	PROJECT #:	14025				

312

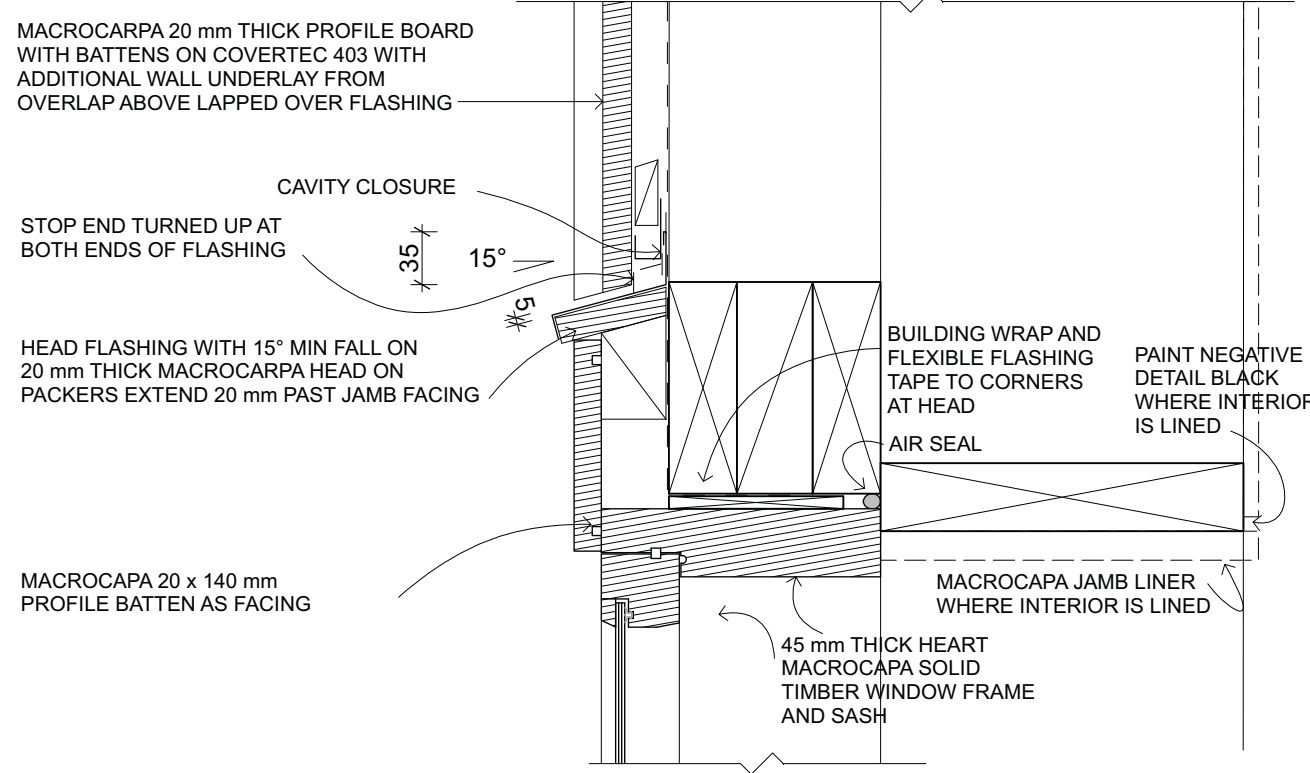
D

312.

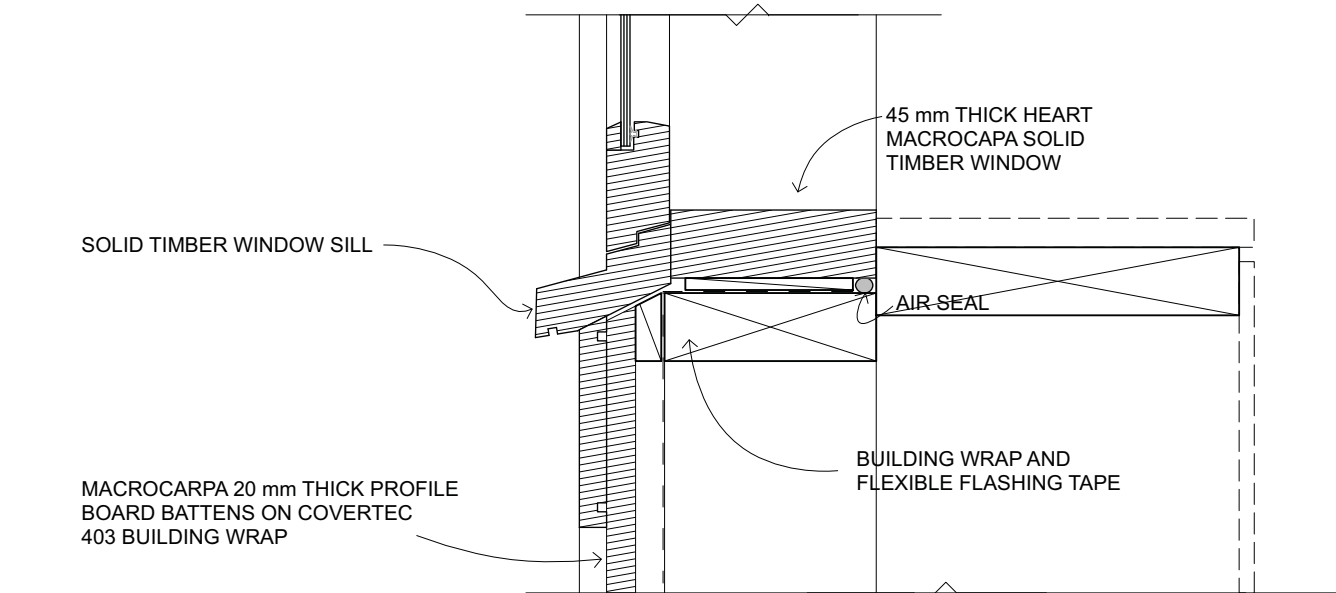
CAMPBELL REGISTERED ARCHITECTS Ltd



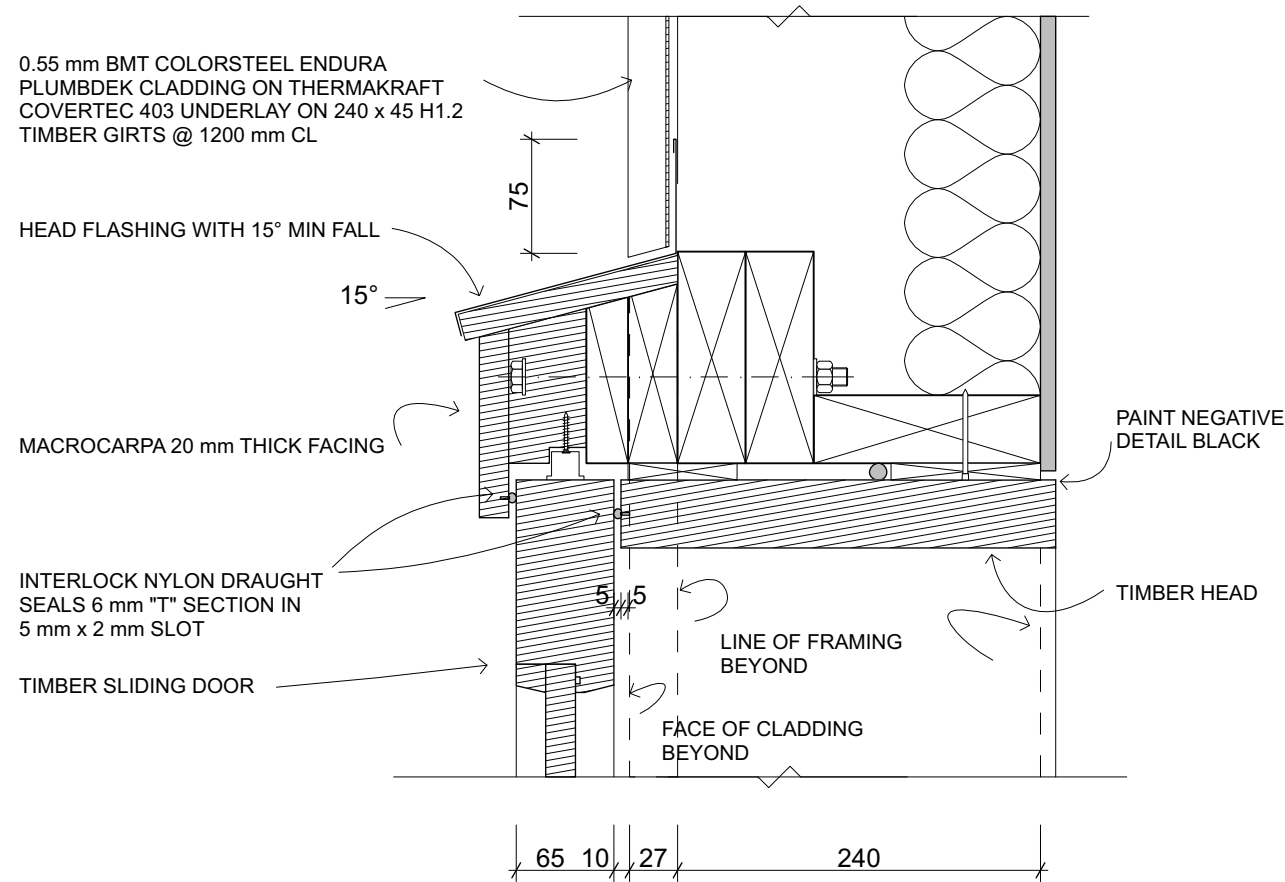
BASIN WATER PROOFING



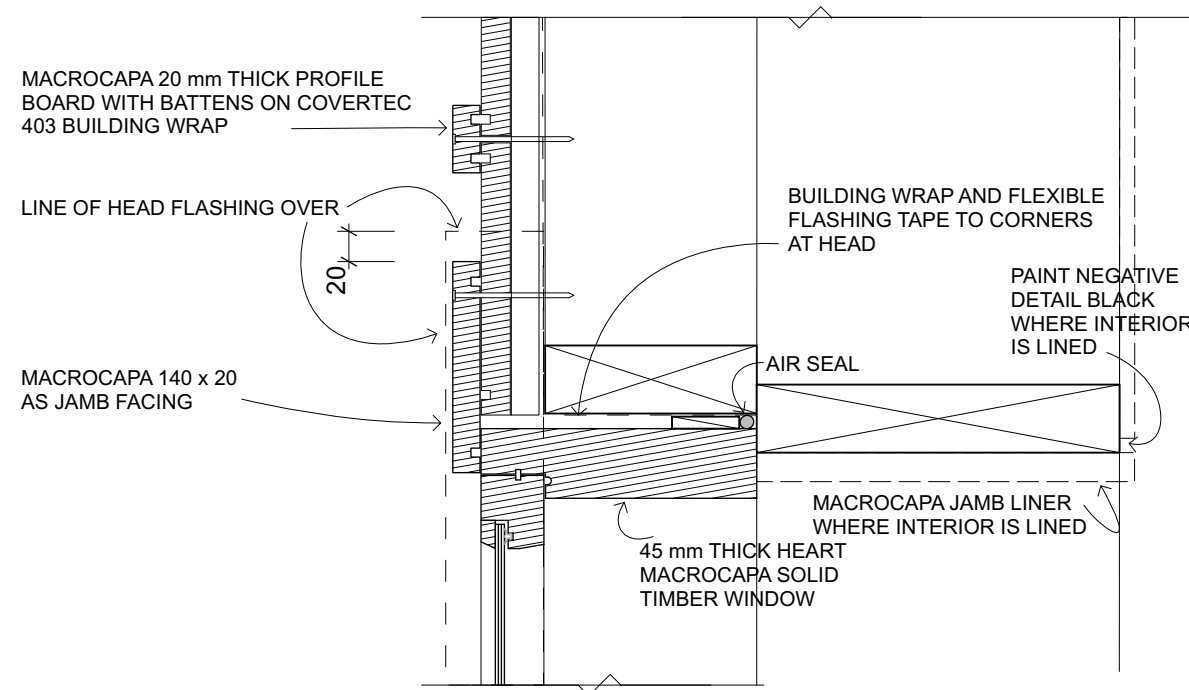
D. 11 TIMBER WINDOW HEAD 1:5



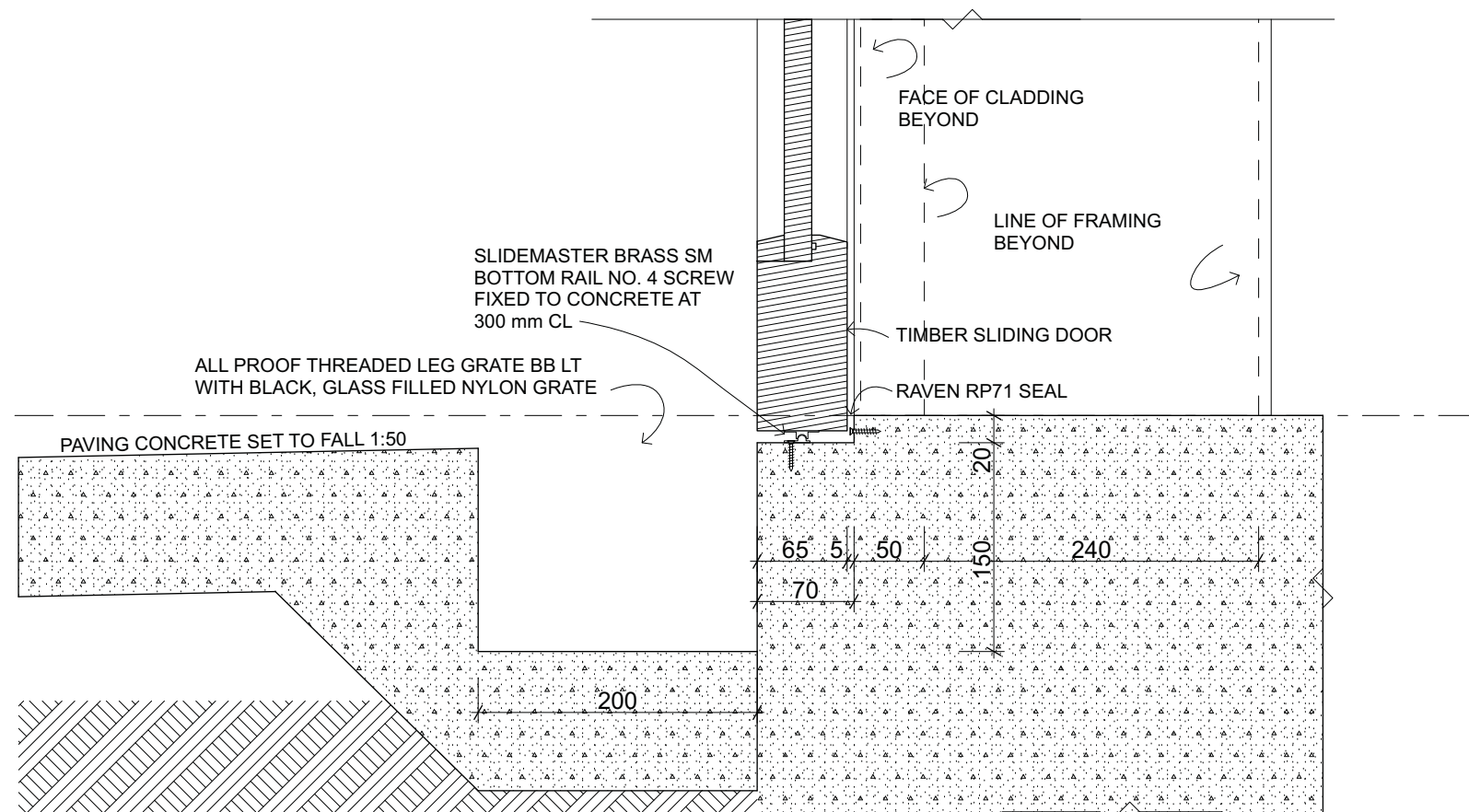
D. 13 TIMBER WINDOW SILL 1:5



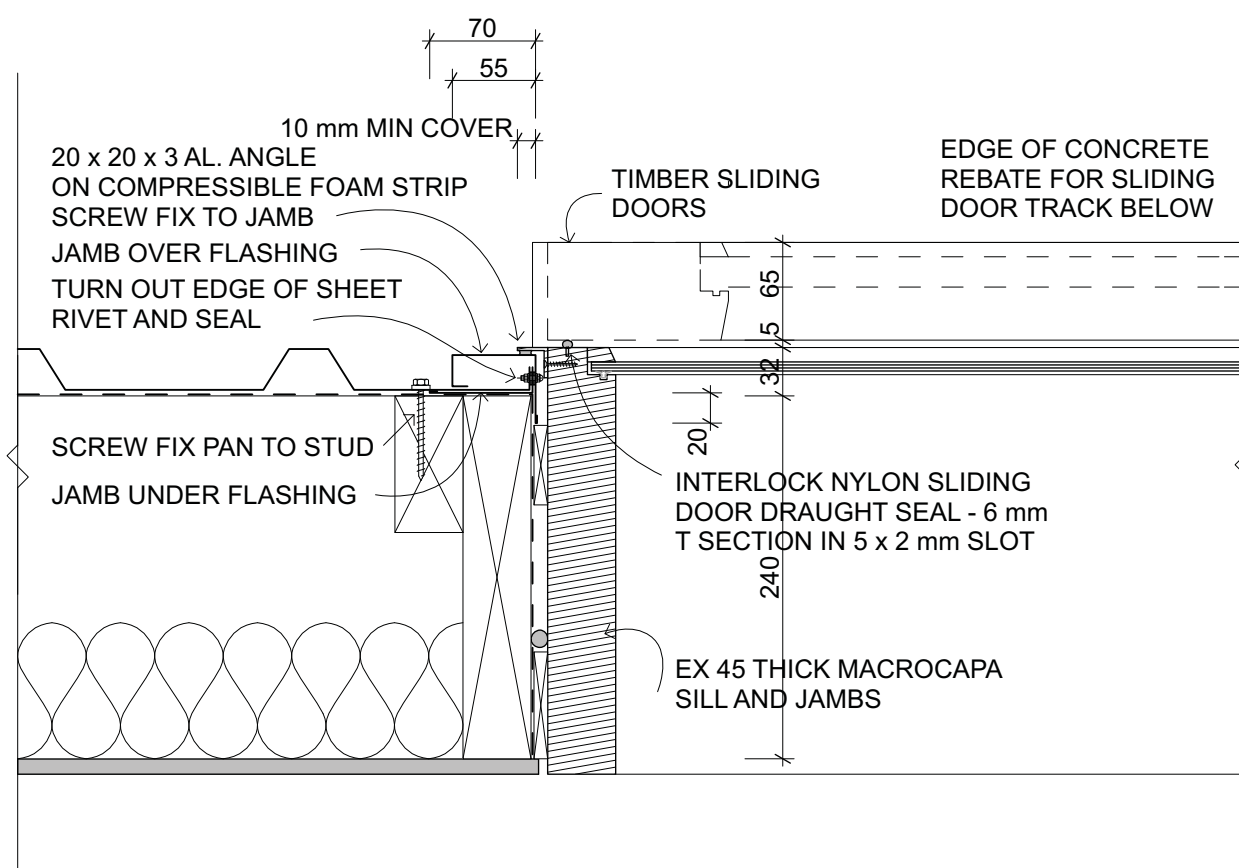
D. 08 SLIDING DOOR HEAD 1:5



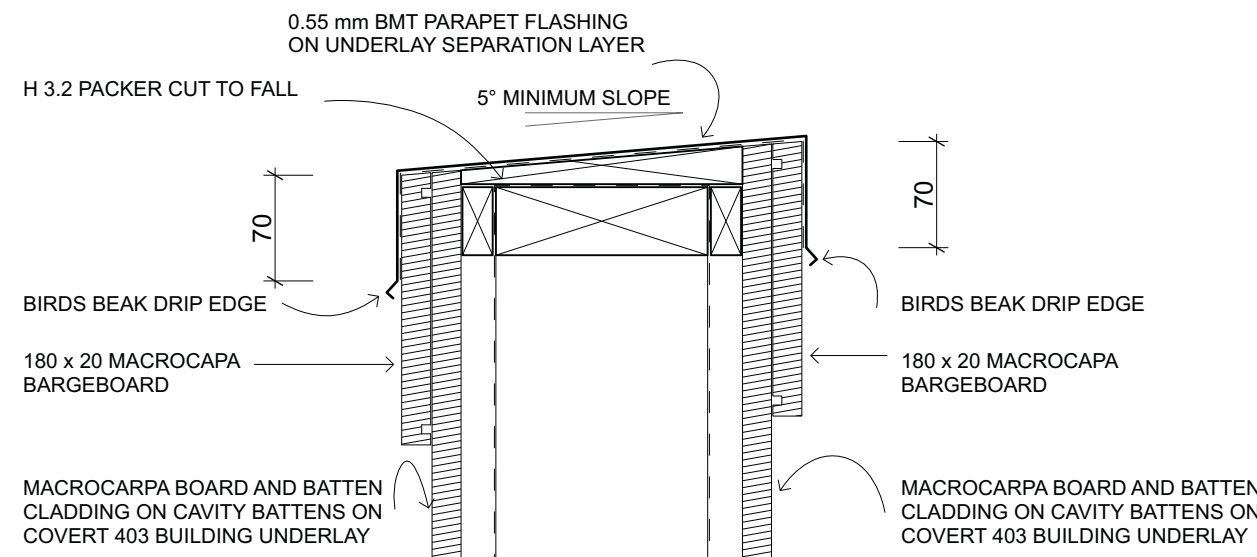
D. 12 TIMBER WINDOW JAMB 1:5



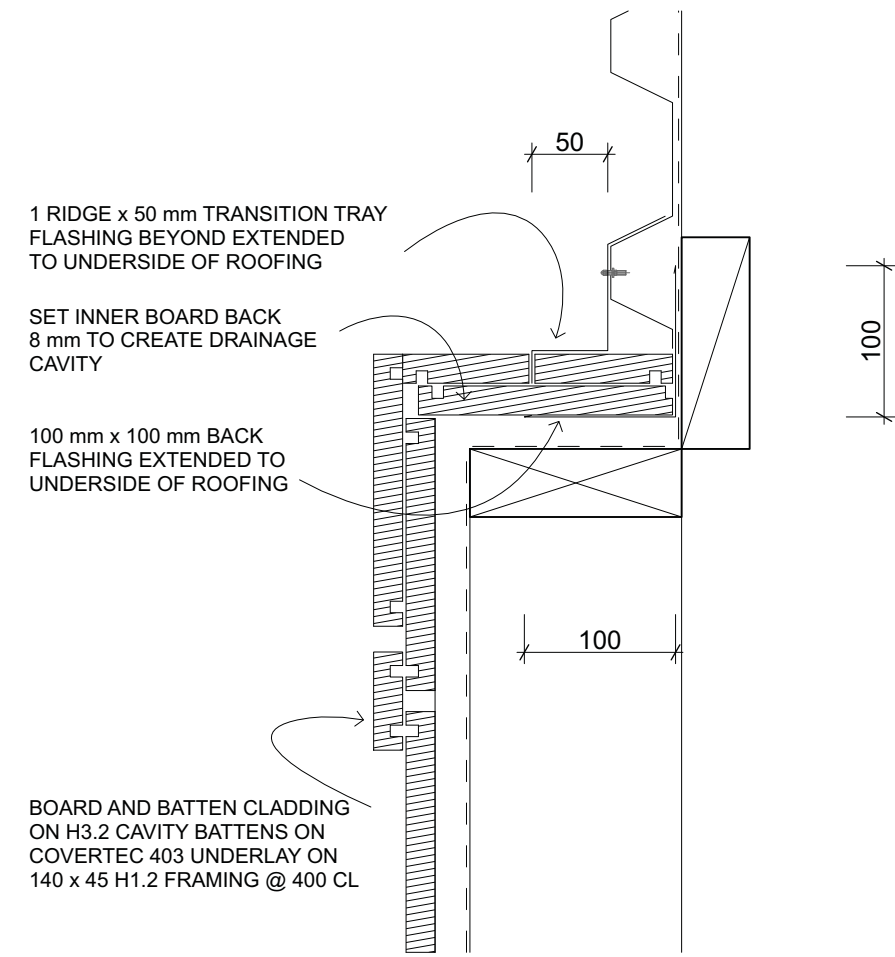
D. 10 SLIDING DOOR SILL 1:5



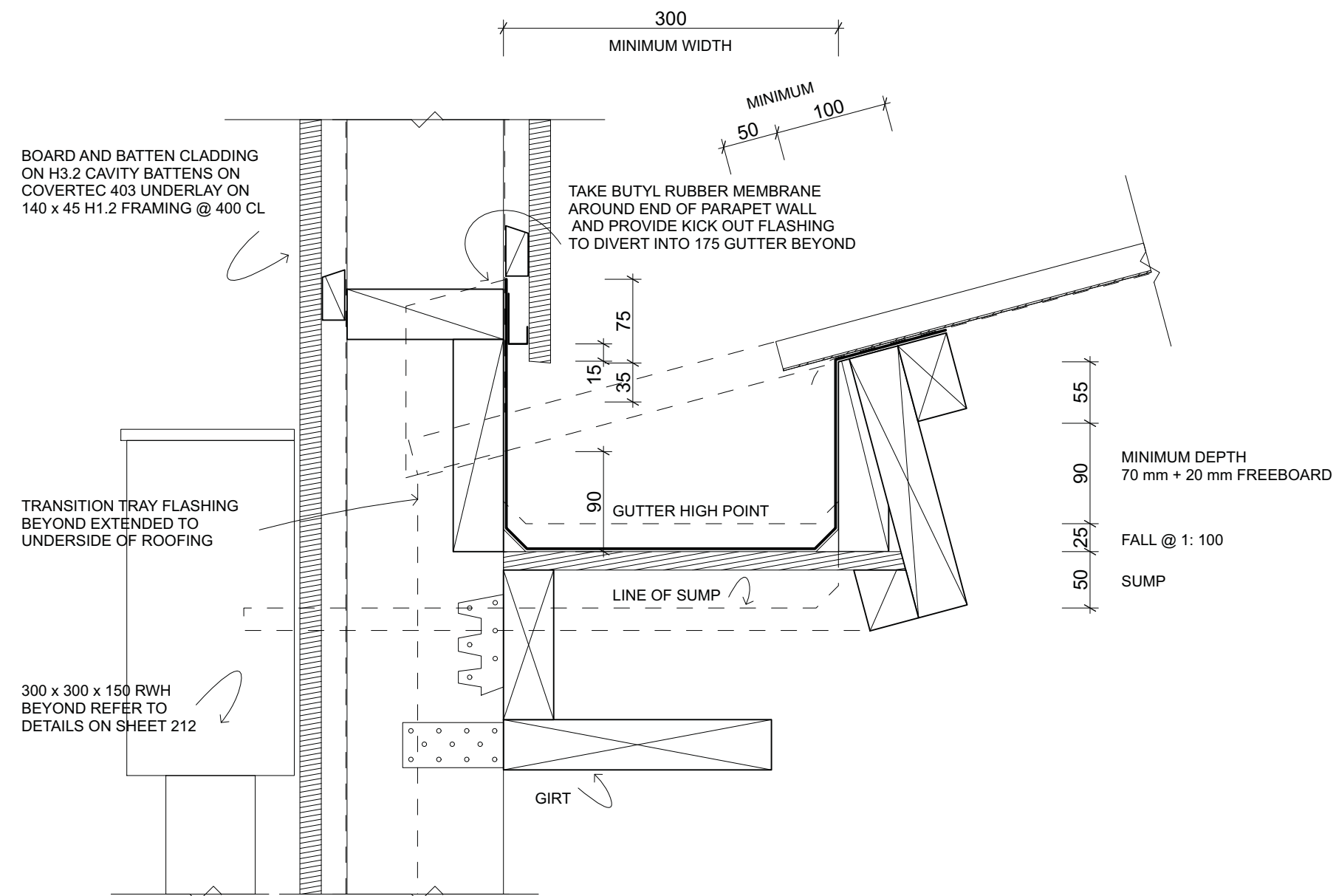
D. 09 SLIDING DOOR JAMB 1:5



D. 06 PARAPET 1:5



D. 14 CHANGE IN CLADDING 1:5



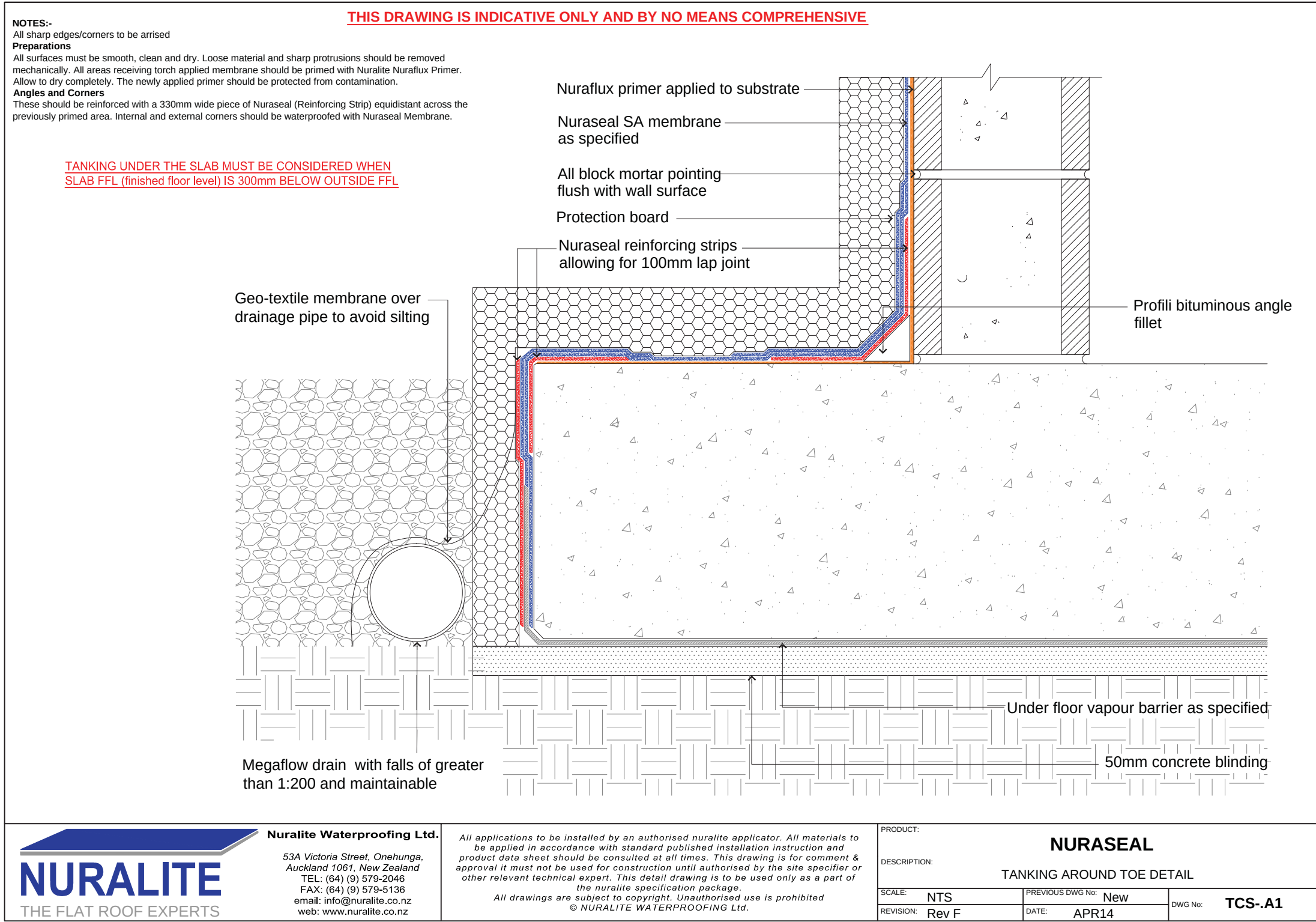
D. 07 INTERNAL GUTTER 1:5



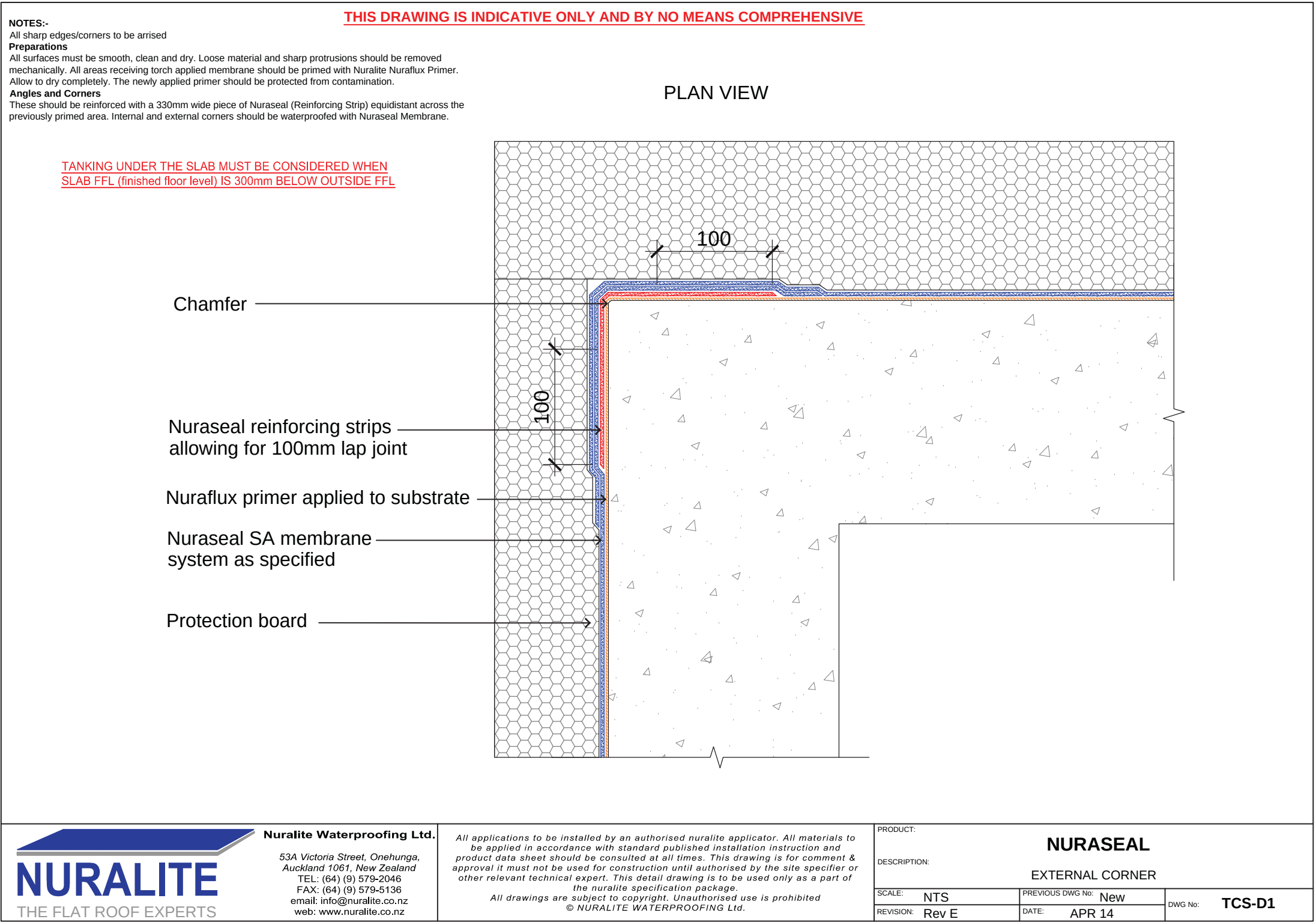
202 CAMER ROAD, R.D. 5 WELLSFORD 08975
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THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

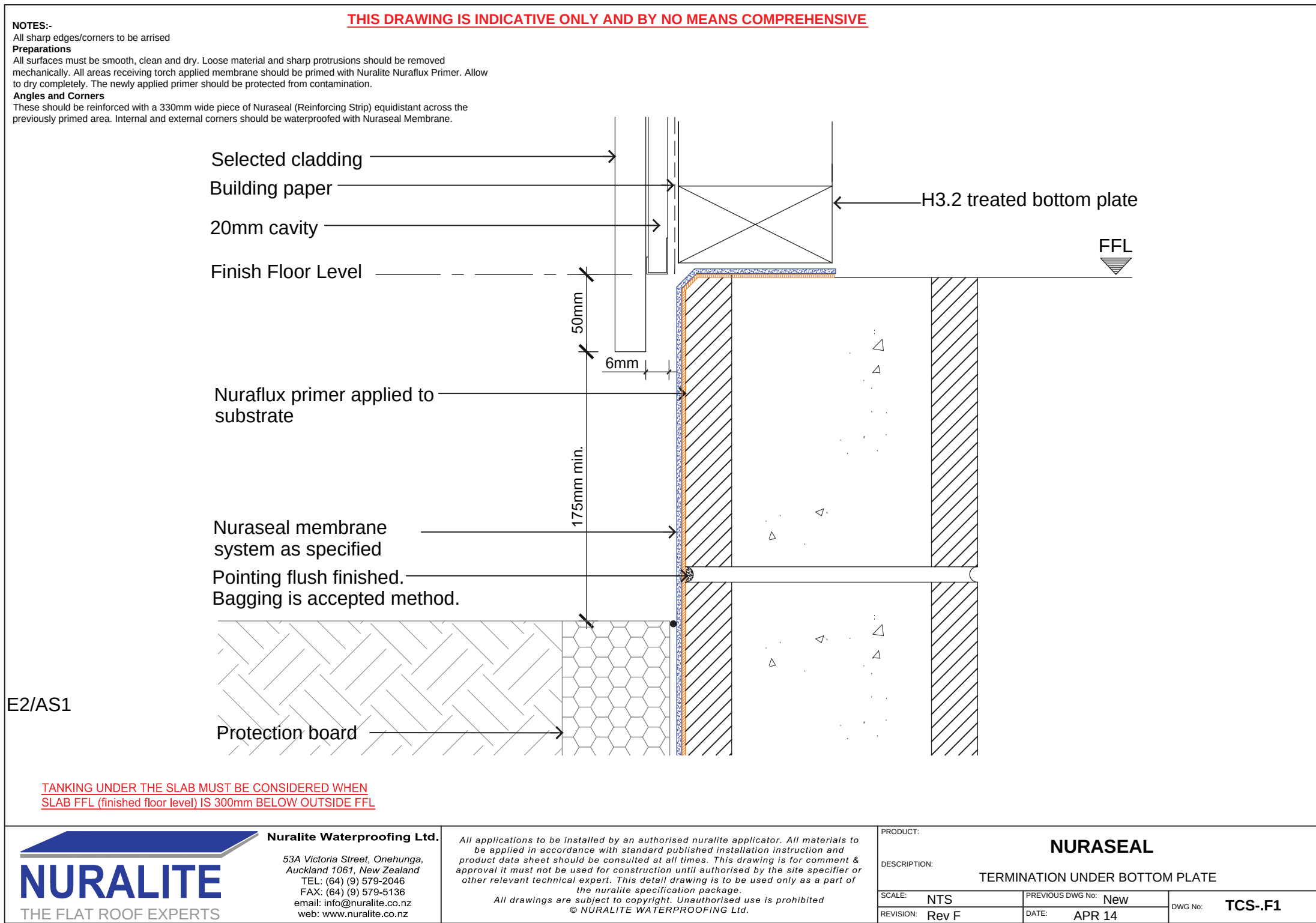
SHEET TITLE: DETAILS
REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED: 7/12/17
PROJECT #: 14025
313



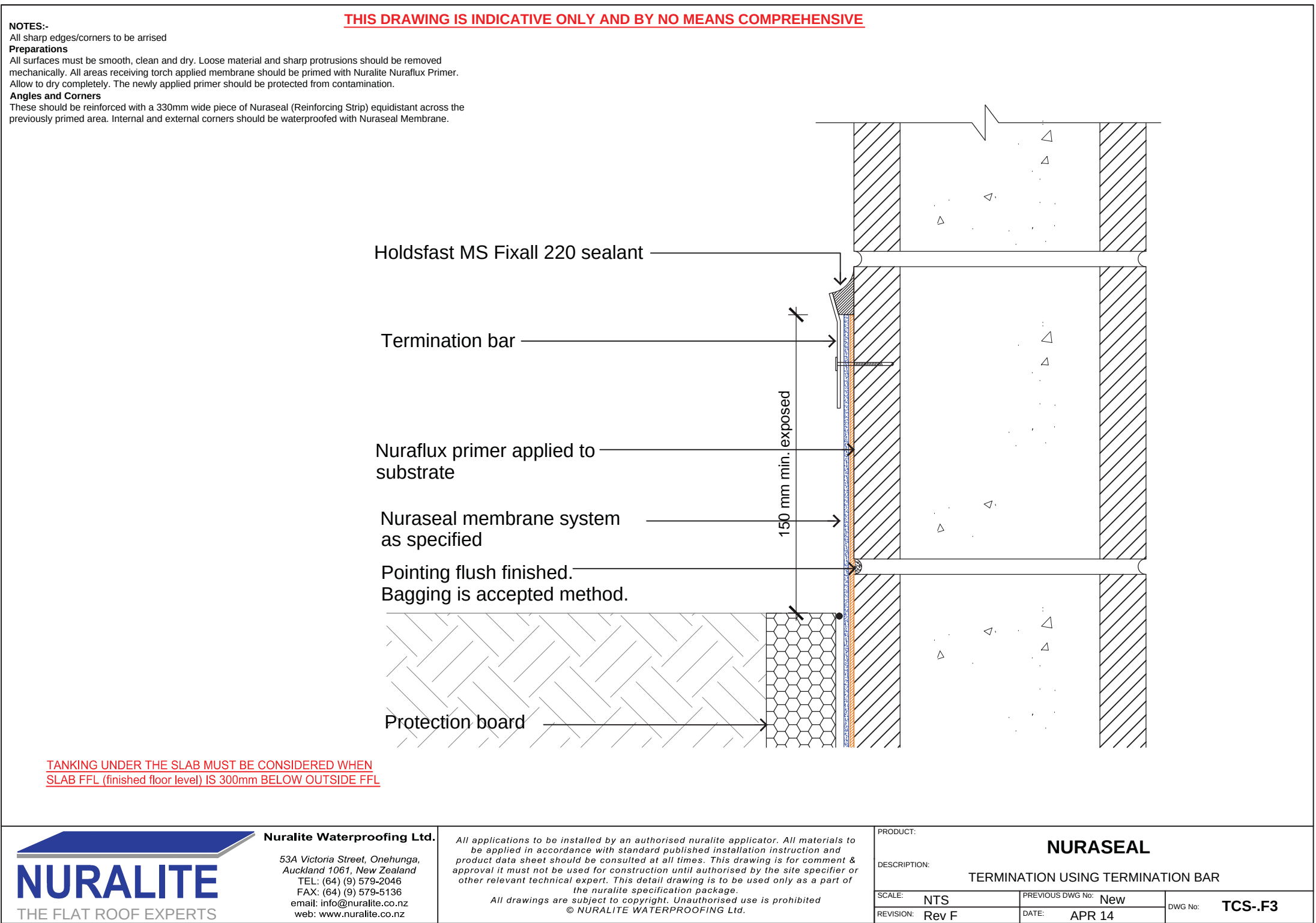
D. 15 NURASEAL TOE DETAIL



D. 16 NURASEAL EXTERNAL CORNER



D. 17 NURASEAL TERMINATION AT PLATE



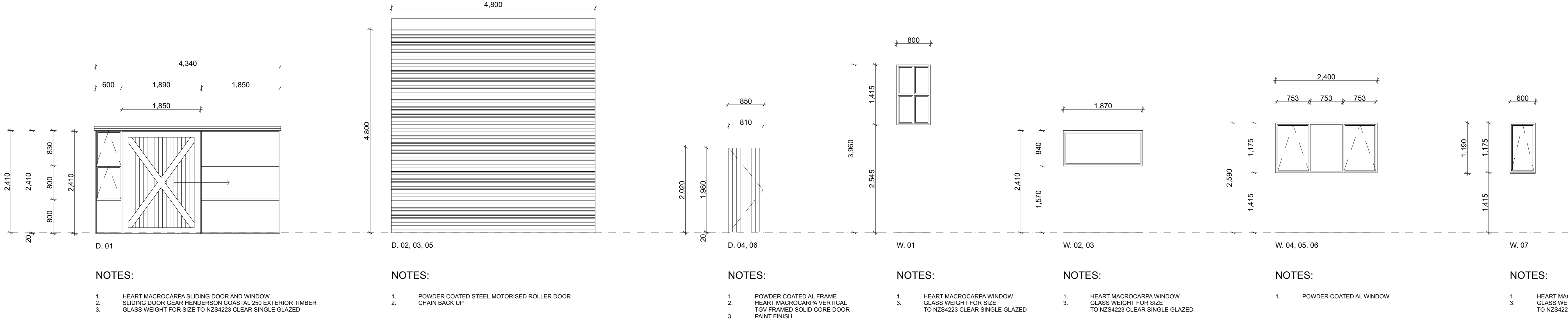
D. 18 NURASEAL TERMINATION AT BAR



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THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

DETAILS
SHEET TITLE:
SHEET
A: SKETCH DESIGN
B: BUILDING CONSENT
ISSUED: 7/12/17
PROJECT #: 14025
314



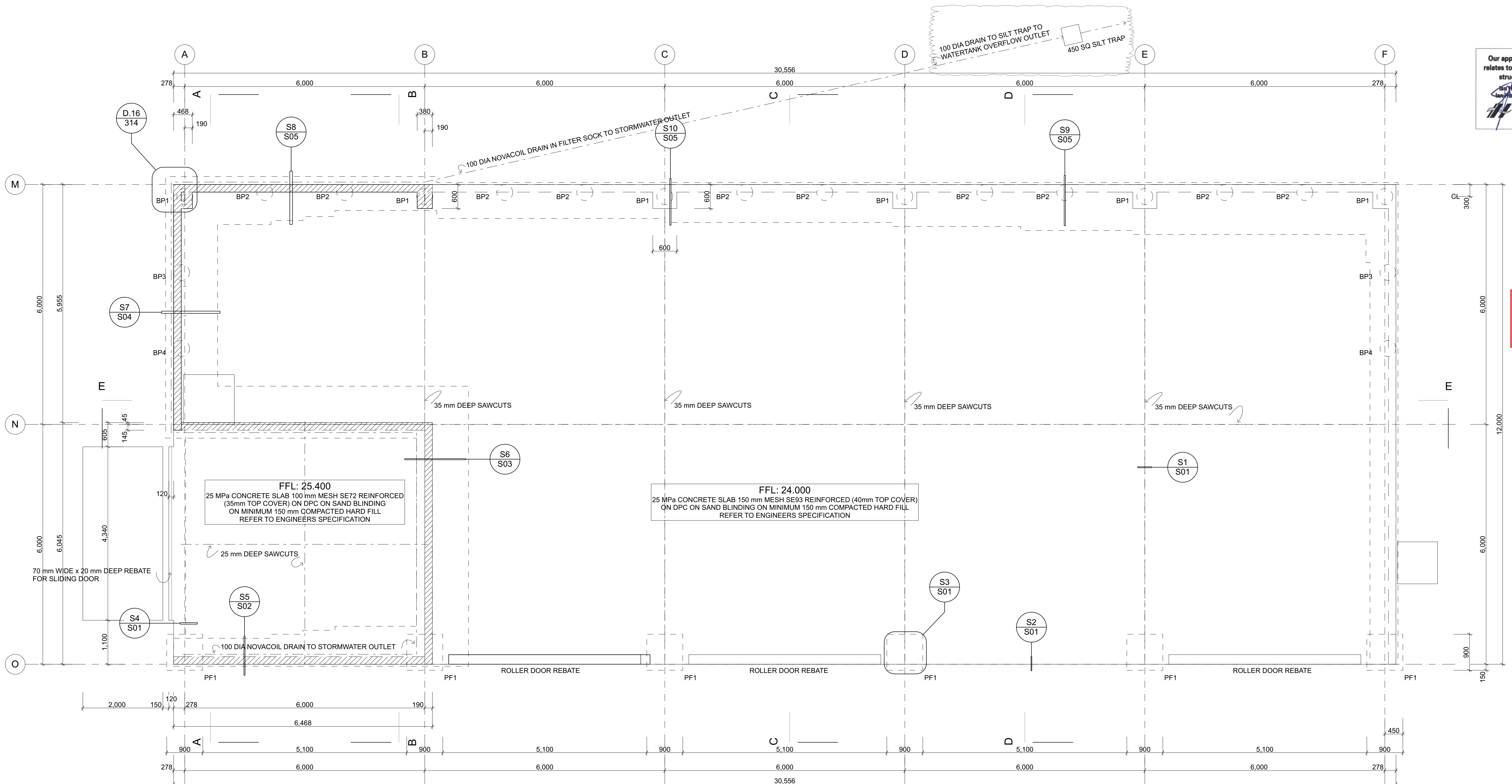
DOOR AND WINDOW SCHEDULE

THREE BLOKES LTD

REPLACEMENT PLANING SHED

362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE:	202 CAMES ROAD, R.D. 5 WELLSFORD 0875 NEW ZEALAND	
	REVISION #:	16/02/2018
	A: SKETCH DESIGN	BCO10260425
SHEET	B: BUILDING CONSENT	APPROVED
	ISSUED:	BUILDING CONSENT PLANS
PROJECT #:	7/12/17	
	14025	



INDICATES 20 SERIES MASONRY BLOCK RETAINING WALL
REFER TO ENGINEERING DETAILS FOR FOOTING SIZE AND REINFORCING
WATERPROOFED WITH NURASEAL WITH FORMFLOW 100 PROTECTION BOARD

MARK	DIMENSIONS	REINFORCING
PF1	INDICATES 900 SQ x 600 DEEP	HD16 @ 150 BW TOP AND BOTTOM
BP1	INDICATES 400 DIA x 5,000 DEEP	4/HD16 + R6 @ 100 mm CL
BP2	INDICATES 400 DIA x 4,000 DEEP	4/HD16 + R6 @ 100 mm CL
BP3	INDICATES 400 DIA x 3,000 DEEP	4/HD16 + R6 @ 100 mm CL
BP4	INDICATES 400 DIA x 2,000 DEEP	4/HD16 + R6 @ 100 mm CL

Our approval of these drawings
relates to our specifically designed
structural elements only
Ian Hutchinson OPEng 63873
Ian Hutchinson Consultants Ltd
Hutchinson
CONSULTING ENGINEERS

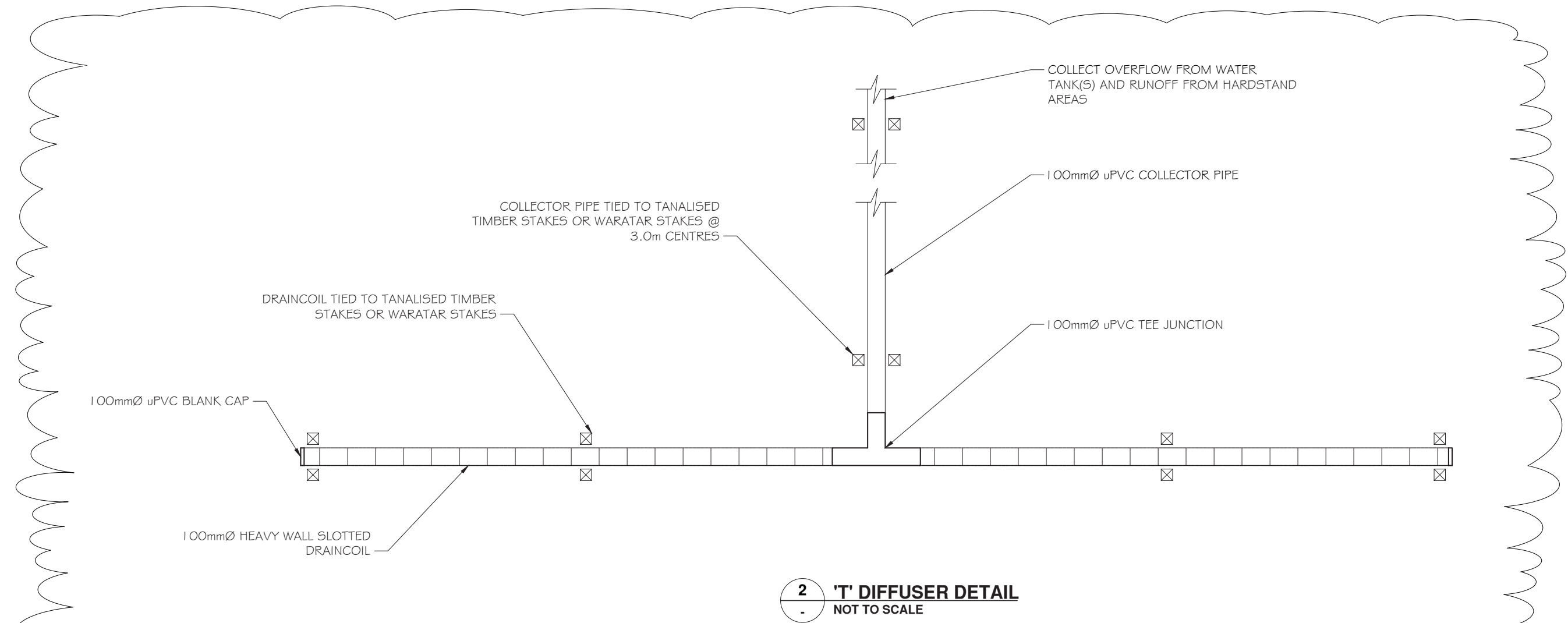
Auckland
Council
16/02/2018
BCO10260425
APPROVED
BUILDING CONSENT PLANS

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FOUNDATION PLAN
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE: FOUNDATION PLAN
SHEET 5
REVISION #:
A: SKETCH DESIGN
B: BUILDING DESIGN
C: BC ENG REVISIONS
ISSUED: 23/01/18
PROJECT #: 14025
304
C

FOUNDATION PLAN



WIND ZONE: H
REGION A
LEE ZONE NO
GROUND ROUGHNESS OPEN TERRAIN
SITE EXPOSURE EXPOSED
OUTER ZONE
GRADIENT GENTLE
TOPOGRAPHIC CLASS T1
WIND ZONE = HIGH

SITE INFORMATION:

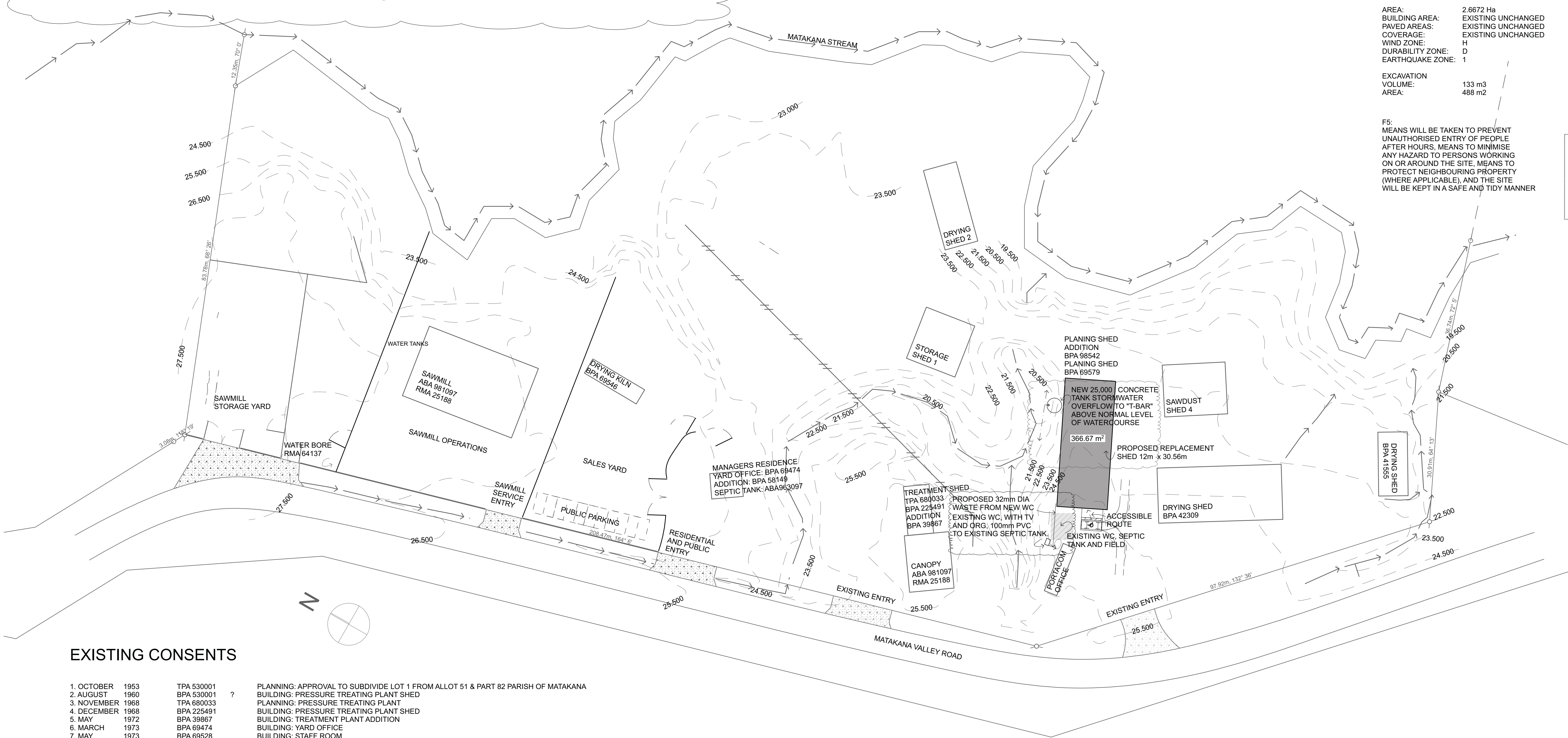
Sec 1 SO 400726,
PT ALLOTMENT LOT 51
PARISH OF KATAKANA
AUCKLAND COUNCIL
RURAL - RURAL PRODUCTION ZONE
BUILT HERITAGE AND CHARACTER:
HISTORIC OVERLAY EXTENT OF PLACE

AREA: 2.6672 Ha
BUILDING AREA: EXISTING UNCHANGED
PAVED AREAS: EXISTING UNCHANGED
COVERAGE: EXISTING UNCHANGED
WIND ZONE: H
DURABILITY ZONE: D
EARTHQUAKE ZONE: 1

EXCAVATION
VOLUME: 133 m3
AREA: 488 m2

F5:
MEANS WILL BE TAKEN TO PREVENT
UNAUTHORISED ENTRY OF PEOPLE
AFTER HOURS, MEANS TO MINIMISE
ANY HAZARD TO PERSONS WORKING
ON OR AROUND THE SITE, MEANS TO
PROTECT NEIGHBOURING PROPERTY
(WHERE APPLICABLE), AND THE SITE
WILL BE KEPT IN A SAFE AND TIDY MANNER

Our approval of these drawings
relates to our specifically designed
structural elements only
Ian Hutchinson CP Eng 63973
Ian Hutchinson Consultants Ltd
Hutchinson
CONSULTING ENGINEERS



EXISTING CONSENTS

1. OCTOBER 1953	TPA 530001	?	PLANNING: APPROVAL TO SUBDIVIDE LOT 1 FROM ALLOT 51 & PART 82 PARISH OF MATAKANA
2. AUGUST 1960	BPA 530001		BUILDING: PRESSURE TREATING PLANT SHED
3. NOVEMBER 1968	TPA 680033		PLANNING: PRESSURE TREATING PLANT
4. DECEMBER 1968	BPA 225491		BUILDING: PRESSURE TREATING PLANT SHED
5. MAY 1972	BPA 39867		BUILDING: TREATMENT PLANT ADDITION
6. MARCH 1973	BPA 69474		BUILDING: YARD OFFICE
7. MAY 1973	BPA 69528		BUILDING: STAFF ROOM
8. MAY 1973	BPA 69546		BUILDING: DRYING KILN
9. JUNE 1973	BPA 69579		BUILDING: PLANER SHED (BURNT DOWN IN 2017)
10. JANUARY 1974	BPA 58149		BUILDING: YARD OFFICE ADDITION
11. APRIL 1978	BPA 96561		BUILDING: BOILER (SINCE DEMOLISHED)
12. MARCH 1982	BPA 98542		BUILDING: PLANER SHED ADDITION (BURNT DOWN IN 2017)
13. APRIL 1984	BPA 42309		BUILDING: DRYING SHED
14. NOVEMBER 1996	ABA 963097		BUILDING: SEPTIC TANK FOR MANAGERS RESIDENCE
15. NOVEMBER 1996	RMA 22394		PLANNING: SEPTIC TANK FOR MANAGERS RESIDENCE
16. MAY 1998	ABA 981097		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
17. OCTOBER 1998	RMA 25188		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
18. FEB 2015	RMA 64137		PLANNING: COMMERCIAL WATER BORE

PROPOSED SITE PLAN
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE:	PROPOSED SITE PLAN
REVISION #:	A: SKETCH DESIGN
B: BUILDING DESIGN	C: BC ENG REVISIONS
D: BC REVISIONS	ISSUED: 13/02/18
PROJECT #:	14025
SHEET	302

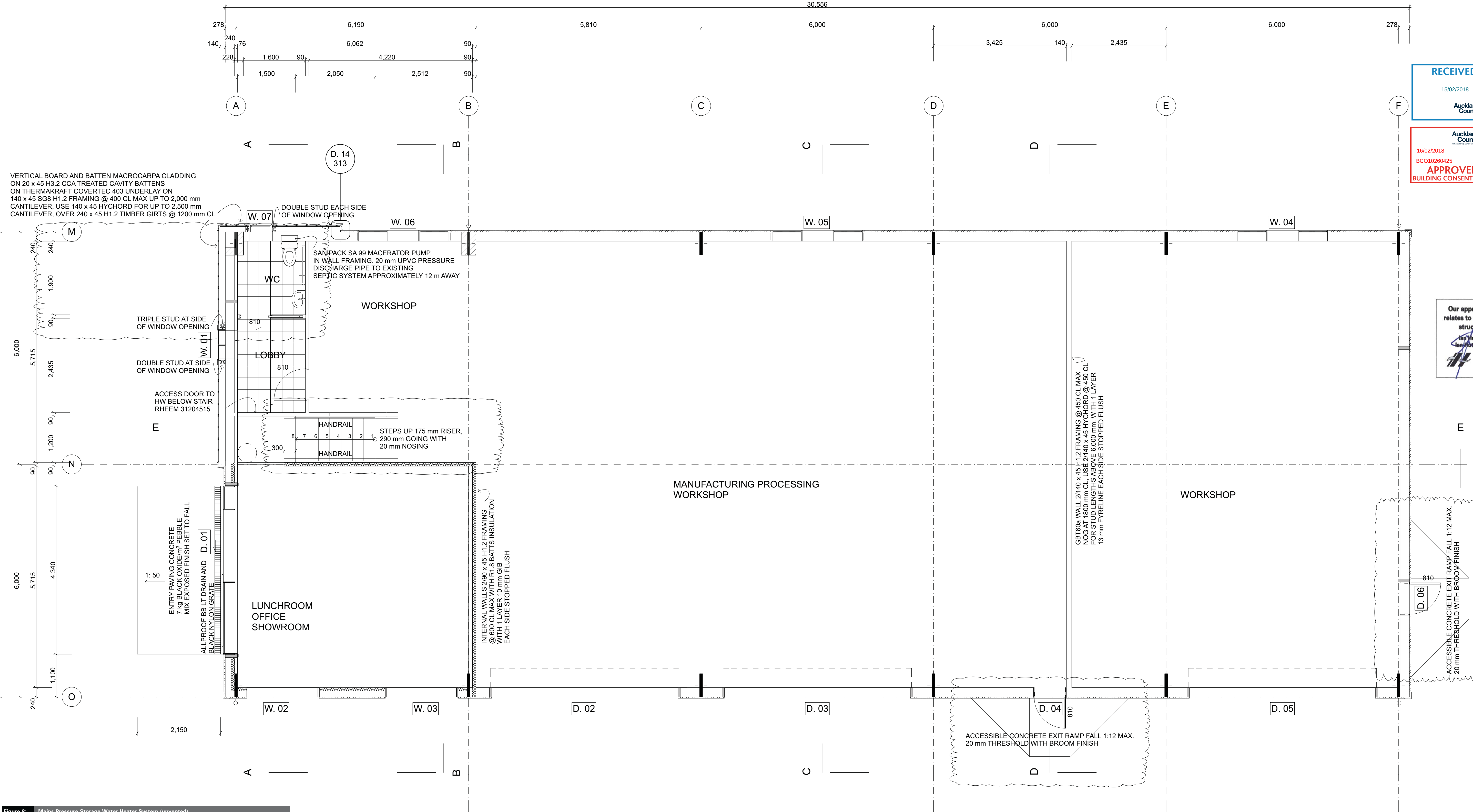
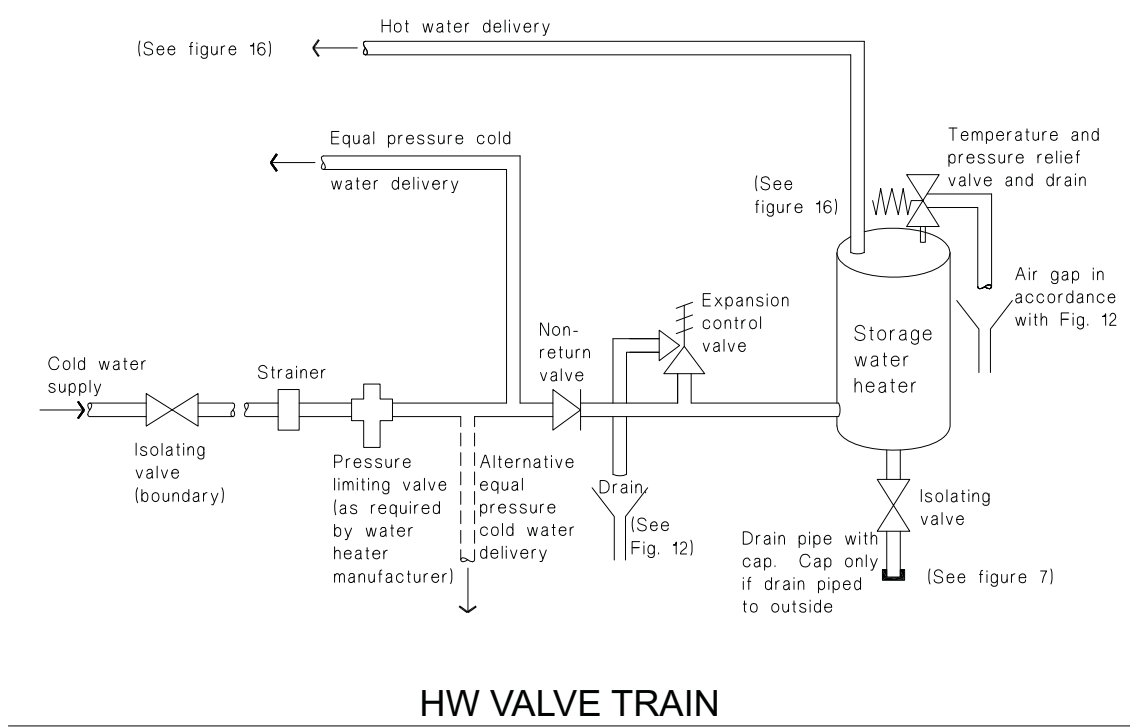


Figure 8: Mains Pressure Storage Water Heater System (unvented)
Paragraphs 6.1.2 and 6.2.1 b)



SHOWROOM H1 CALCULATION:

NORTH WALLS:	20.24 m2	0.00 m2
NORTH WINDOWS:		
SOUTH WALLS:	20.24 m2	3.14 m2
SOUTH WINDOWS:		
EAST WALLS:	20.24 m2	0.00 m2
EAST WINDOWS:		
WEST WALLS:	20.24 m2	6.11 m2
WEST WINDOWS:		
TOTAL WALLS:	80.98 m2	9.25 m2 = 11% OK < 30%
TOTAL WINDOWS:		
SEW WALLS:	60.73 m2	9.25 m2 = 15% OK < 30%
SEW WINDOWS:		
> SCHEDULE METHOD OK		
NOTE: ALL RECESSED DOWNLIGHTS TO BE "CA" RATED		
INSULATED SLAB AREA: 37.4 m2		
INSULATED SLAB PERIMETER: 24.46 m		
RATIO: 1.5		

INSULATION:	REQUIRED	PROVIDED
WALLS	R1.9	R1.9
FLOORS	R1.3	R1.3
CEILING	R2.9	R2.9
GLAZING	R0.26	R0.15
NOT SCHEDULE > USE CALCULATION		

HL-REF = $\frac{A_{ROOF} + A_{TOWALL} + A_{FLOOR} + A_{SOWALL}}{2.9 + 1.9 + 1.3 + 0.26} = \frac{37.40 + 56.69 + 37.40 + 24.29}{2.9 + 1.9 + 1.3 + 0.26} = 164.93$

HL-PROP = $\frac{A_{ROOF} + A_{WALL} + A_{FLOOR} + A_{GLAZING}}{R_{ROOF} + R_{WALL} + R_{FLOOR} + R_{GLAZING}} = \frac{37.40 + 71.73 + 37.40 + 9.25}{2.9 + 1.9 + 1.3 + 0.15} = 141.09$

HL-PROP < HL-REF OK

WATERPROOFING:

BATHROOMS, SELECTED CERAMIC TILES, WITH 100 mm SKIRTING TILE, SLIP RESISTANCE R 0.4 MINIMUM ON MAPEIGUM WPS WATERPROOFING MEMBRANE ON 10 mm GIB AQUALINE. TAKE WATERPROOFING BEHIND TILES 150 mm ABOVE VANITY, 10 mm GIB AQUALINE WALLS & CEILINGS TO WET AREAS



Our approval of these drawings relates to our specifically designed structural elements only

Hutchinson
CONSULTING ENGINEERS

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FLOOR PLAN

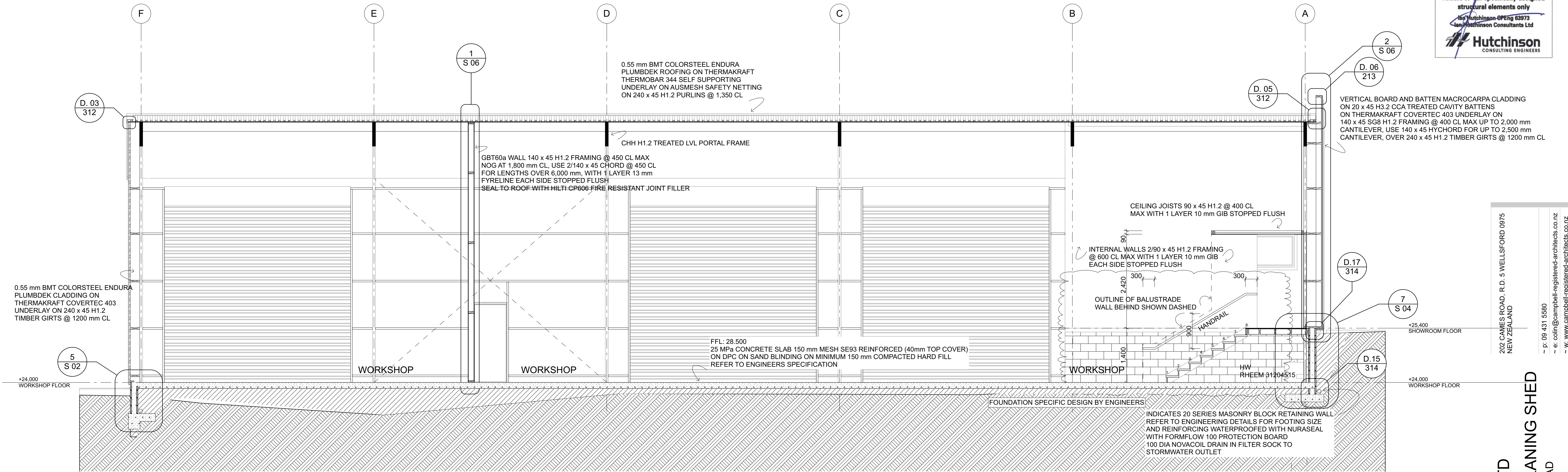
THREE BLOKES LTD

REPLACEMENT PLANING SHED

362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE:	FLOOR PLAN
REVISION #:	A: SKETCH DESIGN
SHEET	B: BUILDING CONSENT
	C: BC ENG REVISIONS
	D: BC REVISIONS
ISSUED:	13/02/18
PROJECT #:	14025

303



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NEW ZEALAND

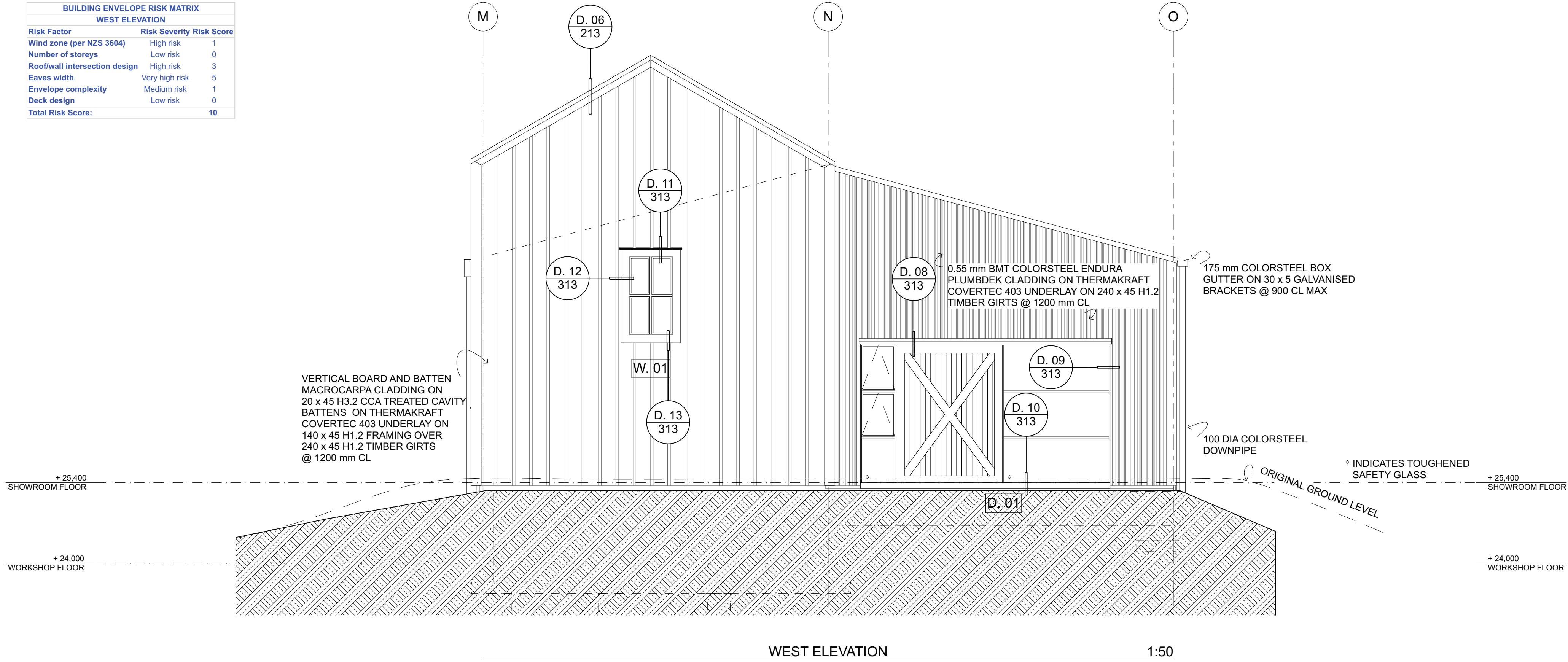
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~ w: www.campbell-registered-architects.co.nz

LONG SECTION
THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE:	REVISION #:
SHEET	A: SKETCH DESIGN
	B: BUILDING CONSENT
	C: BC ENG REVISIONS
	D: BC REVISIONS
ISSUED:	13/02/18
PROJECT #:	14025

307

BUILDING ENVELOPE RISK MATRIX		
WEST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



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15/02/2018



16/02/2018

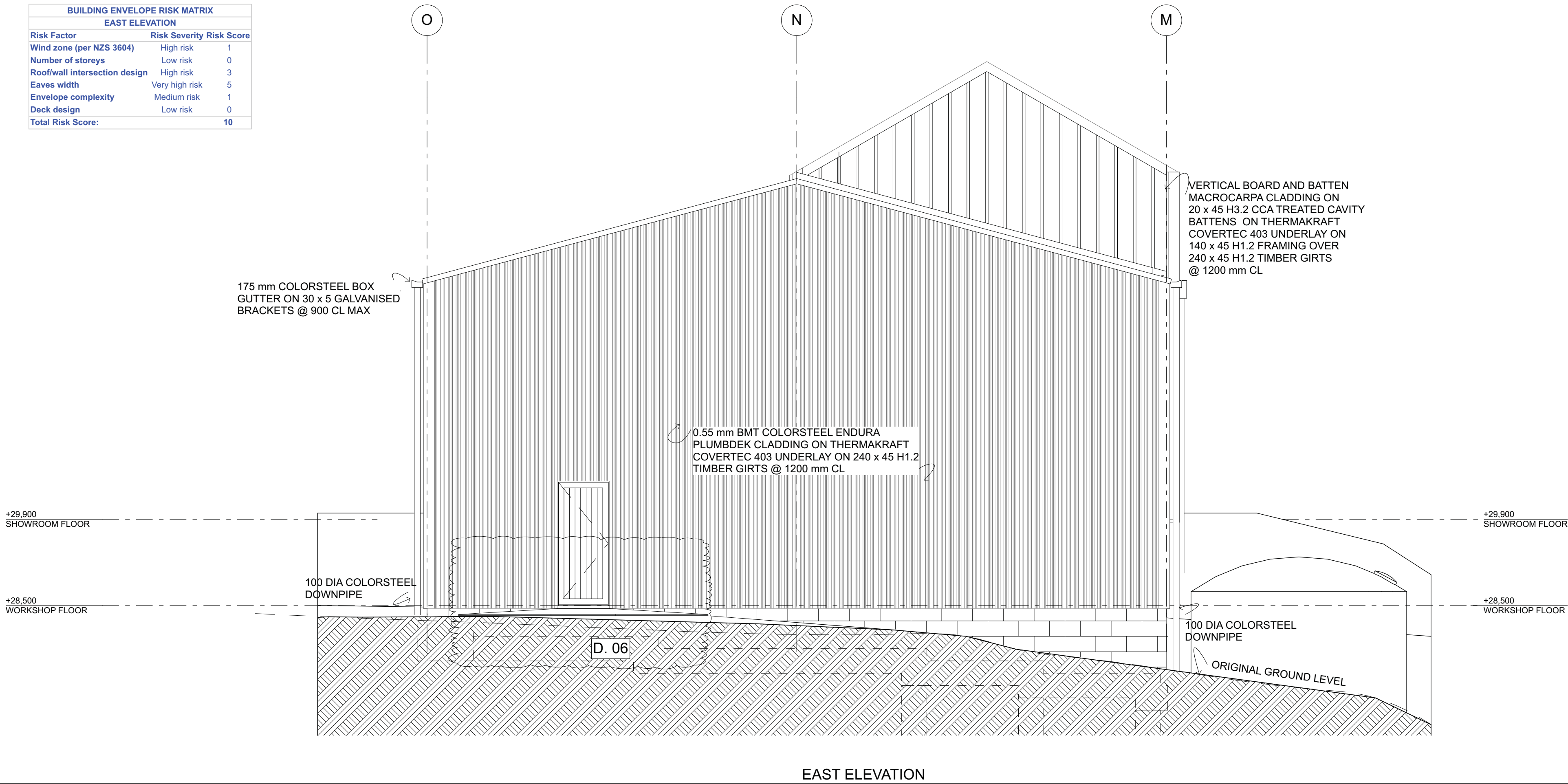
BCO10260425

APPROVED
BUILDING CONSENT PLANS

Our approval of these drawings
relates to our specifically designed
structural elements only

13/02/2018
Hutchinson
CONSULTING ENGINEERS

BUILDING ENVELOPE RISK MATRIX		
EAST ELEVATION		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	Very high risk	5
Envelope complexity	Medium risk	1
Deck design	Low risk	0
Total Risk Score:		10



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NEW ZEALAND

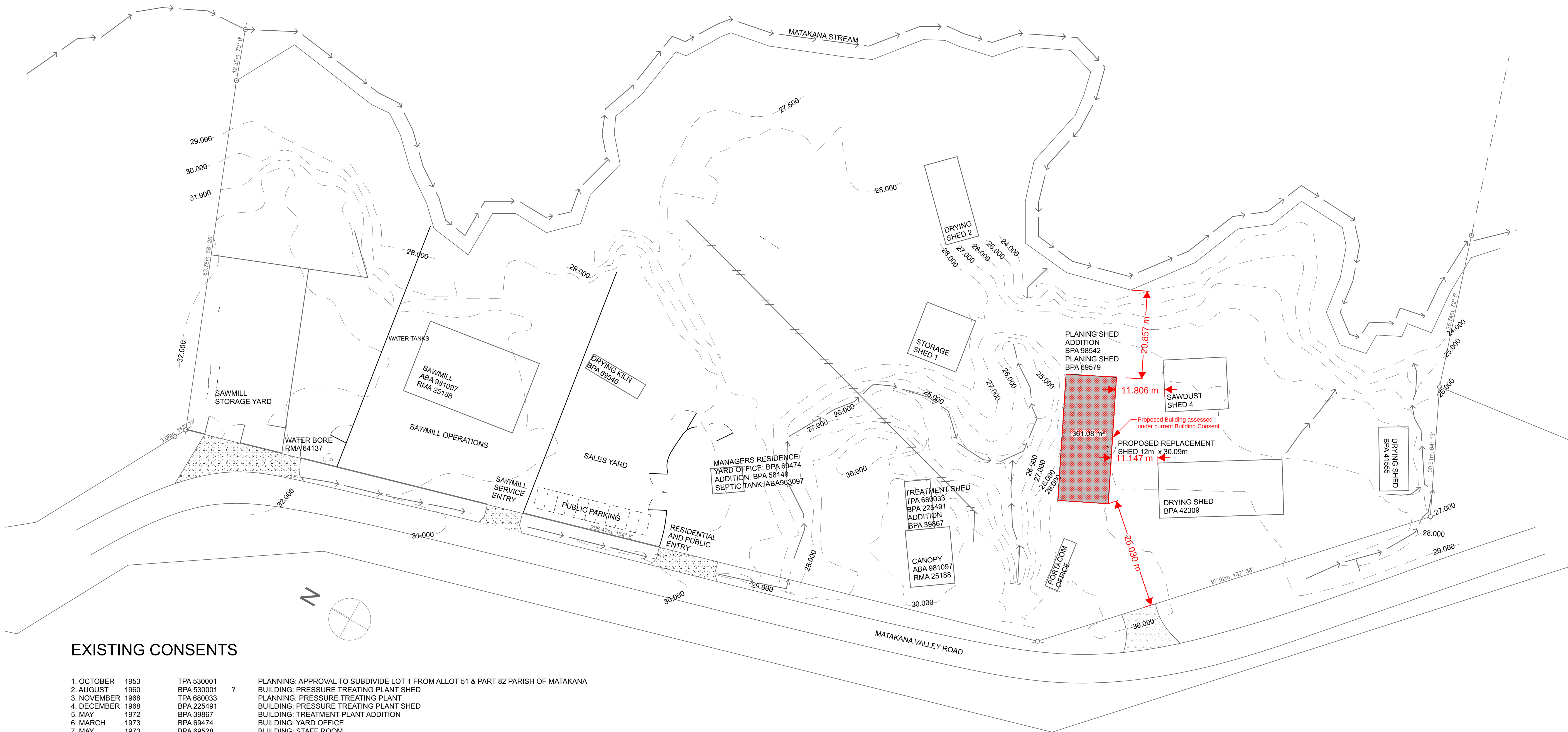
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ELEVATIONS

THREE BLOKES LTD
REPLACEMENT PLANING SHED
362 MATAKANA VALLEY ROAD
MATAKANA

REVISION #:
A: SKETCH DESIGN
B: BUILDING CONSENT
C: BC ENG REVISIONS
D: BC REVISIONS
ISSUED: 13/02/18
PROJECT #: 14025

309



EXISTING CONSENTS

1. OCTOBER 1953	TPA 530001	?	PLANNING: APPROVAL TO SUBDIVIDE LOT 1 FROM ALLOT 51 & PART 82 PARISH OF MATAKANA
2. AUGUST 1960	BPA 530001		BUILDING: PRESSURE TREATING PLANT SHED
3. NOVEMBER 1968	TPA 680033		PLANNING: PRESSURE TREATING PLANT
4. DECEMBER 1968	BPA 225491		BUILDING: PRESSURE TREATING PLANT SHED
5. MAY 1972	BPA 39867		BUILDING: TREATMENT PLANT ADDITION
6. MARCH 1973	BPA 69474		BUILDING: YARD OFFICE
7. MAY 1973	BPA 69528		BUILDING: STAFF ROOM
8. MAY 1973	BPA 69546		BUILDING: DRYING KILN
9. JUNE 1973	BPA 69579		BUILDING: PLANER SHED (BURNT DOWN IN 2017)
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16. MAY 1998	ABA 981097		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
17. OCTOBER 1998	RMA 25188		BUILDING: ROOF OVER SAWMILL & TREATMENT SHED CANOPY
18. FEB 2015	RMA 64137		PLANNING: COMMERCIAL WATER BORE

PROPOSED SITE PLAN

1:500

PROPOSED SITE PLAN - FIRE ENGINEERING

THREE BLOKES LTD
MATAKANA SAWMILL
362 MATAKANA VALLEY ROAD
MATAKANA

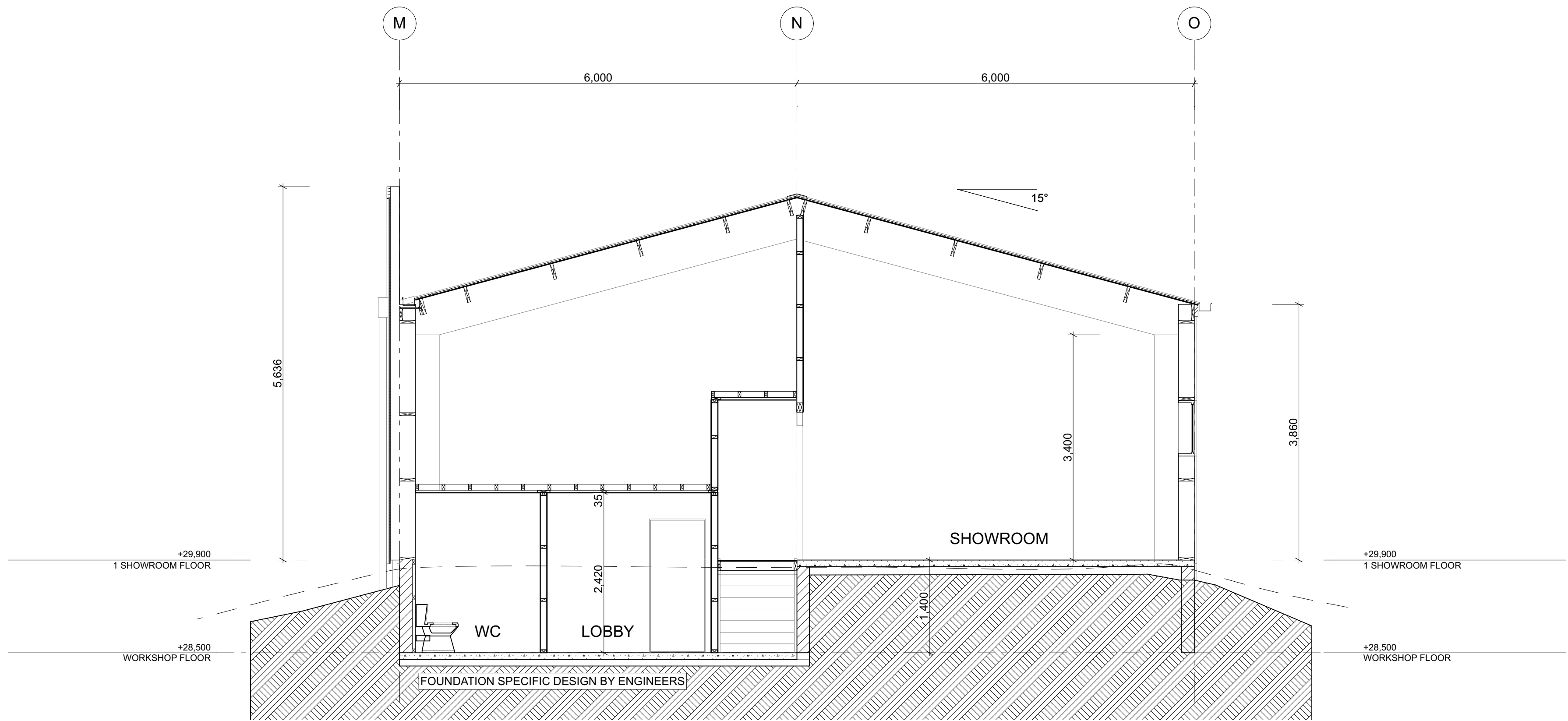
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SHEET	A. SKETCH DESIGN
ISSUED:	28/09/17
PROJECT #:	14025

FE-001



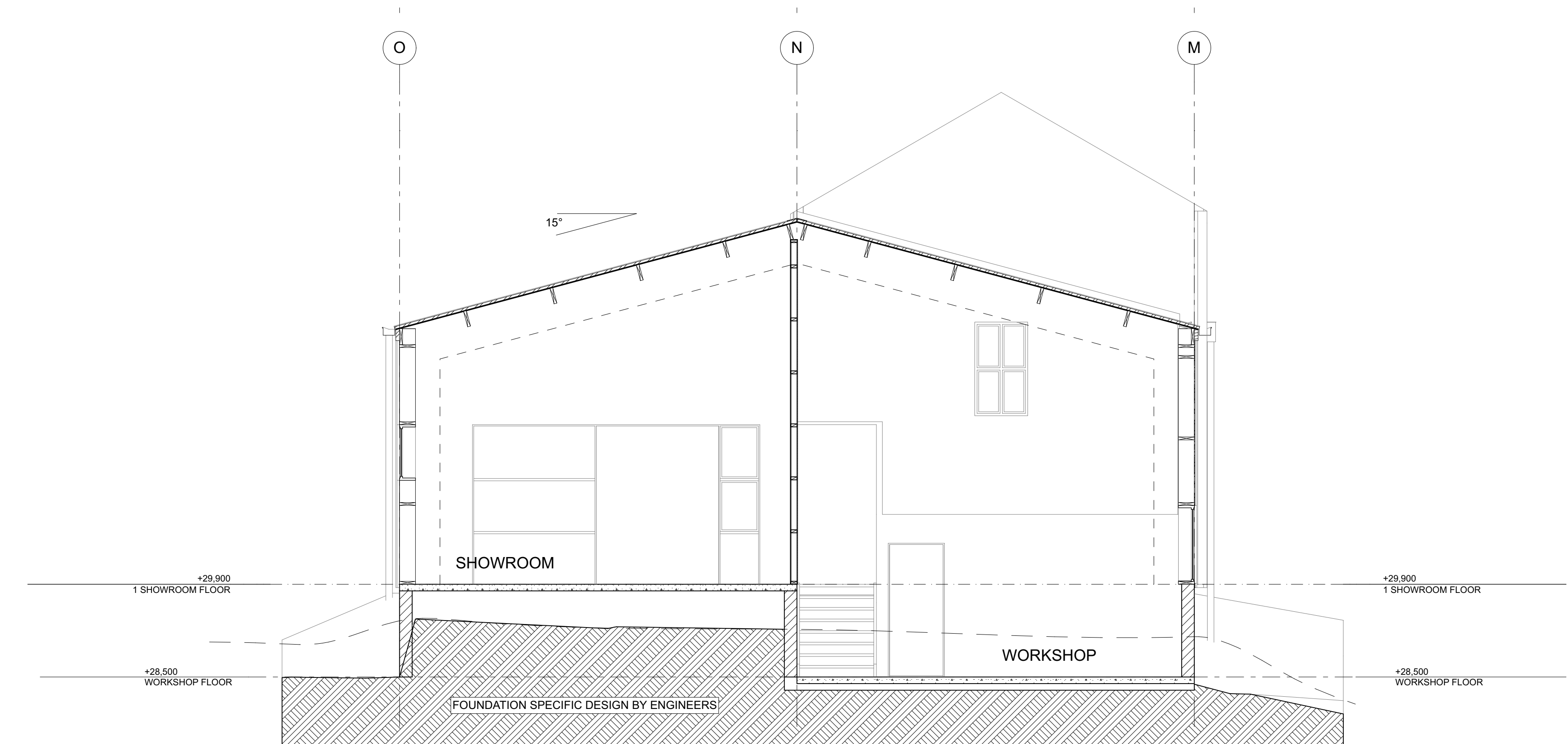
202 CAMES ROAD, R.D. 5 WELLSFORD 0875
NEW ZEALAND

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SECTION AA

1:50



SECTION BB

1:50

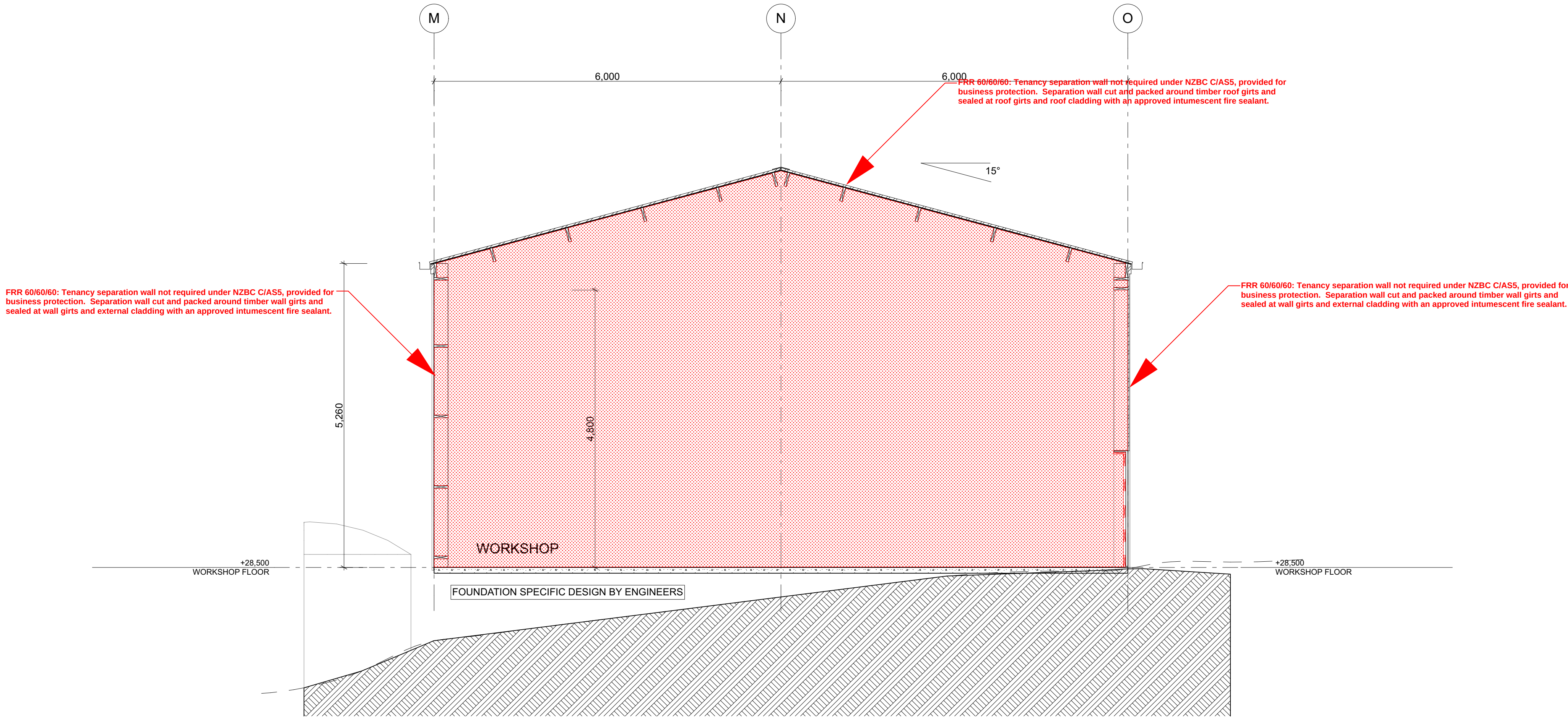


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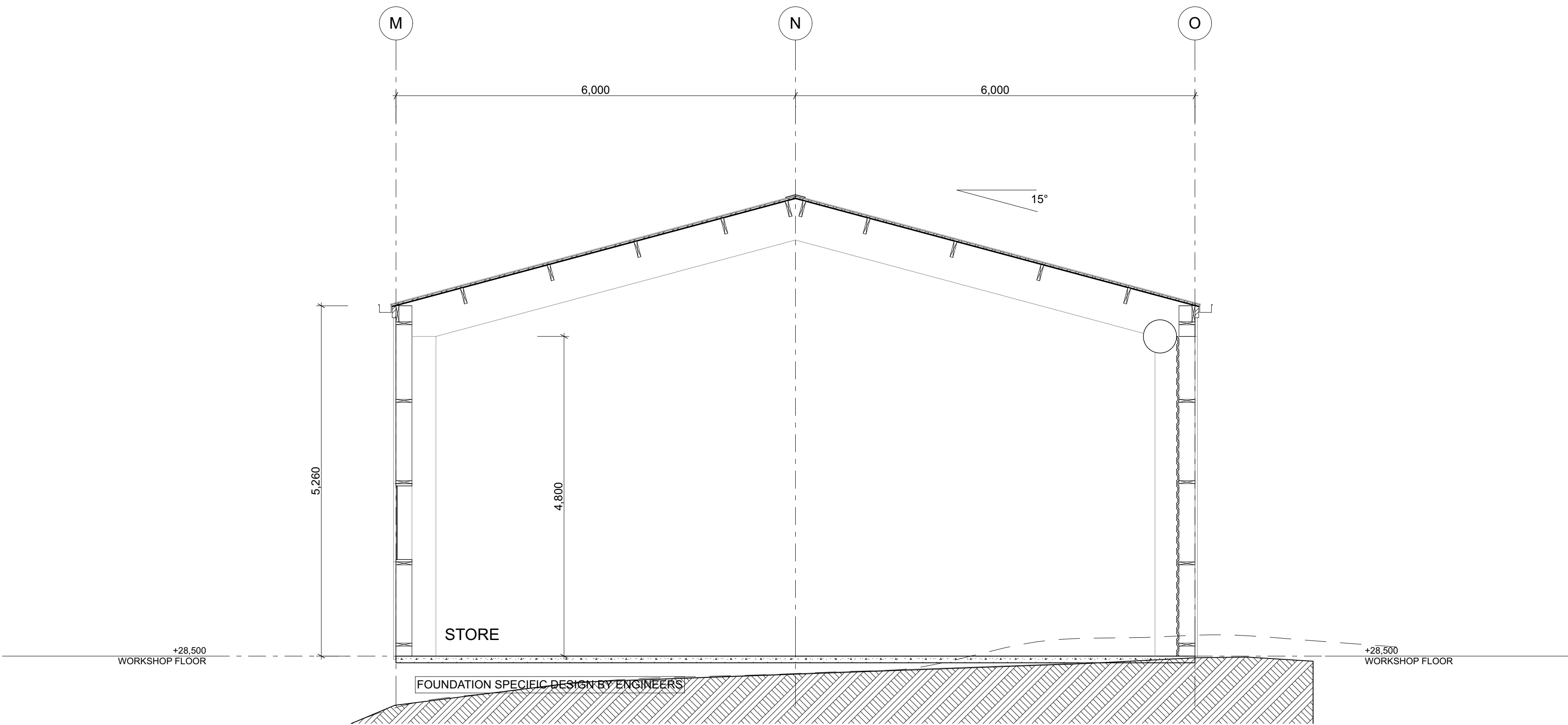
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	THREE BLOKES LTD	
	MATAKANA SAWMILL	
REVISION #:	A. SKETCH DESIGN	
ISSUED:	28/09/17	14025
PROJECT #:	14025	

FE-003



SECTION DD

1:50



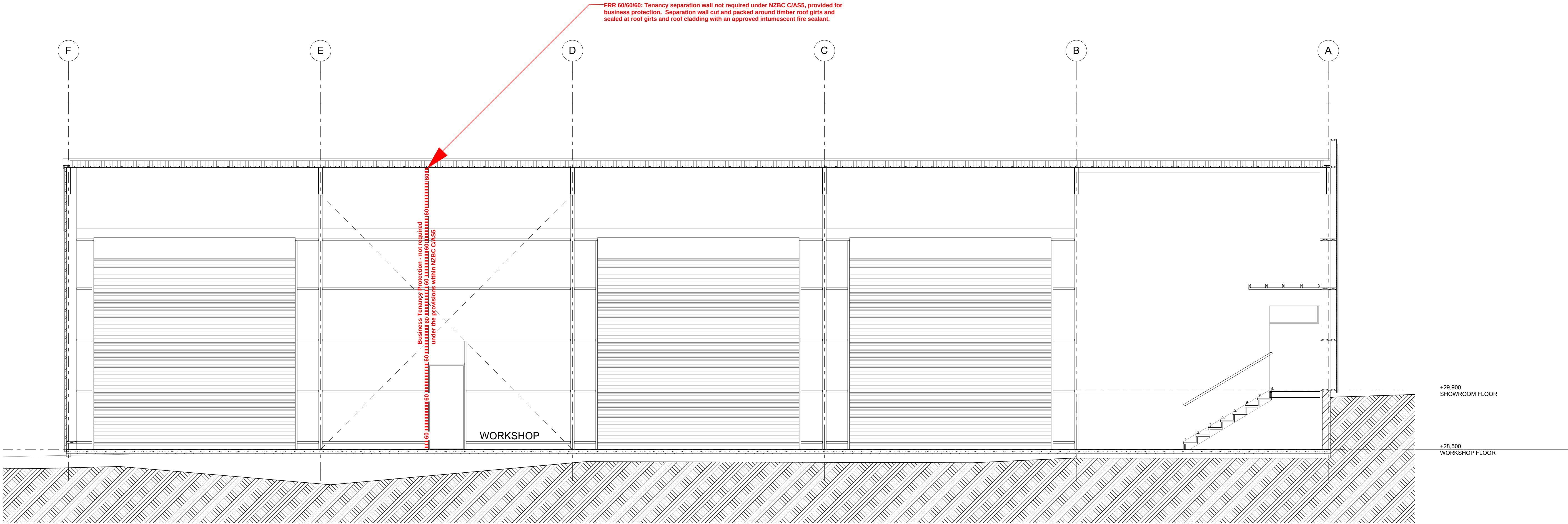
SECTION CC

1:50



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~ p: 09 431 5580
~ e: colin@campbell-registered-architects.co.nz
~ w: www.campbell-registered-architects.co.nz

SHEET TITLE:		SECTIONS - FIRE ENGINEERING	
REVISION #:	A. SKETCH DESIGN	THREE BLOKES LTD	
ISSUED:	28/09/17	MATAKANA SAWMILL	
PROJECT #:	14025	362 MATAKANA VALLEY ROAD	
		MATAKANA	
		FE-004	



E

SECTION EE

1:50

SHEET TITLE:
SHEET

REVISION #:
A: SKETCH DESIGN

ISSUED:
28/09/17

PROJECT #:
14025

SECTIONS - FIRE ENGINEERING

THREE BLOKES LTD

MATAKANA SAWMILL

362 MATAKANA VALLEY ROAD

MATAKANA

FE-005

Auckland Council

16/02/2018

BCO10260425

APPROVED

BUILDING CONSENT PLANS

MCS

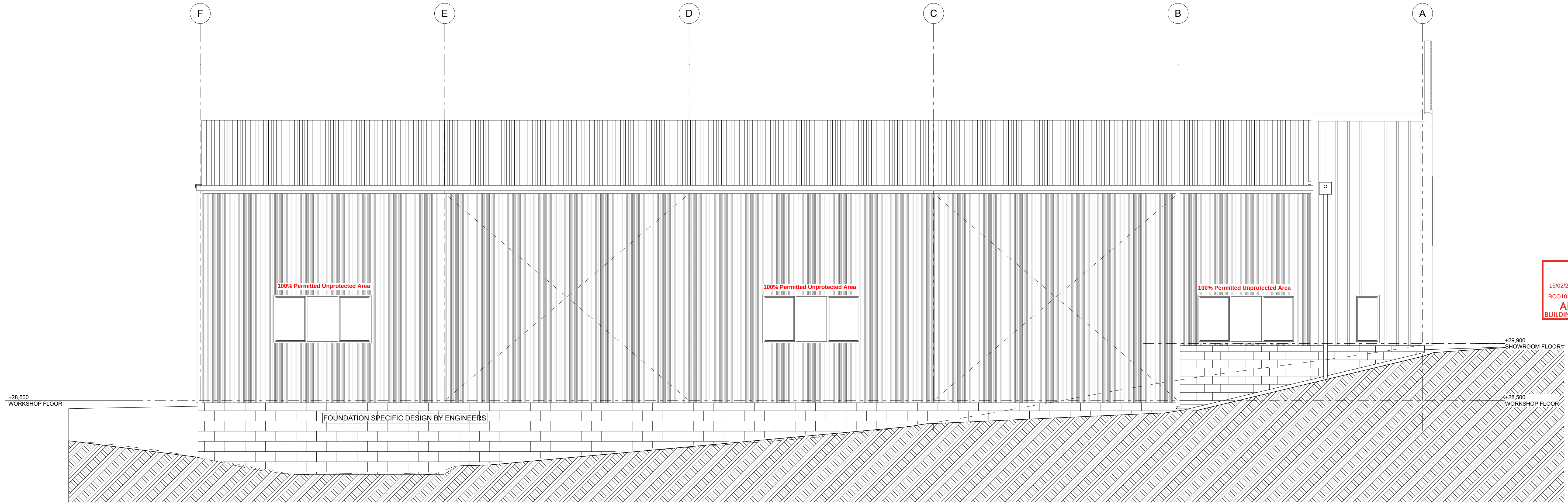
Integrity and Innovation

Trading as Matakana Consulting Engineers

111 Boks Swamp Road
Matakana
355 Matakana Rd
Matakana 3103
Email: ap@mcse.co.nz

202 CAMES ROAD, R.D. 5 WELLSFORD 0875
NEW ZEALAND

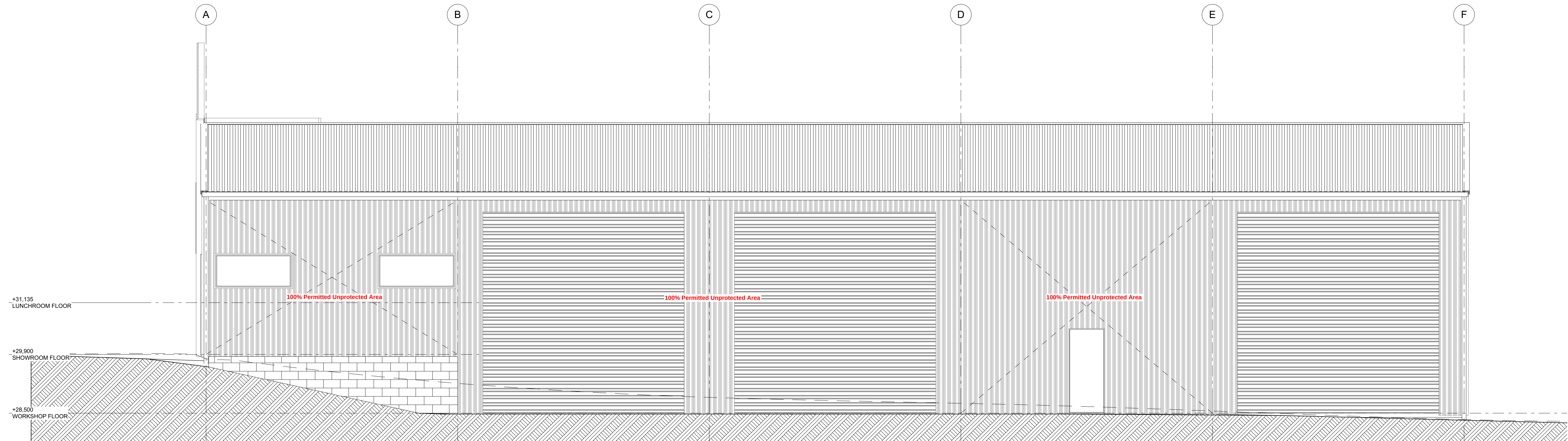
~ p: 09 431 5580
~ e: colin@campbell-registered-architects.co.nz
~ w: www.campbell-registered-architects.co.nz



NORTH ELEVATION



202 CAMES ROAD, R.D. 5 WELLSFORD 0875
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SOUTH ELEVATION

ELEVATIONS - FIRE ENGINEERING

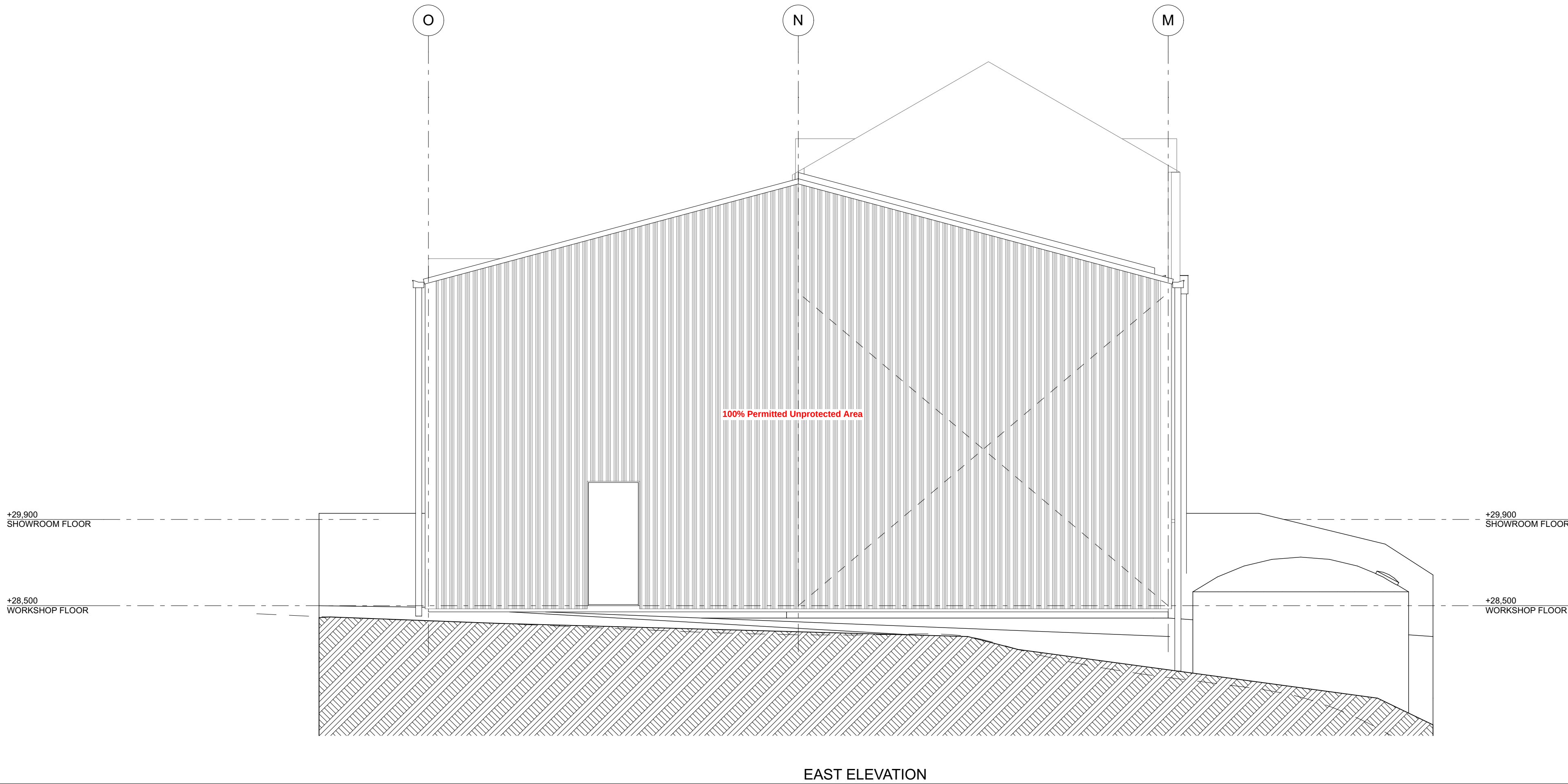
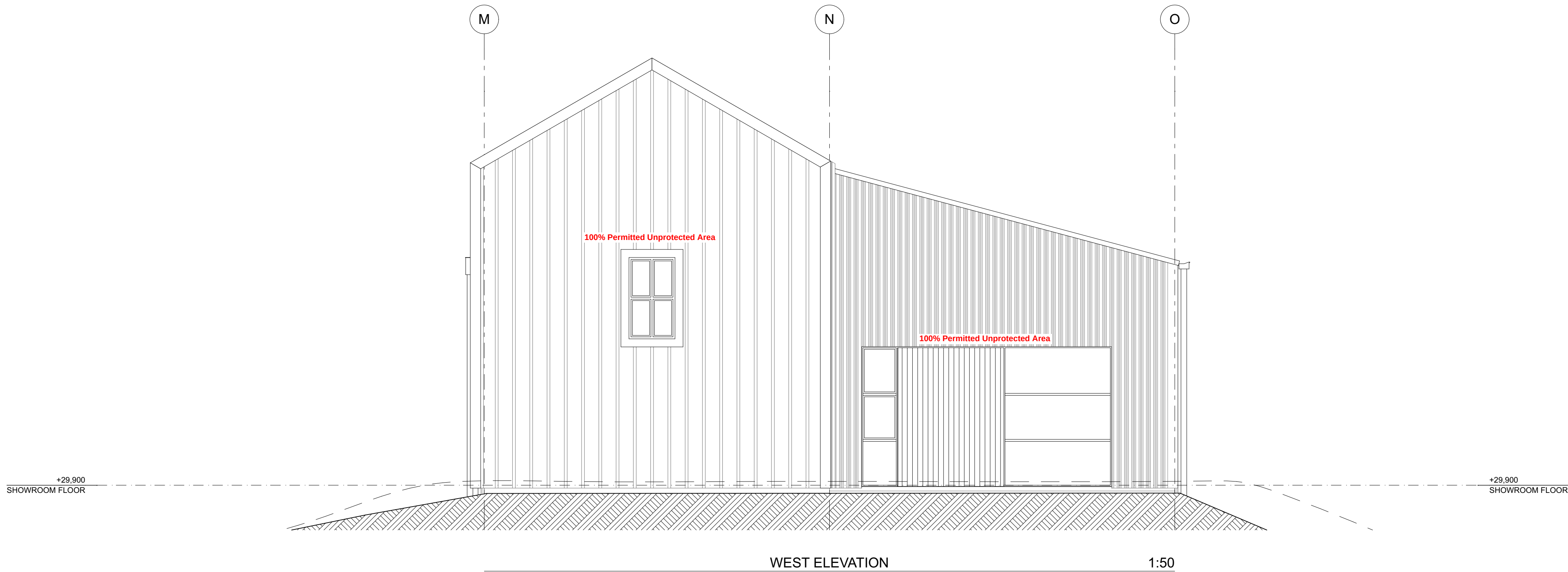
THREE BLOKS LTD

MATAKANA SAWMILL

362 MATAKANA VALLEY ROAD
MATAKANA

SHEET TITLE: ELEVATIONS - FIRE ENGINEERING
REVISION #: A: SKETCH DESIGN
ISSUED: 28/09/17
PROJECT #: 14025

FE-006



202 CAMES ROAD, R.D. 5 WELLSFORD 0875
NEW ZEALAND

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ELEVATIONS - FIRE ENGINEERING

THREE BLOKES LTD

MATAKANA SAWMILL

362 MATAKANA VALLEY ROAD

MATAKANA

SHEET TITLE:

REVISION #:

SHEET

A: SKETCH DESIGN

ISSUED:

28/09/17

PROJECT #:

14025

FE-007



ROOF PLAN

1:50

FE-008

ROOF PLAN - FIRE ENGINEERING

THREE BLOKES LTD

MATAKANA SAWMILL

362 MATAKANA VALLEY ROAD

MATAKANA

SHEET TITLE:	REVISION #:
SHEET	A: SKETCH DESIGN
ISSUED:	28/09/17
PROJECT #:	14025



MCE
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NEW ZEALAND

~ p: 09 431 5580
~ e: colin@campbell-registered-architects.co.nz
~ w: www.campbell-registered-architects.co.nz

From: Manoj Chandrappa
Sent: Wednesday, 22 March 2023 4:59 pm
To: c.campbell.architect@xtra.co.nz
Subject: BCO10364430 - 362 Matakana Valley Road Matakana 0985 - DE RFI
Attachments: BCO10364430-DE Request for further information 1st letter-Y_AC1989.pdf

Hi Colin,

Hope you are well.

Please find the attached RFI letter for the BC application mentioned above.

Kind Regards

Manoj

Manoj Chandrappa | Development Engineer
Regulatory Engineering | Orewa
Mob 0272180214
Auckland Council, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: Manoj Chandrappa
Sent: Wednesday, 17 May 2023 4:55 pm
To: c.campbell.architect@xtra.co.nz
Subject: BCO10364430 - 362 Matakana Valley Road Matakana 0985 - DE RFI
Attachments: BCO10364430-DE Request for further information 1st letter-Y_AC1989(02).pdf

Hi colin,

Hope you are well.

Please find the attached RFI letter in regards to the revised SW discharge device for the BC application mentioned above.

Kind Regards

Manoj

Manoj Chandrappa | Development Engineer
Regulatory Engineering | Orewa
Mob 0272180214
Auckland Council, 50 Centreway Road, Orewa
Visit our website: www.aucklandcouncil.govt.nz

From: [Iksun Yang](#)
To: ["c.campbell.architect@xtra.co.nz"](mailto:c.campbell.architect@xtra.co.nz)
Cc: ["kimmunro362@gmail.com"](mailto:kimmunro362@gmail.com)
Subject: BCO10364430, 362 Matakana Valley Road Matakana - BA RFI
Date: Wednesday, 12 April 2023 4:00:00 pm
Attachments: [Page 3 of application form.pdf](#)
[AC1129 List of approved specified systems included in the building consent.pdf](#)
[BCO10364430 RFI Building Assessment.pdf](#)

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

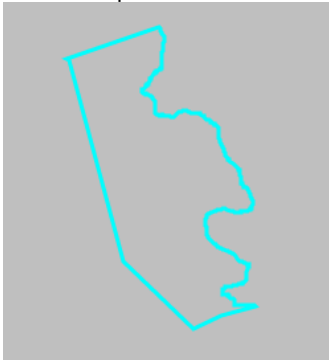
Visit our website: www.aucklandcouncil.govt.nz



Project detail:

Application Number	BCO10364430	Date of Request	05 Apr 2023
Site Address	362 Matakana Valley Road Matakana 0985		
Brief Description of Application	DBC - Replacement market sheds and 10 workshops including toilet facilities		
Link to Application	U:\COO\Building Control\Northern Building Control\BC Consents - OREWA\Live BCs Processing\BCO10364430 - 362 Matakana Valley Road		
Other Project Reference (if applicable)			
Regulatory Engineer	Nicole Li	Engineer Contact #	
Application Type (please select)	BCO		
If Resource Consent, please provide processing planner name and contact:			
Name:			
Email Address:			

Detail of Request:

Expected time frame	Within 5 days, Please note: min 5 working days required, if a shorter timeframe is necessary, please discuss directly with allocated Geotechnical Specialist.
Expected number of hours spend on the review	No restrictions Please note: if additional time required, the Geotechnical Specialist shall advise.
Request description	The part of proposed site falls into the liquefaction category "Undetermined"; please review the proposal and advise if Council should request further Geotechnical information from the applicant 
Expected Output (please select all that apply)	

Geotechnical Memo -

Email Input

Conditions of Consent –

Hearing Attendance

Meeting Attendance

Other: _____

12 April 2023

Colin Bruce Campbell
202C Cames Road
RD 5
Wellsford 0975

Dear Sir/Madam

Building consent number: BCO10364430
Address: 362 Matakana Valley Road Matakana 0985
Description: DBC - Replacement market sheds and 10 workshops including toilet facilities – **update required**
Area office: Orewa

Request for further information

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

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

Please provide a cover letter and relevant information addressing all the items below;

General requirement

1. Please confirm each workshops will have a unit title or the whole building will be owned and operated by one owner. Please note that, if in case of the workshops will have a unit title, then further assessment is required in regards to NZBC B1, B2 and C, and additional information will be requested.
[05/05/2023 Accepted – the applicant confirmed that the building is to be owned and operated by the sole owner.](#)
2. Please revise the description of building work on page 3 of application form. Note that, the description should clearly define the type of building work, intended use and extent of building work clearly and accurately.

Description of the building work: Replacement market sheds, 10 workshops including toilet facilities

The description below is as an example, please also address the RFI item 3 and complete the description. Page 3 of application form attached for your use and return.

New two market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 - 2 x retail/workshops. On-site waste water system, stormwater control devices and associated site works.

05/05/2023 Accepted – DOW updated.

3. Please confirm/explain the main activity of each workshop and revise the name of each spaces appropriately on floor plans.

- If they are operated as a retail purpose as described in fire report, the space name as “workshop” only is inappropriate. Please add/revise the name more appropriately (e.g. retail/workshop 1...etc).

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- If only certain workshops are use as retail purpose, please define the spaces with naming on plans accurately.

05/05/2023 Accepted – the space named as workshop/retail xx on revised sheet 102 and 114

- Note that, the waste water report provided states the building use as ‘office’. Please confirm any of the spaces to be used as office purpose. If yes, please reflect this to the plans and revise all relevant documents (e.g. fire report, description of building work ...etc)

need to discussed with supervisor

3. The primary function of each space is “workshop” for the manufacture of handcrafts as per the resource Consent LUC60311264, with a minor use “retailing” these handcrafts and of associated products. We have revised the names of the spaces accordingly. All are to operate in the same fashion. There are no “offices”, the wastewater report page2 explains the use of that term is to give a comparable use of the toilet facilities to determine wastewater flow. Please see attached response from the Engineer.

09/05/2023 Not Accepted – 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

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:	Occupancy 'Office'	= 49l/person/day
refer Table 3.4 USEPA		

As per RC decision,

Land use consent for 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 markets are to operate from units within the two buildings, with shared lunchroom and toilet facilities for vendors.
- In addition 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.
- An extensive list of common handicraft examples found in an on-line search includes:
 - o Textiles: embroidery, quilting, tapestry, weaving,
 - o Woodcraft: wood-carving, wood-turning, furniture making,
 - o Papercraft: paper modelling, collage, papier-mache,
 - o Pottery and glass crafts: ceramics, mosaic art, glass blowing,
 - o Metalwork: jewellery-making, engraving, enameling, gilding
 - o Other: basket weaving, floral design, leatherwork, toy-making.

As there are no commercial kitchen has been shown on plan in this BC application, so the retail activity proposed can be accepted in line with RC decision.

10. No more than two people shall be involved in the manufacture of handicrafts in any one unit.

11. No business may occupy more than two units within the Market.

09/06/2023 Not Accepted – agent confirmed that the information is not yet ready

28/06/2023 Not Accepted – additional RFI issued via email

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer decision notes below.

4. Please clarify/explain why the number of occupants specified on application form, fire report and waste water report are not matched.

Commercial						
Building Use	Number of occupants					
		Commercial Market Shed				
		19				
		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		
Occupancy Allowances:						
refer Table 3.4 USEPA	Occupancy 'Office' = 19 employees					

need to discussed with supervisor

4. Toilet facilities are based on the numbers of STAFF. Fire report has to allow for the total number of occupants which includes CUSTOMERS as well as staff.

09/05/2023 Not Accepted – 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.

09/06/2023 Not Accepted – 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.

27/06/2023 Accepted – revised AC1129 provided – total number of occupancy as per fire report

5. Please note that, in case if owner wants to restrict number of occupants on the proposed buildings,
- 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
- need to discussed with supervisor

5. Refer to above. There is no need to restrict occupancy.

09/05/2023 Not Accepted – 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

08/06/2023 Accepted – the occupancy limitation note added on revised site plan sheet 101

6. Please note that, the Memorandums (COWs) provided are not applicable to commercial project. This document will be discarded from this file. For your information only.

05/05/2023 Accepted – file discarded as confirmed by agent

7. Please indicate finished ground levels on site plan (sheet 101) – the spots of FGL should be around the proposed buildings, carparks, driveways, effluent field area ...ect. You may provide an enlarged part site plan for clear siting datum information.

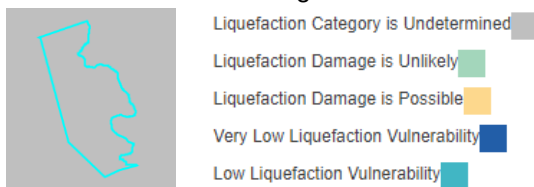
05/05/2023 Accepted – FGL indicated on additional enlarged site plan (sheet 01.1)

B1 Structure

8. Please note that, proposed site falls into Liquefaction category 'Undetermined area' as per Council GIS. This RFI has been raised by our geotechnical engineer after Liquefaction review.

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. Alternatively, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.



Email sent to GE for re-check review

09/05/2023 Not Accepted – 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.

12/05/2023 Accepted – RFI item removed as confirmed by GE

9. Please confirm any specific engineer's design is required for the pipe penetration to the footings.

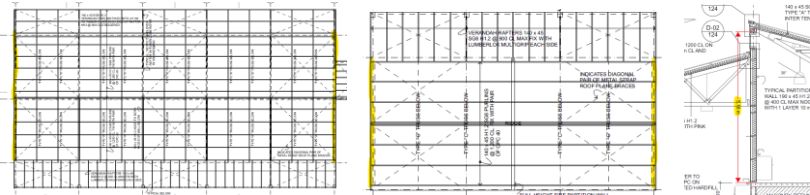


05/05/2023 Accepted – additional service penetration requirement note added on revised plans

(sheet 107, 112, 117 and 122) as confirmed by engineer.

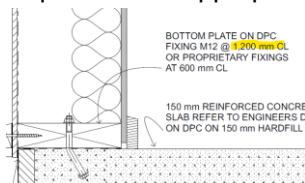
10. Please provide gable end wall framing requirement on plan to show compliance to NZBC B1. Please note that, no gable end trusses have been provided as per the roof framing plans (shed 1 – sheet 109 and shed 2 – sheet 119) provided.

If full height stud to be used, the max. wall stud height will be greater than 5M (for shed 1) and this is outside scope of NZS3604:2011. So please provide engineer design (including PS1 and supporting calculation) by qualified engineer who is registered in Auckland Council Producer Statement Autor list with covering NZBC B1.



05/05/2023 Accepted – external wall framing calculation provided by engineer, the note added on revised sheet 102 and 114 added

11. Please clarify the bottom plate fixing requirement, if the means of compliance is to 7.5.12.1 b), then specify all required information as per 7.5.12.1 b) and fig 7.21 of NZS3604:2011, otherwise remove the spacing requirement of 1200mm crs from the detail D-07 of sheet 127 as 600mm spacing requirement is appropriate for the fixing to masonry header blocks.



05/05/2023 Accepted – additional note added on revised detail D-07

12. Please clarify the top plate fixing requirement on plan whether the fixing can be used as per NZS3604:2011 or the fixing requires engineering design. If so, please provide detail/requirement on plans clearly to show compliance to NZBC B1.

05/05/2023 Accepted – Bowmac top plate fixing (equivalent to type B fixing) note added to revised sheet 102 and 114 and manufacturer's technical specification also provided.

13. Please provide types, sizes and fixings of the lintels for the doors and windows openings on plans to show compliance to NZBC B1.

05/05/2023 Accepted – lintel size and fixing type provided on revised sheet 108 and 118 in accordance with table 8.9 of NZS3604:2011 or as per engineer's requirement (engineering calculations provided) and lintel fixing installation added on sheet 135 as per Studlok

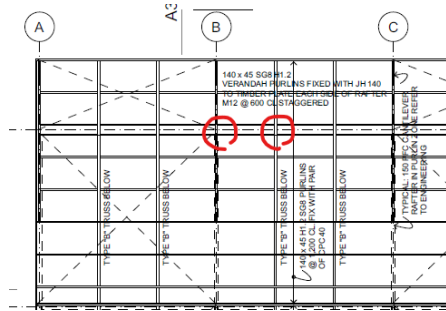
14. Please provide manufacturer's installation instruction for selected wall bracing elements (i.e. GS1-N and GS2-N) on sheet A401.

05/05/2023 Accepted – manufacturer's installation instruction for selected wall bracing elements added on sheet 134

15. Please provide/clarify the cantilevered roof framing members and connection to trusses or rafters on plan to show compliance to NZBC B1.

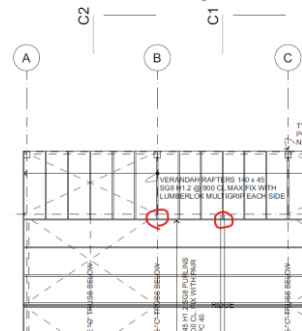
- For shed 1 - provide project-specific connection/fixing details as the roof framing connections on grid A, B, C, D, E and F, and the connections between grids could be

different,



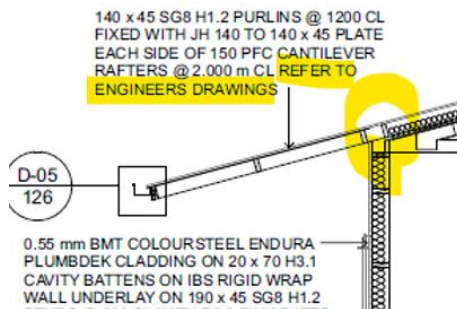
05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109

- For shed 2 - provide project-specific connection/fixing details as the roof framing connections on grid C2, B, C and D, and A and C1 could be different



05/05/2023 Accepted – type C truss fixings as per engineer's requirement, detail A-A on sheet S205 checked ok. And the verandah rafter to post fixing refer detail D-03 on sheet 125

- The note on section A3 stated refer to engineering drawing, but no connection details provided between trusses and verandah purlins and rafters.



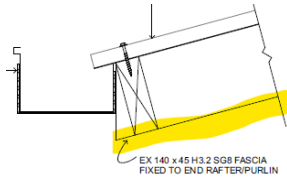
05/05/2023 Accepted – detail D5 on sheet S205 checked ok. And agent confirmed that the 150 PFC to be placed on top of trusses @2M to all the cantilevered roof – this has been indicated/revised on sheet 109

- 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.

16. Please provide notes on sections CC on sheet 116 to be able to identify the requirement of internal linings and fixings.

05/05/2023 Accepted – internal linings and fixings note added on revised sheet 116, GIB linings ok

17. Please 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.

B2 Durability

18. Please provide general fixing requirement on plan in accordance with table 4.1/4.3 of NZS3604:2011.

05/05/2023 Accepted – table 4.1/4.3 of NZS3604:2011 added on additional sheet 136

C Fire protection

19. Please clarify the internal fire / smoke separation is required or not (for both shed 1 and shed 2). Note that, the paragraph 8.1 of fire report provided stated that, “No internal fire separations are required or proposed”, however, the floor plans attached in fire report show the fire rated walls (GBT60a).



05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

20. As the information provided on fire report is contradictory, it is unclear at this stage, but in case if the internal fire wall is required, please confirm the fire separation is related with means of escape.

05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

21. Please confirm and address the RFI item 1, 19 and 20 and revise the fire report consistently and reflect the changes on plans if necessary/required.

Please note that, full review will be carried out again as per your explanation, and the RFI in relation to NZBC C may be added at later stage.

05/05/2023 Accepted – agent confirmed that no fire separation is required, and unnecessary note removed from the plans

22. Please demonstrate the requirement of hard-standing for FENZ vehicles in accordance with paragraph 6.1.1 of C/AS2.

09/05/2023 Not Accepted – the location for FENZ vehicles can be identified as per the drawings Fire #1 to #3, but please also provide the load bearing capacity

08/06/2023 Accepted – engineer's confirmation provided – refer email from Hutchinson engineer

D1 Access

23. Please demonstrate/indicate the items listed below on plans to show compliance to NZBC D1.

- the principal/accessible entrance and connections on accessible paths,

05/05/2023 Accepted – accessible entrance and paths indicated on additional site plan sheet 01.1

- the finished levels on the paths,
05/05/2023 Accepted – FFLs indicated on additional site plan sheet 01.1
- accessible travel path from accessible carpark to each workshops,
05/05/2023 Accepted – accessible travel path from accessible carpark to each workshops checked on additional site plan sheet 01.1
- accessible travel path from each workshops to the accessible toilet,
05/05/2023 Accepted – accessible travel path from each workshops to the accessible toilet checked on additional site plan sheet 01.1
- slip resistance of surface finish,
05/05/2023 Accepted – confirmed as concrete surface finishes
- gradient and width of accessible paths

1.3.2 Accessible entrance

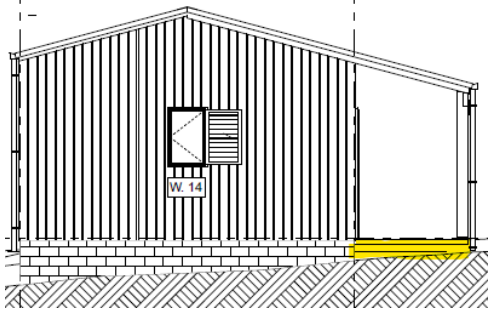
An entrance to a facility or establishment served by the car park, suitable for pedestrian or wheelchair use by people with disabilities.

1.3.3 Accessible travel path

An uninterrupted path of travel to or within a building providing pedestrian or wheelchair access for people with disabilities from a parking space to all required facilities.

05/05/2023 Accepted – gradient are max. 1:20, ok. And widths are sufficient.

05/05/2023 Not Accepted – Drop to side of verandah paving Shed 2? NZS 4121 par. 6.2.1



09/06/2023 Not Accepted – 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.

27/06/2023 Accepted – accessible travel path revised, uninterrupted path of travel is possible

24. Please provide/specify the gradient on the path from the upper level to lower level, this is an accessible route as the accessible toilet will be located in lower level - refer South and North elevation.

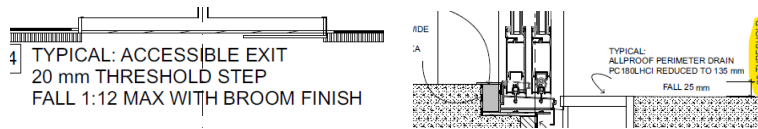


05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1. The North elevation gradient is not applicable for the accessible route

25. If the gradient is greater than 1 in 20 for the accessible route, then accessible ramp will be required. So, provide accessible ramp in accordance with NZBC D1/AS1 or NZS4121:2001.

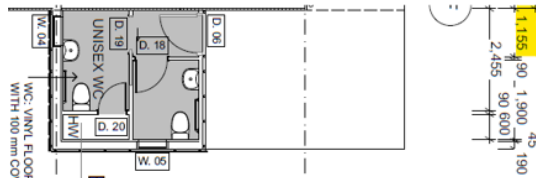
05/05/2023 Accepted – the gradient confirmed and noted as 1:20 on sheet 01.1

26. Please revise the max threshold levels specified on detail D-08 on sheet 127. This should be 20mm as noted on floor plans and in accordance with paragraph 1.3.2 of D1/AS1.



05/05/2023 Accepted – the note (detail D-08 on sheet 127) revised as 20mm

27. Please re-design the width of accessible toilet corridor as this do not meet the required width of accessible route (i.e. 1200mm).

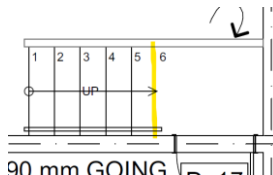


05/05/2023 Accepted – toilet layout revised and the width of corridor is 1200mm

28. Please demonstrate/clarify how paragraph 4.1.7 (Visible/contrasting nosing on stair treads) to be achieved.

05/05/2023 Accepted – Ecoglo F15-175 noising provided – refer emergency lighting plan provided by Ecoglo

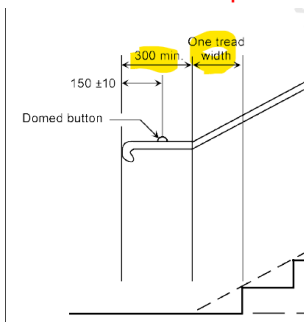
29. Please indicate the step separation clearly – no lines indicated between step 5 and 6.



05/05/2023 Accepted – revised plan (sheet 102) checked ok.

30. Please provide accessible handrail detail/requirement (e.g. extensions ...etc) on plan in accordance with fig.25 of D1/AS1.

09/05/2023 Not Accepted – the extension requires 300mm plus one tread width



09/06/2023 Accepted – detail provided on revised sheet 133

31. Please provide handrail profile detail on plan in accordance with fig.26 of D1/AS1.

05/05/2023 Accepted – 501 dia handrail note (in accordance with fig.26 of D1/AS1) added on section B-B on sheet 106

32. Please demonstrate how the glazing doors to provide adequate visibility (manifestation) in accordance with 7.0.4 of D1/AS1.

09/05/2023 Not Accepted – indicate the height of glazing areas on sheet 131

09/06/2023 Not Accepted – 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

7.0.4 Visibility – Doors which swing in both directions shall incorporate glazing to provide adequate visibility for a *person* using the door.

Acceptable glazing is shown in Figure 28.

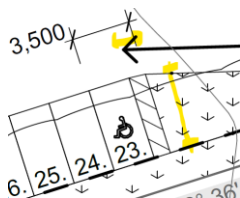
Accessible doors shall be of a colour that contrasts with their surroundings.

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.

27/06/2023 Accepted – manifestation in accordance with NZS4223:2016 – refer revised door schedule (sheet 130 and 131)

33. Please indicate the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.



05/05/2023 Accepted – dimensions added on revised sheet 101, the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.

34. Please clarify how compliance is achieved with the NZBC clause G5.3.4 for the proposed new counter/ reception. If the workshops will be used as retail purpose, new counter/ reception desk need to be placed in every workshops. So provide the details of the accessible reception desk on plan.

G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be accessible.

09/05/2023 Accepted – the agent confirmed that no reception counter are proposed

E1 Surface water

35. Please clarify/indicate the existing and new paved areas and sizes clearly on site plan and demonstrate how the surface water to be controlled and discharged on plan to show compliance to NZBC E1.

05/05/2023 Accepted – 6 x 600mm dia sump (equivalent to type 2 water sump) provided – refer sheet 01.1

36. Please provide drainage plan and show all the storm water drainage connections from the proposed buildings, paved surface ground, water tanks, dispersal trench and existing natural watercourse as per the recommendation of geotechnical investigation report.

05/05/2023 Accepted – storm water drainage connections provided on sheet 101.1, and discharged to the on-site rock spill outlet (detail shown on sheet 122) as per engineer's requirement.

37. Please indicate the location of stormwater dispersal trench (i.e. T bar diffuser as detail provided on sheet 122) on site plan and confirm the size of selected T bar diffuser is sufficient for the control the surface water.

05/05/2023 Not Accepted – the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox, please provide stormwater report and justification from suitable qualified engineer and confirm the proposed disposal devices are appropriate to control the surface water – check with DE

RECOMMENDATIONS

1. All stormwater runoff from
 - the building site
 - tank overflows
 - hardstand areas
 - surface and subsoil drainage

should be collected into a sealed stormwater system and discharged through a suitable scour resistant outlet well clear of the building site and into the existing natural watercourse.

Concentrated stormwater flows should not be allowed to discharge close to the building(s) or onto sloping ground within the vicinity of the building site. This would be detrimental to foundation conditions and slope stability.

All pipes at the inlet, between and at the outlet of water tank(s) should have flexible connections.

09/06/2023 Accepted – civil engineer (Hutchinson Engineer Ltd) written confirmation checked, ok.

This office does not recommend the dispersal systems outlined in the Countryside Living Toolbox – Stormwater Management Device Design Details (T bar Diffuser or Dispersal Trench) in light of the recent storm events and observations made from their poor performance. Dispersal trenches and T-bar diffusers cause instability and worsen silt deposition. We recommend a direct discharge pipe with an energy dissipating concrete bound rock spawl outlet at the lowest point of the site or alternatively to an existing overland flow path.

38. Please confirm new water tank to be installed for the new proposed sheds, if so, indicate the location of water tank on site/drainage plans. If any existing water tank to be remained and supply water to the new sheds, please indicate/note the existing water tank/water supply on plans.

05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE

39. Please provide note for the roof plan of shed 2 and specify the size and type of gutter, roof type and falls...etc. No note provided on sheet 121.

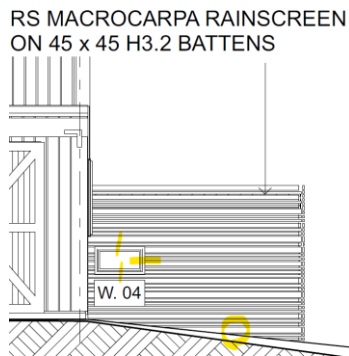
05/05/2023 Accepted – notes for roofing added on revised sheet 121

E2 External moisture

40. Please provide E2 risk scores on plan as per table 1 and 2 of NZBC E2/AS1.

05/05/2023 Accepted – E2 risk scores added on sheet 103 and 104 for shed1, and sheet 115 for shed 2 as per table 1 and 2 of NZBC E2/AS1. The worst case of score for shed 1 is 12 point and 7 point for shed 2.

41. Please provide wall cladding clearances detail for Macrocarpa rainscreen with Hardi-flex cladding in accordance with figure 65 and table 18 of NZBC E2/AS1.



05/05/2023 Accepted – the agent confirmed that, the macrocarpa rain screen is decorative purpose only. And the masonry wall base is 1M high, so wall cladding clearance meet the requirement – section BB on sheet 106 checked ok. Also wall cladding clearance detail for hardiflex sheet provided on sheet 28.1.

42. Please provide window head, jamb and sill details for trapezoidal profiled metal cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – window head, jamb and sill details for trapezoidal profiled metal cladding added on additional sheet 128

43. Please provide roller door head, jamb and sill details on plan to show compliance to NZBC E2.

05/05/2023 Accepted – roller door head and jamb detail provided on sheet 28.1

44. Please provide window head, jamb and sill details for Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – window head, jamb and sill details for Hardi-flex cladding provided on sheet 28.2

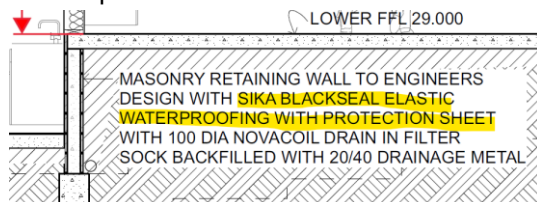
45. Please provide external corner wall junction of profiled metal cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – external corner wall junction of profiled metal cladding provided on sheet 28.2

46. Please provide internal corner wall junction between profiled metal cladding and Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.

05/05/2023 Accepted – internal corner wall junction provided on sheet 28.3

47. Please provide manufacturer's technical literature for the selected tanking as noted on sheet 105.



05/05/2023 Accepted – manufacturer's technical literature provided.

E3 Internal moisture

48. Please confirm the sink and toilet area wall lining finishes and provide sanitary fixtures to wall junction detail to show compliance to paragraph 3.1.2 and 3.2.2 of E3/AS1.

09/05/2023 Accepted – the wet area wall lining note added for the toilet area on revised sheet 102, but no information provided for the area of sink located at workshops, but accepted as low risk and

the sink area seal can be easily -checked by BFO

49. Please provide manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2.

05/05/2023 Accepted – manufacturer's technical test report provided for selected vinyl (Tarrasafe Ultra) comply with ISO9239

F2 Hazardous building materials

50. Please confirm and specify the means of compliance to F2 on plan.

05/05/2023 Accepted – standard (NZS4223.3) note specified on revised sheet 130 and 131

51. Please provide/indicate safety glazing requirement where required to demonstrate compliance to the performance requirements of F2 of the Building Code. Refer section 6 Low level glazing and unimpeded path of travel, wet area glazing, and table A1 and table 7 of NZS4223.3:2016.

05/05/2023 Accepted – glazing type noted as toughened safety glass on revised sheet 130 and 131

G1 Personal hygiene

52. Please provide accessible toilet door requirement (height of door handle) on plan as per figure 28 of NZS 4121:2001.

05/05/2023 Accepted – accessible toilet door detail provided on additional sheet 133 as per figure 28 of NZS 4121:2001.

53. Please provide plan view of the accessible toilet and shows the required information (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001.

05/05/2023 Accepted – accessible toilet provided on additional sheet 133 as per figure 27 of NZS 4121:2001.

G4 Ventilation

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 accepted as the size of each workshop is approx.. 35 sq.M only

G9 Electricity

55. Please provide light switches and plug sockets requirement on plan for use by a person with a disability in accordance with section 2.0 of G9/AS1.

05/05/2023 Not Accepted – 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

09/06/2023 Accepted – door handle height note (i.e. 1000mm above FFL) added on revised sheet 113 and 123 in accordance with section 2.0 of G9/AS1.

56. Please revise the sheet 123 as the notes on sheet 123 are cut off.



05/05/2023 Accepted – revised sheet 123 provided checked ok.

G12 Water supplies

57. Please confirm what is the source of water supply to the proposed buildings. If new water tank to be installed, indicate the location, capacity and type of water tank. If there is any existing source of water supply on site, please indicate/note on plan.

05/05/2023 Accepted – the agent confirmed that no new water tank proposed and water supply by existing bore, also confirmed this has been accepted by DE

58. Also confirm the water will be used as portable purpose, if so, please confirm the proposed portable water supply satisfy G12.3.2, and demonstrate water supply pipe material, diameter, specification and devices which prevent from any possible contamination (i.e. UV filtration) on plan to show compliance.

05/05/2023 Accepted – RFI removed refer comment on RFI item 57

59. Please provide manufacturer's technical specification for the UV filtration. Note that, as the building will be used by public, so installation of UV filtration is necessary.

05/05/2023 Accepted – RFI removed refer comment on RFI item 57

60. Please confirm the source of hot water supply for the proposed shed 2, if hot water to be planned to be supplied, then indicate the source.

05/05/2023 Accepted – under bench HWC note checked on sheet 123

G13 Foul water

61. Please note that, the on-site waste water design will be reviewed by our specialist team. Will provide update if any further information is required.

re-check request sent to specialist

Your RFI reply stated "refer to waste water engineers / Geotech response, no such response provided

61. Refer to the Wastewater Engineers response, Refer to the Geotech response and attached bore logs.

09/06/2023 Not Accepted – agent confirmed that the information is not yet ready

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Refer decision notes below.

G15 Solid waste

62. Please confirm/explain the solid waste arising from the intended use of the buildings and explain the procedure of how to dispose the waste to satisfy the provisions of NZBC G15.

09/05/2023 Accepted – 1.8m high screen fence indicated on revised site plan (sheet 101)

And the Trade Waste Bylaw is applicable for when the waste water discharge to public reticulation

Type of trade premises	Minimum requirements
	(i) prevent hair and other solid materials from entering the public wastewater system; and (ii) collected material is emptied into a bin for disposal. Discharge of concentrated, hazardous or prohibited substances to the public wastewater system is not permitted.
Carpet cleaners	20 micron or smaller filtration system.
Cooling towers	Discharge not to exceed 500 litres an hour
Crafts (ceramic, pottery, jewellery, gem stones etc)	Sedimentation tank Requirements: (i) solid particles must be removed from the wastewater; (ii) sedimentation tank must be maintained appropriately and routinely serviced for optimal operation; and (iii) service records must be retained for 5 years and may be requested by council.

H1 Energy efficiency

63. Please revise the glazing R-value on H1 report and plans provided as the R-value specified as R0.33 is not comply with current version of acceptable solution. The minimum requirement is R0.37 as per table 2.1.2.2C of H1/AS1.

09/05/2023 Not Accepted – glazing R-value revised to R0.37 on plans (sheet 130 to 132), and H1 report also revised, but manufacturer's confirmation/literature required

09/06/2023 Not Accepted – 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.

27/06/2023 Accepted – construction R-value calculations provided by Design Navigator, total heat loss less than reference and glazing R-value as 0.34 comply with table 2.1.2.2B of H1/AS2

28/06/2023 Not Accepted – construction R-value calculation for shed 2 roof is not provided

21/07/2023 Accepted – confirmed the R value calculation for shed 2 is the same as for shed 1

Specified system

64. 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.

08/05/2023 Not Accepted – AC1129 provided, but max occupancy and building use not specified.

Building total Maximum occupancy:		B A
Current, lawfully established use:		F g

09/06/2023 Not Accepted – 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

E
/

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	☐ 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	☒ (specific design solution)	☐	☒	☐	☐
	Please see the attached compliance schedule information by Ecoglo					

27/06/2023 Accepted – revised AC1129 provided, the performance standard part checked ok.

On-site waste water RFI issued via email on 28 Jun 2023

- 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

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The number of units and sizes of each building and toilet facilities information updated.

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

Occupancy Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 19 employees
Flow Allowances:		
refer Table 3.4 USEPA	Occupancy 'Office'	= 49l/person/day

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. The building use updated.

- 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.

03/08/2023 Accepted – revised waste water report provided in line with the proposal of this BC application. Confirmed and specified the selected on-site waste water system as CleanStream system

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	

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application.

5. If you have decided to install the CleanStream system, please provide manufacturer's technical literature and installation instruction.

19/07/2023 Accepted – manufacturer's technical literature of CleanStream system provided.

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

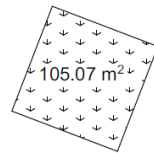
Legal Status of Activity	Permitted: ☒ Controlled: ☐ Discretionary: ☐
Relevant Regional Rule(s) [Note 1]	
Total Property Area (m ²)	26,000m ²

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Regional rule specified as E5.6.2.4 as per LUC60311264

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 (m ²)	155
Percentage of Primary Disposal Area (%)	50



WASTEWATER TREATMENT
RESERVE FIELD

03/08/2023 Accepted – reserve area indicated on site plan (sheet 101)

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)
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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.

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. Total daily production calculated/specified include new (931L) and existing(680L)

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

19/07/2023 Accepted – confirmed this is a separate system

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.

19/07/2023 Accepted – waste water specialist confirmed that DE has previously approved the Site Specific Hydraulic Analysis which concludes that the proposed wastewater field is above the 1 in 20 year flood plain.

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):		

03/08/2023 Accepted – revised TP58 Appendix E form provided checked ok, all sections completed in full provided in line with the proposal of this BC application. The water bores clearance distance specified as 20+M. And the existing water bores indicated on revised site plan (sheet 100) and confirmed no risk of contamination.

Important notes:

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

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

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ik Sun Yang', with a long horizontal flourish extending to the right.

Ik Sun Yang
Building Surveyor
BUILDING CONSENTS

Email: IKSUN.YANG@AUCKLANDCOUNCIL.GOV.T.NZ

12 April 2023

Colin Bruce Campbell
202C Cames Road
RD 5
Wellsford 0975

Dear Sir/Madam

Building consent number: BCO10364430
Address: 362 Matakana Valley Road Matakana 0985
Description: DBC - Replacement market sheds and 10 workshops including toilet facilities — **update required**
Area office: Orewa

Request for further information

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

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

Please provide a cover letter and relevant information addressing all the items below;

General requirement

1. Please confirm each workshops will have a unit title or the whole building will be owned and operated by one owner. Please note that, if in case of the workshops will have a unit title, then further assessment is required in regards to NZBC B1, B2 and C, and additional information will be requested.
2. Please revise the description of building work on page 3 of application form. Note that, the description should clearly define the type of building work, intended use and extent of building work clearly and accurately.

Description of the building work: Replacement market sheds, 10 workshops including toilet facilities

The description below is as an example, please also address the RFI item 3 and complete the description. Page 3 of application form attached for your use and return.

New two market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 - 2 x retail/workshops. On-site waste water system, stormwater control devices and

associated site works.

3. Please confirm/explain the main activity of each workshop and revise the name of each spaces appropriately on floor plans.
 - If they are operated as a retail purpose as described in fire report, the space name as “workshop” only is inappropriate. Please add/revise the name more appropriately (e.g. retail/workshop 1...etc).
 - If only certain workshops are use as retail purpose, please define the spaces with naming on plans accurately.
 - Note that, the waste water report provided states the building use as ‘office’. Please confirm any of the spaces to be used as office purpose. If yes, please reflect this to the plans and revise all relevant documents (e.g. fire report, description of building work ...etc)
4. Please clarify/explain why the number of occupants specified on application form, fire report and waste water report are not matched.

Commercial		Area ¹	Risk Group ²	Occupant Density (m ² /p)	Gross Area (m ²)	Occupant Load (p)
Building Use	Number of occupants	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
Commercial Market Shed	19					
Occupancy Allowances:						
refer Table 3.4 USEPA		Occupancy 'Office'		= 19 employees		

5. Please note that, in case if owner wants to restrict number of occupants on the proposed buildings,
 - 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
6. Please note that, the Memorandums (COWs) provided are not applicable to commercial project. This document will be discarded from this file. For your information only.
7. Please indicate finished ground levels on site plan (sheet 101) – the spots of FGL should be around the proposed buildings, carparks, driveways, effluent field area ...ect. You may provide an enlarged part site plan for clear siting datum information.

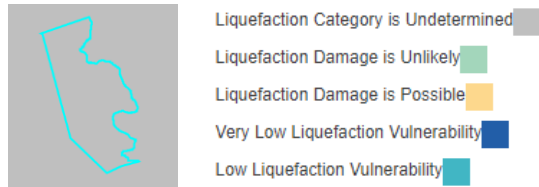
B1 Structure

8. Please note that, proposed site falls into Liquefaction category ‘Undetermined area’ as per Council GIS. This RFI has been raised by our geotechnical engineer after Liquefaction review.

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. Alternatively, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.

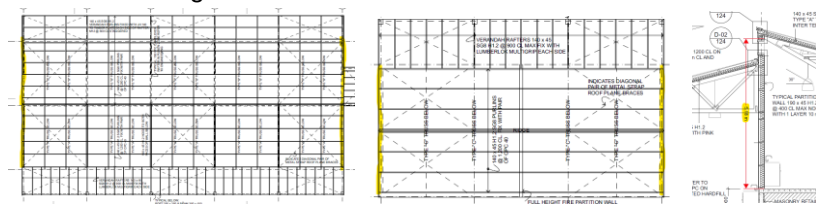


9. Please confirm any specific engineer's design is required for the pipe penetration to the footings.

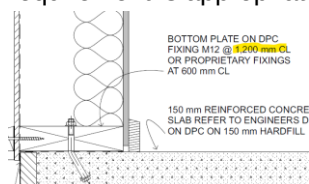


10. Please provide gable end wall framing requirement on plan to show compliance to NZBC B1. Please note that, no gable end trusses have been provided as per the roof framing plans (shed 1 – sheet 109 and shed 2 – sheet 119) provided.

If full height stud to be used, the max. wall stud height will be greater than 5M (for shed 1) and this is outside scope of NZS3604:2011. So please provide engineer design (including PS1 and supporting calculation) by qualified engineer who is registered in Auckland Council Producer Statement Author list with covering NZBC B1.



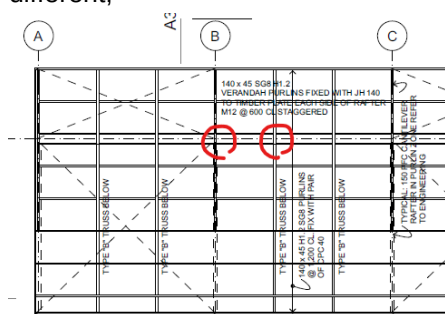
11. Please clarify the bottom plate fixing requirement, if the means of compliance is to 7.5.12.1 b), then specify all required information as per 7.5.12.1 b) and fig 7.21 of NZS3604:2011, otherwise remove the spacing requirement of 1200mm crs from the detail D-07 of sheet 127 as 600mm spacing requirement is appropriate for the fixing to masonry header blocks.



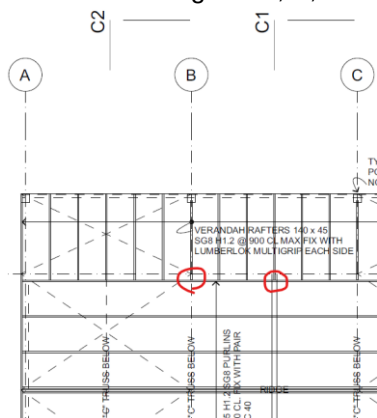
12. Please clarify the top plate fixing requirement on plan whether the fixing can be used as per NZS3604:2011 or the fixing requires engineering design. If so, please provide detail/requirement on plans clearly to show compliance to NZBC B1.

13. Please provide types, sizes and fixings of the lintels for the doors and windows openings on plans to show compliance to NZBC B1.
14. Please provide manufacturer's installation instruction for selected wall bracing elements (i.e. GS1-N and GS2-N) on sheet A401.
15. Please provide/clarify the cantilevered roof framing members and connection to trusses or rafters on plan to show compliance to NZBC B1.

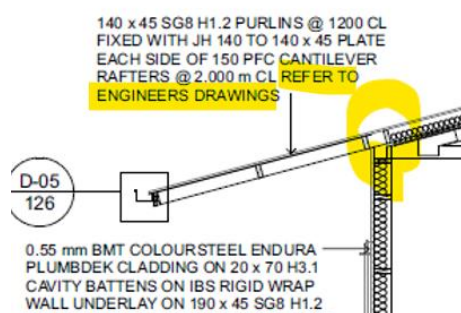
- For shed 1 - provide project-specific connection/fixing details as the roof framing connections on grid A, B, C, D, E and F, and the connections between grids could be different,



- For shed 2 - provide project-specific connection/fixing details as the roof framing connections on grid C2, B, C and D, and A and C1 could be different



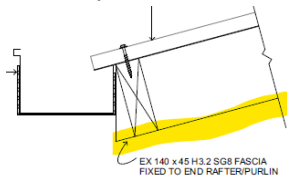
- The note on section A3 stated refer to engineering drawing, but no connection details provided between trusses and verandah purlins and rafters.



- Provide cross references on roof framing plans (sheet 109 and 119) to identify the details

16. Please provide notes on sections CC on sheet 116 to be able to identify the requirement of internal linings and fixings.

17. Please provide the eave lining and fixing information on detail D-05 on sheet 126



B2 Durability

18. Please provide general fixing requirement on plan in accordance with table 4.1/4.3 of NZS3604:2011.

C Fire protection

19. Please clarify the internal fire / smoke separation is required or not (for both shed 1 and shed 2). Note that, the paragraph 8.1 of fire report provided stated that, "No internal fire separations are required or proposed", however, the floor plans attached in fire report show the fire rated walls (GBT60a).



20. As the information provided on fire report is contradictory, it is unclear at this stage, but in case if the internal fire wall is required, please confirm the fire separation is related with means of escape.

21. Please confirm and address the RFI item 1, 19 and 20 and revise the fire report consistently and reflect the changes on plans if necessary/required.

Please note that, full review will be carried out again as per your explanation, and the RFI in relation to NZBC C may be added at later stage.

22. Please demonstrate the requirement of hard-standing for FENZ vehicles in accordance with paragraph 6.1.1 of C/AS2.

D1 Access

23. Please demonstrate/indicate the items listed below on plans to show compliance to NZBC D1.

- the principal/accessible entrance and connections on accessible paths,
- the finished levels on the paths,
- accessible travel path from accessible carpark to each workshops,
- accessible travel path from each workshops to the accessible toilet,
- slip resistance of surface finish,
- gradient and width of accessible paths

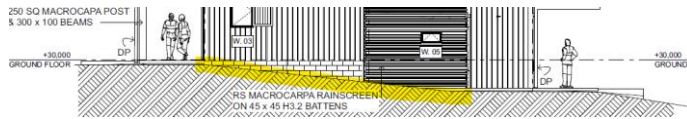
1.3.2 Accessible entrance

An entrance to a facility or establishment served by the car park, suitable for pedestrian or wheelchair use by people with disabilities.

1.3.3 Accessible travel path

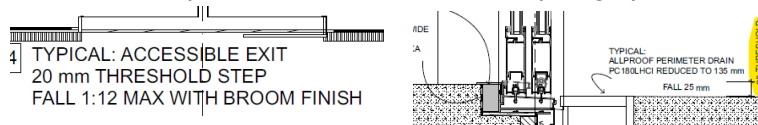
An uninterrupted path of travel to or within a building providing pedestrian or wheelchair access for people with disabilities from a parking space to all required facilities.

24. Please provide/specify the gradient on the path from the upper level to lower level, this is an accessible route as the accessible toilet will be located in lower level - refer South and North elevation.

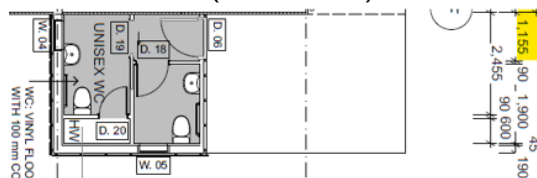


25. If the gradient is greater than 1 in 20 for the accessible route, then accessible ramp will be required. So, provide accessible ramp in accordance with NZBC D1/AS1 or NZS4121:2001.

26. Please revise the max threshold levels specified on detail D-08 on sheet 127. This should be 20mm as noted on floor plans and in accordance with paragraph 1.3.2 of D1/AS1.

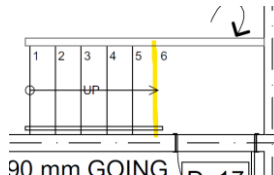


27. Please re-design the width of accessible toilet corridor as this do not meet the required width of accessible route (i.e. 1200mm).



28. Please demonstrate/clarify how paragraph 4.1.7 (Visible/contrasting nosing on stair treads) to be achieved.

29. Please indicate the step separation clearly – no lines indicated between step 5 and 6.

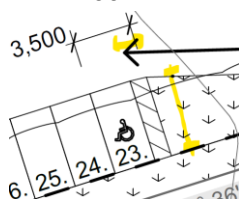


30. Please provide accessible handrail detail/requirement (e.g. extensions ...etc) on plan in accordance with fig.25 of D1/AS1.

31. Please provide handrail profile detail on plan in accordance with fig.26 of D1/AS1.

32. Please demonstrate how the glazing doors to provide adequate visibility (manifestation) in accordance with 7.0.4 of D1/AS1.

33. Please indicate the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.



34. Please clarify how compliance is achieved with the NZBC clause G5.3.4 for the proposed new counter/ reception. If the workshops will be used as retail purpose, new counter/ reception desk need to be placed in every workshops. So provide the details of the accessible reception desk on plan.

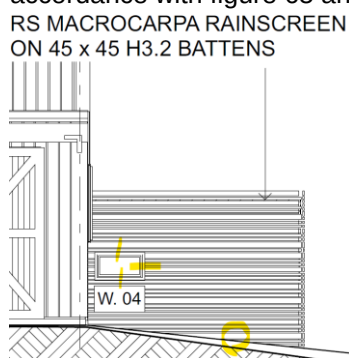
G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be accessible.

E1 Surface water

35. Please clarify/indicate the existing and new paved areas and sizes clearly on site plan and demonstrate how the surface water to be controlled and discharged on plan to show compliance to NZBC E1.
36. Please provide drainage plan and show all the storm water drainage connections from the proposed buildings, paved surface ground, water tanks, dispersal trench and existing natural watercourse as per the recommendation of geotechnical investigation report.
37. Please indicate the location of stormwater dispersal trench (i.e. T bar diffuser as detail provided on sheet 122) on site plan and confirm the size of selected T bar diffuser is sufficient for the control the surface water.
38. Please confirm new water tank to be installed for the new proposed sheds, if so, indicate the location of water tank on site/drainage plans. If any existing water tank to be remained and supply water to the new sheds, please indicate/note the existing water tank/water supply on plans.
39. Please provide note for the roof plan of shed 2 and specify the size and type of gutter, roof type and falls...etc. No note provided on sheet 121.

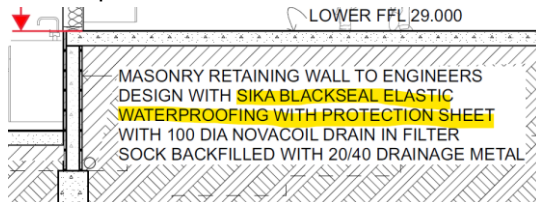
E2 External moisture

40. Please provide E2 risk scores on plan as per table 1 and 2 of NZBC E2/AS1.
41. Please provide wall cladding clearances detail for Macrocarpa rainscreen with Hardi-flex cladding in accordance with figure 65 and table 18 of NZBC E2/AS1.



42. Please provide window head, jamb and sill details for trapezoidal profiled metal cladding on plan to show compliance to NZBC E2.
43. Please provide roller door head, jamb and sill details on plan to show compliance to NZBC E2.
44. Please provide window head, jamb and sill details for Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.

45. Please provide external corner wall junction of profiled metal cladding on plan to show compliance to NZBC E2.
46. Please provide internal corner wall junction between profiled metal cladding and Macrocarpa rainscreen with Hardi-flex cladding on plan to show compliance to NZBC E2.
47. Please provide manufacturer's technical literature for the selected tanking as noted on sheet 105.



E3 Internal moisture

48. Please confirm the sink and toilet area wall lining finishes and provide sanitary fixtures to wall junction detail to show compliance to paragraph 3.1.2 and 3.2.2 of E3/AS1.
49. Please provide manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2.

F2 Hazardous building materials

50. Please confirm and specify the means of compliance to F2 on plan.
51. Please provide/indicate safety glazing requirement where required to demonstrate compliance to the performance requirements of F2 of the Building Code. Refer section 6 Low level glazing and unimpeded path of travel, wet area glazing, and table A1 and table 7 of NZS4223.3:2016.

G1 Personal hygiene

52. Please provide accessible toilet door requirement (height of door handle) on plan as per figure 28 of NZS 4121:2001.
53. Please provide plan view of the accessible toilet and shows the required information (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001.

G4 Ventilation

54. Please explain how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4.

G9 Electricity

55. Please provide light switches and plug sockets requirement on plan for use by a person with a disability in accordance with section 2.0 of G9/AS1.

[illegible]

57. Please confirm what is the source of water supply to the proposed buildings. If new water tank to be installed, indicate the location, capacity and type of water tank. If there is any existing source of water supply on site, please indicate/note on plan.
58. Also confirm the water will be used as portable purpose, if so, please confirm the proposed portable water supply satisfy G12.3.2, and demonstrate water supply pipe material, diameter, specification and devices which prevent from any possible contamination (i.e. UV filtration) on plan to show compliance.
59. Please provide manufacturer's technical specification for the UV filtration. Note that, as the building will be used by public, so installation of UV filtration is necessary.
60. Please confirm the source of hot water supply for the proposed shed 2, if hot water to be planned to be supplied, then indicate the source.

61. Please note that, the on-site waste water design will be reviewed by our specialist team. Will provide update if any further information is required.

62. Please confirm/explain the solid waste arising from the intended use of the buildings and explain the procedure of how to dispose the waste to satisfy the provisions of NZBC G15.

63. Please revise the glazing R-value on H1 report and plans provided as the R-value specified as R0.33 is not comply with current version of acceptable solution. The minimum requirement is R0.37 as per table 2.1.2.2C of H1/AS1.

64. 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.

- Please upload all documents to the online portal.
- This letter refers to NZ Building Code Clauses issues only. Other processors may still be reviewing your application and require further information.
- If your response results in changes to engineer designed plans, which are supported by a producer statement; the revised plans must be signed by the producer statement author.

- All changes should be clearly marked (i.e. clouded) on the revised plans and each sheet version controlled and dated.
- Council's policy requires that all information be provided within 20-working days or (one month) from the date of this letter. Failure to provide this information on time may result in the application being refused.

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

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Ik Sun Yang', with a long horizontal flourish extending to the right.

Ik Sun Yang
Building Surveyor

BUILDING CONSENTS

Email: IKSUN.YANG@AUCKLANDCOUNCIL.GOV.T.NZ

Building consent number: BCO10364430

Address: 362 Matakana Valley Road Matakana 0985

Description: New two market sheds for retail and workshop purpose. Shed 1 - 8 x retail/workshops and toilet facilities. Shed 2 - 2 x retail/workshops. On-site waste water system, stormwater control devices and associated site works.

Area office: Orewa

Learning outcome:

- Understanding of how to complete AC1129 – appropriate performance standards, and inspection, maintenance & reporting procedures on AC1129
- Understanding of general processing guidance including RFI format and wordings during RFI process
- Understanding of on-site effluent system checking with approved RC and project-specific requirement for current Building Consent
- Understanding of determine the number of required toilets as per 1.1.2 of NZBC G1/AS1
- Understanding of the term/requirement of 'accessible travel path' as defined in NZS4121 – an uninterrupted path of travel to or within building providing pedestrian or wheelchair access for people with disabilities from parking space to all required facilities
- Understanding of the fire rating requirement as per the ownership of the building - No fire rating is required between each units if the building own and operate by one owner
- Understanding of accessible handrail detail/requirement (e.g. extensions ...etc) in accordance with fig.25 of D1/AS1
- Understanding of adequate visibility (manifestation) in accordance with 7.0.4 of D1/AS1, and NZS4223.3:2016
- Understanding of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001.
- Understanding of internal wet area surface finishes (i.e. vinyl flooring) requirement as per table 4.5 of C/AS2 and the performance requirement of C.3.4 (b).
- Understanding of accessible toilet door requirement (height of door handle) as per figure 28 of NZS 4121:2001.
- Understanding of accessible toilet requirement (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001.
- Understanding of light switches and plug sockets requirement for use by a person with a disability in accordance with section 2.0 of G9/AS1.

Supervision record

07/08/2023 - Supervision received and items of checklist/AC1129 to be updated advised.

- Reason for decision note on checklist – more specific note and relevant clauses and paragraphs need to be referenced. E.g, the internal wet area surface product Vinyl (Tarrasafe Ultra) also need to be specified on checklist with what standard they were tested.
- AC1129 list of Specified System - All the sections that are not applicable need to be removed, specific procedures need to be listed, if applicable, otherwise this need to be

removed. And Performance Standard needs the full description of the document. No need to add Specified Systems in UX anymore, as per recent training

- RFI follow up email also need the standard RFI letter template as per the processing guidance (AC1133)
- Conditions on AC2326 need to be corrected

19/07/2023 - Supervision received and RFI items finalised. RFI issued.

- On-site waste water RFI items need to be addressed
- AC1129 need to be completed with appropriate performance standard, guidance AC1831

28/06/2023 - Supervision received and RFI items finalised. RFI issued.

- On-site waste water RFI
 - 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.
 - revise the building use as per current proposal (workshop/retail)
 - confirm the waste water system to be installed and revise the description in the report
 - update part F and G of TP58 Appendix E
 - provide manufacturer's technical literature and installation instruction
 - specify the AUP rule on TP58 Appendix E checklist
 - revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report
 - revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report
 - revise the reserve disposal area size and percentage as the information is not match with plan and TP58 report.
 - confirm/update the Total Daily Wastewater production. Note that, this should be for everything on the site, not just the two new buildings.
 - confirm the proposed waste water system is a separate system on the property, and confirm this is not combined system with existing.
 - 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.
 - indicate clearance to waterbore. And update the section 6 of part C of TP58 Appendix E checklist.
- Reported to planner as the number of car parking spaces have been increased from 20 to 29 (compared to approved RC)

26/06/2023 - Supervision received and RFI items finalised. RFI issued.

- to determine the number of required toilets as per 1.1.2 of NZBC G1/AS1 - 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.

09/06/2023 - Supervision received and RFI items finalised. RFI issued.

- On-site waste water pending
- total number of occupancy need to be clarified on application form, AC1129 and fire report
- 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
- manifestation strips need at least a height
- the H1 report provided is only for shed 1, no calculations provided for shed 2
- AC1129 still need to revised

09/05/2023 - Supervision received and RFI items finalised. RFI issued.

RFI items discussed and outstanding RFI items finalised

- Use of building - revise the waste water report with correct use of the building
- the total occupancy 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.
- The number of occupancy must be restricted based on the RC condition and for the proposed on-site waste water system - add signage on the building with the maximum occupancy of each spaces, and provide note on plan clearly including each space to state the maximum occupancy
- No response for liquefaction RFI
- the load bearing capacity for FENZ vehicles
- the drop to side of verandah paving of shed 2 as per elevation do not comply with paragraph 6.2.1 of NZS4121
- Accessible handrail not correct - the extension requires 300mm plus one tread width
- indicate the height of glazing areas on sheet 131 in accordance with 7.0.4 of D1/AS1.
- the stormwater disposal devices (i.e. concrete bound rock spall outlet shown on sheet 122) is outside scope of CountrySide Living toolbox – will be assessed by DE
- the hight of light switch still required
- on-site waste water report need to be revised
- manufacturer's literature to confirm the glazing to be used/installed are R0.37
- AC1129 comes with incomplete and no appropriate performance standards

11/04/2023 - Supervision received and RFI items finalised. RFI issued.

General items discussed

- Building complexity level confirmed as Com1

RFI items discussed

- Description of work should clearly describes the project
- Ownership of the building - confirm each workshops will have a unit title or the whole building will be owned and operated by one owner. No fire rating is required between each units if the building own and operate by one owner
- Unit titles - Fire rating between shops could be owner requirement for their tenants
- Need to clarify the main activity of each work shops, and named correctly
- Need to clarify the number of occupant
- liquefaction assessment requested to GE
- need to clarify the site levels
- confirmation required any specific engineer's design is required for the pipe penetration to the footings
- gable end wall framing requirement - greater than 5M and this is outside scope of NZS3604:2011
- clarify the bottom plate fixing requirement
- top plate fixing requirement
- lintel size and fixing type requirement
- manufacturer's installation instruction for selected wall bracing elements
- need to clarify the cantilevered roof framing members and connection
- internal linings and fixings requirement
- eave linings and fixings requirement
- general fixing requirement on plan in accordance with table 4.1/4.3 of NZS3604:2011
- clarify the internal fire / smoke separation is required or not – plans and fire report not matched
- confirm the fire separation is related with means of escape
- the requirement of hard-standing for FENZ vehicles in accordance with paragraph 6.1.1 of C/AS2
- the principal/accessible entrance and connections on accessible paths
- the finished levels on the paths
- accessible travel path from accessible carpark to each workshops
- accessible travel path from each workshops to the accessible toilet
- slip resistance of surface finish
- gradient and width of accessible paths
- If the gradient is greater than 1 in 20 for the accessible route, then accessible ramp will be required
- the max threshold levels (20mm) in accordance with paragraph 1.3.2 of D1/AS1.
- the width of accessible toilet corridor - required width of accessible route is 1200mm
- clarify how paragraph 4.1.7 (Visible/contrasting nosing on stair treads) to be achieved.
- indicate the step separation clearly
- accessible handrail detail/requirement (e.g. extensions ...etc) in accordance with fig.25 of D1/AS1
- handrail profile in accordance with fig.26 of D1/AS1
- the glazing doors to provide adequate visibility (manifestation) in accordance with 7.0.4 of D1/AS1
- the length of accessible carparking space as per the requirement of figure 7 of NZS 4121:2001
- NZBC clause G5.3.4 for the proposed new counter/ reception

- how the surface water to be controlled and discharged
- show all the storm water drainage connections from the proposed buildings, paved surface ground, water tanks, dispersal trench and existing natural watercourse
- indicate the location of stormwater dispersal trench and confirm the size of selected T bar diffuser is sufficient for the control the surface water
- confirm new water tank to be installed for the new proposed sheds
- if any existing water tank to be remained and supply water to the new sheds, please indicate/note the existing water tank/water supply
- specify the size and type of gutter, roof type and falls
- E2 risk scores as per table 1 and 2 of NZBC E2/AS1
- wall cladding clearances in accordance with figure 65 and table 18 of NZBC E2/AS1
- window head, jamb and sill details for trapezoidal profiled metal cladding
- roller door head, jamb and sill details
- window head, jamb and sill details for Macrocarpa rainscreen with Hardi-flex cladding
- external corner wall junction of profiled metal cladding
- internal corner wall junction between profiled metal cladding and Macrocarpa rainscreen with Hardi-flex cladding
- manufacturer's technical literature for the selected tanking membrane
- sink and toilet area wall lining finishes
- sanitary fixtures to wall junction detail to show compliance to paragraph 3.1.2 and 3.2.2 of E3/AS1
- manufacturer's technical specification for the internal wet area surface finishes (i.e. vinyl flooring as noted on floor plan) and confirm this product meet the requirement as per table 4.5 of C/AS2
- means of compliance to F2
- safety glazing requirement - section 6 Low level glazing and unimpeded path of travel, wet area glazing, and table A1 and table 7 of NZS4223.3:2016
- accessible toilet door requirement (height of door handle) on plan as per figure 28 of NZS 4121:2001.
- accessible toilet required information (i.e. side wall distances, max depth of basin ...etc) in accordance with fig.7 of G1/AS1 or fig.27 of NZS4121:2001
- how to maintain the air quality from the proposed building uses and activities to satisfy the provisions of NZBC G4
- light switches and plug sockets requirement on plan for use by a person with a disability in accordance with section 2.0 of G9/AS1
- the source of water supply
- confirm the proposed portable water supply satisfy G12.3.2
- UV filtration as the building will be used by public
- source of hot water supply for the proposed shed 2
- how to dispose the solid waste to satisfy the provisions of NZBC G15
- the glazing R-value requirement

From: Iksun Yang
Sent: Wednesday, 12 April 2023 4:01 pm
To: 'c.campbell.architect@xtra.co.nz'
Cc: 'kimmunro362@gmail.com'
Subject: BCO10364430, 362 Matakana Valley Road Matakana - BA RFI
Attachments: Page 3 of application form.pdf; AC1129 List of approved specified systems included in the building consent.pdf; BCO10364430 RFI Building Assessment.pdf

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

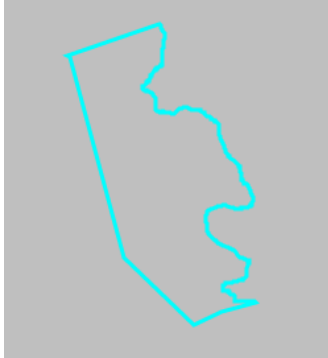
Auckland Council, Pacific Building, 50 Centreway Road, Orewa 0931

Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang
Sent: Wednesday, 5 April 2023 11:23 am
To: Nicole Li
Subject: BCO10364430, 362 Matakana Valley Road Matakana - Liquefaction review request
Attachments: BCO10364430 Geotechnical Referral form.docx

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

Visit our website: www.aucklandcouncil.govt.nz

From: Iksun Yang
Sent: Thursday, 6 April 2023 2:01 pm
To: SWWWITA
Subject: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request
Attachments: 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.

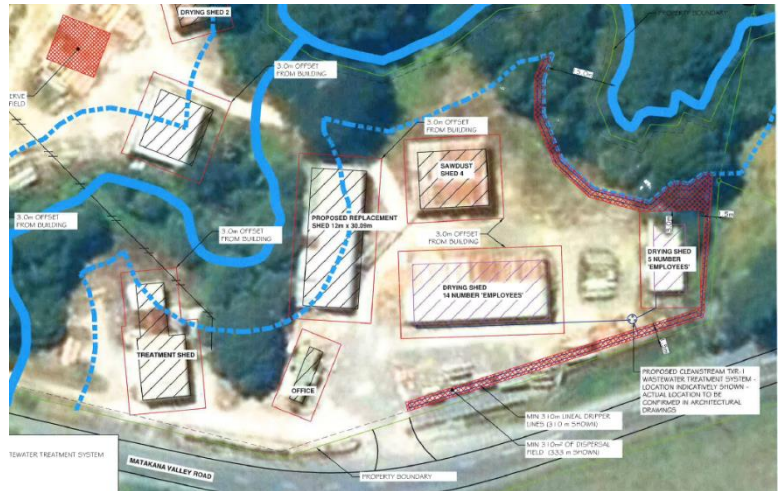
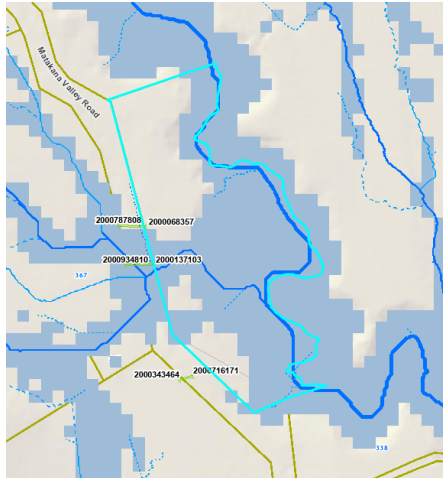
Risk group WB is workshop use and has an occupant density of 5m²/person. Risk group CA is retail use and has an occupant density of 3.5m²/person.

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

16 March 2023

Colin Bruce Campbell
202C Cames Road
RD 5
Wellsford 0975

Dear Sir/Madam

Building consent number:	BCO10364430
Address:	362 Matakana Valley Road Matakana 0985
Description:	DBC - Replacement market sheds and 10 workshops including toilet facilities
Area office:	Orewa

Successful lodgement

This letter is to advise you that your application for building consent has been accepted for processing after a successful lodgement review.

All applications are processed within 20 working days which commences at the time of acceptance, which was 10 March 2023. In the event we find that there is insufficient technical information with your application you will be contacted in writing by Council. If further information is required the application will be suspended until such time as that information is received.

If you have any further queries regarding this matter, please contact the undersigned on (09) 301 0101 or email quoting the above building consent number.

Yours faithfully

Mildred Abiva
Building Consents Lodgement Coordinator
BUILDING CONSENTS
Email: MILDRED.ABIVA@AUCKLANDCOUNCIL.GOV.T.NZ

----- Forwarded message -----

From: **Matt Richardson** <matt.richardson@aucklandcouncil.govt.nz>

Date: Wed, Jul 12, 2023 at 7:52 PM

Subject: RE: [EXTERNAL] 362 Matakana Road - Building Consent Matters

To: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>

Hi Neil,

I largely agree with the conclusions of your letter. But please make the following minor changes.

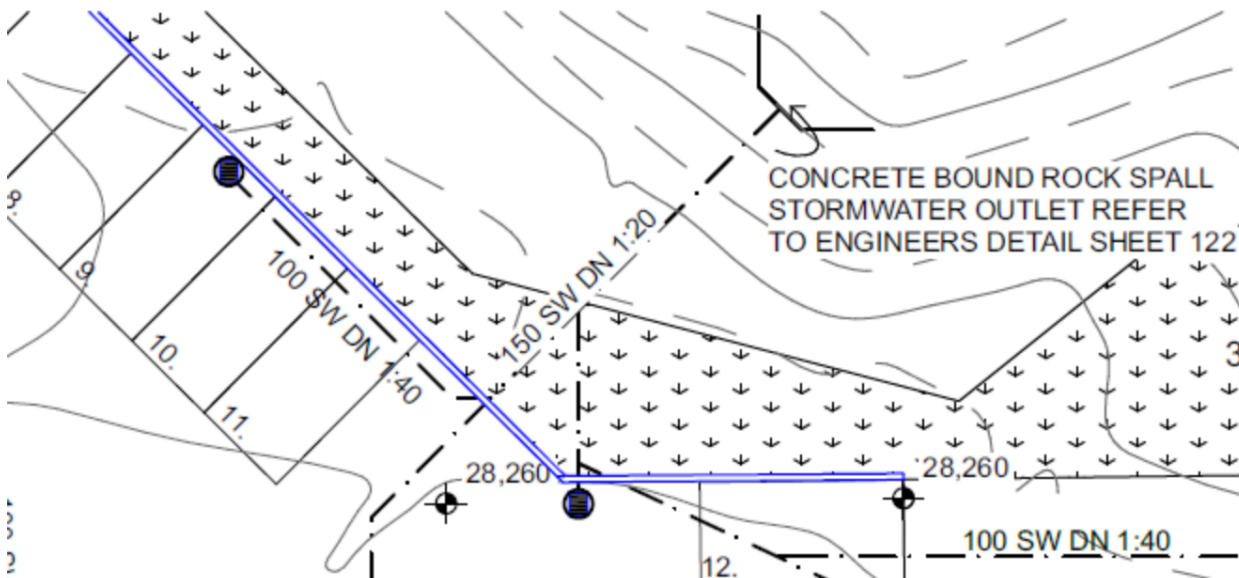
The proximity of the stormwater cesspits to the proposed wastewater disposal area

Annotate on the architectural drawings – metal to be removed from effluent field and replaced with topsoil. Effluent field to slope away from stormwater cesspits.

The pipes that cross the proposed wastewater disposal area

Acknowledge on the architectural drawings that any trenching through the effluent field for stormwater pipes must be backfilled with compacted clay (not a porous material).

The area I am most concerned about is shown below:



Ngā mihi | Kind regards,

Matthew Richardson | Specialist - Wastewater

Resource Consents Department, Te Kaunihera o Tāmaki Makaurau / Auckland Council

Mob: 020 592 89777

Decision on a section 125 application to extend a lapse period under the Resource Management Act 1991



Application number: EXT90105285 (s125 extension to lapse period)
Original consent number: LUC60311264
Applicant: Three Blokes Ltd
Site address: 362 Matakana Valley Road, Matakana
Legal description: Sec 1 SO 400726, Pt Allot 51 Psh Of Matakana SO 1044

Proposal:

Proposed extension of the lapse period from 5 years to 8 years (three additional years), being 16 May 2026.

Decision

I have read the application, supporting documents, and the report and recommendations on the section 125 application. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

Acting under delegated authority, under section 125(1A)(b) this application to extend the lapse period is **GRANTED**, and under section 125 consent LUC60311264 lapses 8 years after the date it was granted, being 16/05/2026.

Reasons

The reasons for this decision are:

- The applicant applied to Council via s125 that the manufacture of handcrafts on site was unable to occur before the lapse date due to the delay of Covid lockdowns stopped all work. This demonstrated that substantial progress or effort has been made, and continues to be made, towards giving effect to the consent (s125(1A)(b)(i)); and
- No persons are adversely affected by the granting of an extension s125(1A)(b)(ii); and
- The extension will not adversely impact or undermine the policies and objectives of any plan (s125(1A)(b)(iii)), as the proposal is consistent with the relevant provisions of the Auckland Unitary Plan (Operative in Part)

Advice notes

1. *The documents and drawings submitted with the extension of lapse period application are detailed below and are all referenced by the council as consent number EXT90105285.*

- *Application form / application document prepared by Cable Bay Consulting Ltd, dated 25/11/2022.*

<i>Drawing title and reference</i>	<i>Author</i>	<i>Rev</i>	<i>Dated</i>
<i>Application for extension of time pursuant to section 125 of the resource consent management act 1991</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>25/11/2022</i>
<i>Three Blokes Limited, 362 Matakana Valley Road, Matakana</i>	<i>Three Blokes Limited</i>	<i>-</i>	<i>09/11/2022</i>
<i>Re: EXT90105285 - 362 Matakana Valley Road, Matakana</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>08/12/2022</i>

2. *If you disagree with this decision, you have a right of objection pursuant to section 357A of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision.*

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 27 February 2023

Decision on a section 125 application to extend a lapse period under the Resource Management Act 1991



Application number: EXT90105285 (s125 extension to lapse period)
Original consent number: LUC60311264
Applicant: Three Blokes Ltd
Site address: 362 Matakana Valley Road, Matakana
Legal description: Sec 1 SO 400726, Pt Allot 51 Psh Of Matakana SO 1044

Proposal:

Proposed extension of the lapse period from 5 years to 8 years (three additional years), being 16 May 2026.

Decision

I have read the application, supporting documents, and the report and recommendations on the section 125 application. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

Acting under delegated authority, under section 125(1A)(b) this application to extend the lapse period is **GRANTED**, and under section 125 consent LUC60311264 lapses 8 years after the date it was granted, being 16/05/2026.

Reasons

The reasons for this decision are:

- The applicant applied to Council via s125 that the manufacture of handcrafts on site was unable to occur before the lapse date due to the delay of Covid lockdowns stopped all work. This demonstrated that substantial progress or effort has been made, and continues to be made, towards giving effect to the consent (s125(1A)(b)(i)); and
- No persons are adversely affected by the granting of an extension s125(1A)(b)(ii); and
- The extension will not adversely impact or undermine the policies and objectives of any plan (s125(1A)(b)(iii)), as the proposal is consistent with the relevant provisions of the Auckland Unitary Plan (Operative in Part)

Advice notes

1. *The documents and drawings submitted with the extension of lapse period application are detailed below and are all referenced by the council as consent number EXT90105285.*

- *Application form / application document prepared by Cable Bay Consulting Ltd, dated 25/11/2022.*

<i>Drawing title and reference</i>	<i>Author</i>	<i>Rev</i>	<i>Dated</i>
<i>Application for extension of time pursuant to section 125 of the resource consent management act 1991</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>25/11/2022</i>
<i>Three Blokes Limited, 362 Matakana Valley Road, Matakana</i>	<i>Three Blokes Limited</i>	<i>-</i>	<i>09/11/2022</i>
<i>Re: EXT90105285 - 362 Matakana Valley Road, Matakana</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>08/12/2022</i>

2. *If you disagree with this decision, you have a right of objection pursuant to section 357A of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision.*

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 27 February 2023

27th February 2023

File No: EXT90105285

C/ Three Blokes Ltd

ATTN: Kim Munro

Dear Sarah

**Re: MINOR CORRECTIONS TO RESOURCE CONSent EXT90105285 UNDER
SECTION 133A OF THE RESOURCE MANAGEMENT ACT 1991**

We wish to advise that minor errors have been corrected pursuant to Section 133A of the Resource Management Act 1991 and the consent has been reissued and attached herewith.

The reissued consent contains the following amendments:

- Correction of the extension year

Please note that this reissued consent replaces the previously issued consent dated 22 December 2022.

My apologies for any inconvenience caused.

Yours sincerely,

Cindy Yin
Senior Planner
Resource Consents

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

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

Our Ref: L20145h

2 August 2023

Auckland Council
Orewa Office
Private Bag 92300
AUCKLAND 1142

Attn: Iksun Yang

Dear Iksun,

**RE: BCO10364430
PROPOSED REPLACEMENT MARKET SHEDS
AT 362 MATAKANA VALLEY ROAD, MATAKANA
FOR THREE BLOKES LIMITED**

Further to your email correspondence dated Friday 21st July 2023, please find below our response to the outstanding request for further information requests.

Please note that the wastewater report has been modified from the original reporting completed in November 2017 to address the Request for Further Information referenced in the email correspondence received from Iksun Yang (Auckland Council Building Surveyor) dated 21 July 2023 associated with the proposed workshops building consent (BCO10364430). This modified report and the responses below should also be read in conjunction with the letter prepared by Cable Bay Consulting Ltd dated 12 July 2023.

1. Please refer to the attached revised wastewater report (referenced L20145b Rev A, dated 2 August 2023) with corrected information to be consistent with the proposal. The number of units, toilets and hand basins, and building size has been revised accordingly. The number of employees remains the same at 19.
2. Please refer to the attached revised wastewater report (referenced L20145b Rev A dated 2 August 2023) which refers to "market shed" wastewater design flow equivalent instead of "office" equivalent. The design flow per person remains the same.
3. It is proposed to install a CleanStream Aerated Wastewater Treatment system. The description within the report has been amended accordingly.
4. Part F of Appendix E have been updated. Please note that Part G was already populated. It is proposed to install a home aeration plant secondary treatment as indicated (ticked).
6. Rule E5.6.2.4 has been noted, and reference has been made to the resource consent already obtained for the site that has assessed the wastewater (LUC60311264).
8. The proposed daily wastewater flow associated with this building consent is 931 litres per day.

We understand the existing wastewater design flow associated with previously consented buildings is 680 litres per day.

The daily total wastewater flow is therefore 1,611 litres per day.

11. Table 6 of Part C of Appendix E has been updated to specify the bore is more than 20m away from the treatment and disposal field. Please refer to the updated Whole Site Plan by Campbell Registered Architects for the location of the bore and separation distances.

Should you wish to discuss any aspects of the above information, please contact this office.

We trust this meets with your approval.

Yours faithfully,
HUTCHINSON CONSULTING ENGINEERS LTD

Prepared by


Paige Farley
CIVIL MANAGER

Reviewed by


Ian Hutchinson
MANAGING DIRECTOR

cc

Three Blokes Ltd
C/- Colin Campbell

Our Ref: L24742a

31 May 2023

Manoj Kumar Chandrappa
Building Consents
Email : Manoj.chandrappa@aucklandcouncil.govt.nz

Dear Manoj,

**RE: BCO 10364430 SEC 1 SO 400726
RFI RESPONSE
PROPOSED SHEDS
AT 362 MATAKANA VALLEY ROAD, MATAKANA
FOR THREE BLOKES LTD**

Further to your request for further Information letter referenced BCO 10364430 dated 17th May 2023 we provide the following responses to the relevant specific engineering items:

1. It seems that the proposed Concrete Bound Rock spawl is outside the scope of Countryside Living toolbox. Please justify the use of Concrete bound Rock spawl over T-bar diffuser.

This office does not recommend the dispersal systems outlined in the Countryside Living Toolbox – Stormwater Management Device Design Details (T bar Diffuser or Dispersal Trench) in light of the recent storm events and observations made from their poor performance. Dispersal trenches and T-bar diffusers cause instability and worsen silt deposition. We recommend a direct discharge pipe with an energy dissipating concrete bound rock spawl outlet at the lowest point of the site or alternatively to an existing overland flow path.

2. Please justify that the proposed Concrete bound Rock spawl complies with all the requirements of a dispersal device as per the Countryside Living toolbox.

The concrete bound rock spawl does not comply with all the requirements of a dispersal device as per the Countryside Living Toolbox.

The dispersal devices outlined in the Countryside Living Toolbox intended function is to spread discharges from the stormwater system over a sufficiently large area to avoid concentrations of flow. In this way it attempts to mimic the predevelopment conditions on site.

This office recommends that stormwater is discharged directly to an overland flow path or suitable low point within a lot to remove the risk of ground saturation and potential land instability. Significant land instability has been caused by T-bar diffusers or dispersal trenches. In the recent storm events significant instability and silt deposition has occurred as the direct result of dispersal trenches and T bar diffusers.

We do not support their intended use and prefer an energy dissipating outlet structure.

Should you wish to discuss any aspects of the above information, please contact this office.

We trust this meets with your approval.

Yours faithfully,

HUTCHINSON CONSULTING ENGINEERS LTD

Prepared by



Adam Longley
ENGINEER

Reviewed by



Paige Farley
CIVIL MANAGER

Approved by



Ian Hutchinson
MANAGING DIRECTOR

CAMPBELL
REGISTERED ARCHITECTS LTD

Ik Sun Yang,
Building Surveyor,
BUILDING CONSENTS,
Auckland Council.

18/07/23
Job Ref: 21015

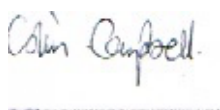
Dear Sir,

RE: Consent # BCO10364430
362 Matakana Valley Road.

Thank you for your email of 28 June 2023. Our Planner and Wastewater Engineer have resolved the wastewater queries as per Matthew Richardson's email of 12 July, copy attached. We also attach a copy of Neil Mumby's correspondence to Matthew Richardson that resolved the matters in question. I have amended the drawings as Matthew requested. As requested the information has been uploaded to the portal, drawings are clouded and marked as Revision E.

1. RFI 3. Resolved with wastewater specialist, refer to attached email and letter and 230713 1:250 Site Plan sheet 101.1E.
2. RFI 61 Resolved with wastewater specialist, refer to attached email and letter, copy of Cleanstream technical information also attached. The reserve filed has been updated on the drawing "230713 Site Plan 101E" submitted as per 4. Below.
3. RFI 63 The Roof calculation for both sheds is the same. Design Navigator calculation sheet for the Roofs attached again.
4. The number of carparks has been revised to 20 and plans "230713 Site Plan 101E" has been uploaded to the portal and notification sent to the planner to lift the section 37 notice.

Sincerely,



Colin Campbell B Arch ANZIA Director



12 July 2023

Matthew Richardson
Auckland Council

By Email Only

Dear Matthew;

Re: BCO10364430 AT 362 MATAKANA VALLEY ROAD, MATAKANA

- 1.0 We act for Three Blokes Ltd and have been tasked to review the matter of correspondence pertaining to building consent BCO10364430 at 362 Matakana Valley Road, and the scope of additional information requested by Auckland Council ("Council") to allow issue of this building consent.

To that end we have been provided with;

- An email chain of communication between Iksun Yang, and Matthew Richardson of Auckland Council, and Paige Farley of Hutchison Consulting Engineers, and Colin Campbell Architect.
- A section 37 Notice under the Building Act.

- 2.0 It appears as if a number of matters have now been resolved, with the Applicant being willing to address inconsistencies between supporting reports and plans (number of carparks etc). However there is the matter of the outstanding information requests.

Outstanding Information Requests

- 3.0 In this respect the most recent correspondence we have is an email from Matthew Richardson to Paige Farley dated 10 July 2023 which states;

"...However, the wastewater system design report does not demonstrate that proposed wastewater discharge is a permitted activity. An assessment against the relevant PA standard (E5.6.2.4) has not been provided. For example, the reported site area to discharge volume ratio only accounts for flow from the proposed wastewater system. We need to know what the combined flow is (E5.6.2.4(2)).

Schedule 4 of the RMA states "An application must also include any of the following that apply:

(a) if any permitted activity is part of the proposal to which the application relates, a description of the permitted activity that demonstrates that it complies with the requirements, conditions, and permissions for the permitted activity (so that a resource consent is not required for that activity under section 87A(1))”.

Unless additional information is provided, I am unable to confirm to Iksun that the proposed wastewater discharge is a PA....”

4.0 Moreover an email from Iksun Yang dated 28 June 2023 states;

‘...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...”

5.0 We respectfully disagree with these lines of reasoning, as what is being applied for currently is a building consent under the Building Act 2004, and not a resource consent which is considered under the Resource Management Act 1991. Whilst resource consents are required to be accompanied by an assessment of environmental effects in accordance with the Fourth Schedule of the RMA, there is no requirement at all for an assessment under the Fourth Schedule of the RMA to be submitted with any building consent application. It is a separate item of legislation.

6.0 We do accept that there is some overlap between the two Acts and the prescribed processes to the extent that Section 37 of the Building Act 2004 allows local authorities to delay building work until a resource consent is obtained.

7.0 However, it appears that Council has only issued one s.37 notice for this proposal - but this was on the basis that there was a discrepancy in the number of carpark spaces shown on the approved land use consent plans versus what was shown on the proposed building consent plans. No other s.37 notices appear to have been issued. This is a discrepancy that can easily be resolved and assume that the s.37 notice will be withdrawn once consistent plans are submitted.

8.0 Accordingly, we can see no basis in the planning legislation quoted by Council, for these items of information to be insisted upon, or for otherwise re-visiting the assessment of effects provided in the original consent application LUC60311264 via the current building consent process. We elaborate further below.

Site History

9. It is clear, that at least previously, Council has made a determination that no wastewater discharge consents were required for the proposed development as they constituted a permitted activity under the rules of the AUP(OP).

10.0 This can be readily seen in a review of the decision LUC60311264 issued in 2018 (**Appendix 1**) for this particular proposal. It is apparent from this decision that;

- Council considered the only rule that was infringed was the “catch all” provisions of C1.7 (1) within the AUP(OP)) that meant all activities on the site complied with the standards of the AUP(OP) with the exception of the manufacturing element, and;
- Council specifically considered the matter of wastewater discharge as reports addressing TP 58 matters accompanied the application, and these reports referenced the presence of at least one other existing wastewater system on the site, and;
- General condition 1 requires the works to proceed in accordance with these approved engineering reports on wastewater matters, and;
- The decision also makes extensive use of advice notes - and wastewater matters (item 11 for example) are only listed in the advice note section. This clearly signals that the Council was of the view that the wastewater elements constituted a permitted activity as they had no discretion to impose specific conditions on wastewater matters at that time.

11.0 There does not appear to be any argument that Council has already issued approval for the specific wastewater proposal contained in Condition 1 of the consent, and also deemed that the proposal complied with the AUP (OP) standards of the time.

12.0 We also point out that a review of Councils own files indicates that all other existing wastewater systems across the site were authorised and approved by Council and that, once approved, there will be a maximum of three wastewater system discharges operating across the site.

13.0 The three wastewater fields are;

- The subject proposal,
- That associated with the “planing shed”
- that associated with the managers cottage on the site.

14.0 The “planing shed” and its wastewater system was approved by Council as a permitted activity under BCO10260425 in 2018 - see **Appendix 2**. This facility only accommodates one to two workers. In turn, the manager’s cottage is very small and less than 50m² in floor area and contains one bedroom and one office – so will have very low loadings. We attach a report from Councils files that addresses the TP58 Assessment that was done in 1996 for the managers residence to assist– see **Appendix 3**.

AUP (OP) History

- 15.0 We have next considered whether or not there have been any changes made to AUP (OP) standards since the issue of LUC60311264 that would mean either additional information or consents were required for wastewater that would trigger the provisions under s20A of the RMA 1991.
- 16.0 To assist we have also included in **Appendix 4** a copy of the AUP (OP) Chapter E5 as it existed at the time of the issue of LUC60311264 on 16 May 2018. A review of this document does not suggest that any material new rules or standards have been introduced since that time that would effect this specific proposal.
- 17.0 It is clear that Council is unable to revisit either the issue of the land use consent or insist on higher standards than what was previously specifically approved by Council in LUC60311264.

Conclusion

- 18.0 Council's own records confirm that every discharge on the site has received the necessary approvals.
- 19.0 Both versions of the AUP (OP) – that is, both at the time of approval of LUC60311264 and presently, include standard E5.4.1(A4) which allows for a maximum of three wastewater systems operating on a site.
- 20.0 Standard E5.6.2.4 specifies that there must be less than 3m³ of discharges on the site, and the ratio of site area to discharge volume must be equal to or greater than 3m² per litre per day.
- 21.0 Discussions with Hutchinson's wastewater engineer indicate that there is no reasonable prospect of these thresholds ever being exceeded across the site as a whole, given the nature of activities present. Moreover, the provisions of E5.6.2.4 in both versions of the AUP (OP) require the exact same assessments to be made under TP58.
- 22.0 At the time LUC60311264 itself was considered by Council, they clearly considered the current proposal to be a permitted activity, and as already stated, there have been no changes to the regional plan rules since that time to indicate that discharge consent is now required, or that additional TP58 assessments are now necessary.
- 23.0 Subject to any inconsistencies 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.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Neil Mumby', with a long horizontal flourish extending to the right.

Neil Mumby

Director

Cable Bay Consulting

28 July 2023

Dear Neil,

**IN ACCORDANCE REQUEST FOR CHANGES TO APPROVED RESOURCE CONSENT
LUC60311264 & EXT90105285 AT 362 MATAKANA VALLEY ROAD, MATAKANA**

Thank you for your correspondence received on 20 July 2023, requesting the proposed changes as noted on the attached drawings below to be in accordance with the approved resource consent reference LUC60311264 & EXT90105285.

Drawings and Documents Submitted:

Reference & Revision number	Title	Author	Date
Sheet 101, Rev E	Site Plan	Campbell Registered Architects Ltd	19/07/2023

The proposed changes include the following:

1. The proposed changes are to the parking layout, which was assessed as a permitted activity and accessory to the consented activity, manufacturing of goods.

It is considered that the changes proposed are in accordance with the approved resource consent referenced LUC60311264 & EXT90105285 for the following reasons.

1. The proposed parking layout complies with the manoeuvring standards within the Chapter E27 Transport of the AUP(OP).
2. The number of carparks remains the same as originally consented at twenty.
3. There is no change to the nature of the activity on the site, scale, nor intensity of use.

Overall, the proposed changes are considered to be in accordance with the approved resource consent with reference LUC60311264 & EXT90105285 and no additional resource consent or s127 variation approval is required.

Please note that the revised plans do not change the approval date of the resource consent for the purpose of s125 of the Resource Management Act 1991.

Please also find attached the invoice for processing your request, which is now due for payment.

I trust that this letter answers your enquiry. It will be scanned to the resource consent file for information and I will ensure that a copy of the plan is forwarded to the Council's Compliance Monitoring team for the resource consent. Please retain a copy of this letter and its attachments for your records. If you have any queries regarding the above, please feel free to contact Robyn Edwards via email at robyn.edwards@aucklandcouncil.govt.nz .

Yours faithfully,



Chelsea Gosden

Team Leader (North West) Resource Consents

Decision on a section 125 application to extend a lapse period under the Resource Management Act 1991



Application number: EXT90105285 (s125 extension to lapse period)
Original consent number: LUC60311264
Applicant: Three Blokes Ltd
Site address: 362 Matakana Valley Road, Matakana
Legal description: Sec 1 SO 400726, Pt Allot 51 Psh Of Matakana SO 1044

Proposal:

Proposed extension of the lapse period from 5 years to 8 years (three additional years), being 16 May 2023.

Decision

I have read the application, supporting documents, and the report and recommendations on the section 125 application. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on this application.

Acting under delegated authority, under section 125(1A)(b) this application to extend the lapse period is **GRANTED**, and under section 125 consent LUC60311264 lapses 8 years after the date it was granted, being 16/05/2023.

Reasons

The reasons for this decision are:

- The applicant applied to Council via s125 that the manufacture of handcrafts on site was unable to occur before the lapse date due to the delay of Covid lockdowns stopped all work. This demonstrated that substantial progress or effort has been made, and continues to be made, towards giving effect to the consent (s125(1A)(b)(i)); and
- No persons are adversely affected by the granting of an extension s125(1A)(b)(ii); and
- The extension will not adversely impact or undermine the policies and objectives of any plan (s125(1A)(b)(iii)), as the proposal is consistent with the relevant provisions of the Auckland Unitary Plan (Operative in Part)

Advice notes

1. *The documents and drawings submitted with the extension of lapse period application are detailed below and are all referenced by the council as consent number EXT90105285.*

- *Application form / application document prepared by Cable Bay Consulting Ltd, dated 25/11/2022.*

<i>Drawing title and reference</i>	<i>Author</i>	<i>Rev</i>	<i>Dated</i>
<i>Application for extension of time pursuant to section 125 of the resource consent management act 1991</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>25/11/2022</i>
<i>Three Blokes Limited, 362 Matakana Valley Road, Matakana</i>	<i>Three Blokes Limited</i>	<i>-</i>	<i>09/11/2022</i>
<i>Re: EXT90105285 - 362 Matakana Valley Road, Matakana</i>	<i>Cable Bay Consulting Ltd</i>	<i>-</i>	<i>08/12/2022</i>

2. *If you disagree with this decision, you have a right of objection pursuant to section 357A of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision.*

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 22 December 2022

Decision on an application for resource consent under the Resource Management Act 1991



Discretionary activity

Application numbers: BUN60370958 (Council Reference)
WAT60370959 (s14 Water permit)

Applicant: Three Blokes Limited

Site address: 362 Matakana Valley Road, Matakana

Legal description: Sec 1 SO 400726, Pt Allot 51 Psh Of Matakana SO 1044

NZTM map reference: 1737691 mE 5977438 mN

Proposal:

To take up to 115m³/day and 25,000m³/year of groundwater from the Matakana Waitematā aquifer for water supply to a water carrying business located on the subject site.

Resource consent is required for the following reasons:

Water take permit (s14) – WAT60370959

Auckland Unitary Plan (Operative in part)

Taking, using, damming and diversion of water and drilling

- Pursuant to Rule E7.4.1 (A26), water take and use of groundwater not otherwise listed or not meeting the permitted activity or restricted discretionary controls is a **discretionary activity**.
 - The proposed water take exceeds the permitted activity threshold of E7.4.1(A15) of 20m³/day and 5,000m³/year from the Matakana Waitematā aquifer. The applicant proposes a water take of 115m³/day and 25,000m³/year.

Decision

I have read the application, supporting documents, and the report and recommendations on the application for resource consent. I am satisfied that I have adequate information to consider the matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B, and Part 2 of the RMA, the resource consent is **GRANTED**.

Reasons

The reasons for this decision are:

1. In accordance with an assessment under ss104(1)(a) and (ab) of the RMA, the actual and potential effects from the proposal will be acceptable as:
 - a. The application acknowledged that this is a finite and highly used resource. The application has been assessed by Council's Water Allocation Specialist, Stephen Crane, who considers the proposal acceptable in terms on water availability and use, neighbouring bores, surface water and saline intrusion subject to the consent conditions.
 - b. Based on specialist assessment, the granting of this consent will not adversely affect the ability of the Matakana Waitematā aquifer or neighbouring aquifers to recharge or adversely affect surface water.
 - c. Mr Crane has reviewed the application and has confirmed the proposal will not result in bore interference with neighbouring bores.
 - d. The subject site is adjacent to Ngāti Manuhiri statutory acknowledgement area. The applicant has engaged with Ngāti Manuhiri who have undertaken a site visit and Kaitiaki assessment in regard to the potential impact of wāhi tapu, spiritual values and wellbeing. Ngāti Manuhiri have confirmed in their Kaitiaki assessment dated 16 February 2021 that they do not oppose the proposal. It is therefore considered the proposal is acceptable in terms of Mana Whenua values.
 - e. In terms of positive effects, the proposal will provide for the applicants economic and social wellbeing as well as providing an increased volume of water to be delivered to the surrounding area.
 - f. With reference to s104(1)(ab), there are no specific offsetting or environmental compensation measures proposed or agreed to by the applicant to ensure positive effects on the environment.
2. In accordance with an assessment under s104(1)(b) of the RMA, the proposal is consistent with the relevant statutory documents. Such as the following:
 - a. The AUP(OP) contains objectives and policies relating to the taking, use, damming and diversion of water. The relevant objectives and policies of the AUP(OP) are contained in chapter B7 - Toitū te whenua, toitū te taiao – Natural resources, Policies B7.4.2 Coastal water, freshwater and geothermal water; Chapter E2 - Water quantity, allocation and use, Policies E2.3 1 to 17 (taking water); Chapter D1 - High Use Aquifer Management Areas Overlay, and Chapter M - Appendix 3 Table 1 Aquifer water availabilities. The relevant regional rules are contained in Chapter E7: Taking, using, damming and diversion of water and drilling.
 - b. The National Policy Statement for Freshwater Management 2020 sets out the objectives and policies for freshwater management under the Resource Management Act 1991. It came into effect on 3 September 2020 and replaces the National Policy Statement for Freshwater Management 2014 (amended 2017). The new Freshwater NPS includes a requirement to manage freshwater in a way that 'gives effect' to Te Mana o te Wai:

- i. through involving tangata whenua.
 - ii. working with tangata whenua and communities to set out long-term visions in the regional policy statement.
 - iii. prioritising the health and wellbeing of water bodies, then the essential needs of people, followed by other uses.
 - iv. Otherwise it continues to seek improvements to degraded water bodies, and to maintain or improve all others using bottom lines defined in the NPS. It also expands the national objectives framework. It is seeking to safeguard the life-supporting capacity of water, avoid further over-allocation, improve water use efficiency, protect significant freshwater bodies, and enable communities to provide for their economic well-being.
- c. Resource Management (National Environmental Standards for Freshwater) Regulations 2020 (Freshwater NES). The Freshwater NES will regulate activities that pose risks to the health of freshwater and freshwater ecosystems and also came into force on 3 September 2020. This has a focus on surface water quality and is not considered directly relevant to this application. This application is considered to comply with these objectives and the subsequent policies seeking to achieve them; crucially maintaining the values of the aquifer, while avoiding over-allocation of the resource. These matters are also addressed in the objectives and policies of the Auckland Unitary Plan as outlined in 4.3.
- d. The Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020. These regulations have limited applicability, since the abstraction rate outlined in section 2.4 does not exceed 5 L/s.
3. In accordance with an assessment under s104(1)(c) of the RMA, no other matters are considered relevant.
4. In the context of this discretionary activity application for water permit, where the objectives and policies of the relevant statutory documents were prepared having regard to Part 2 of the RMA, they capture all relevant planning considerations and contain a coherent set of policies designed to achieve clear environmental outcomes. They also provide a clear framework for assessing all relevant potential effects and there is no need to go beyond these provisions and look to Part 2 in making this decision as an assessment against Part 2 would not add anything to the evaluative exercise.
5. Overall, the proposal is considered to have actual and potential effects on the environment that will be acceptable. The proposal is consistent with the objectives and policies of the AUP(OP) and the purpose of the RMA.

Conditions

Under sections 108 and 108AA of the RMA, this consent is subject to the following conditions:

1. The take and use of groundwater from the AUP(OP) Matakana Waitemata Aquifer from a 100mm diameter, 146m deep bore ID 29798 at map reference 1737691 mE 5977438 mN on land legally described as Part Allotment 51 Parish of Matakana and

Section 1 Survey Office Plan 400726 (CT 433045), at 362 Matakana Valley Rd, Matakana, for both on-site use and commercial supply to one or more water delivery companies shall be carried out in accordance with the plans and all information submitted with the application detailed below and all referenced by Council as consent number WAT60370959.

Commencement and duration of consent

2. The taking of water permit WAT60370959 shall expire on 31 May 2054 unless it has lapsed, been surrendered, or been cancelled at an earlier date pursuant to the RMA.

Authorised Quantities

3. The abstraction shall comply with the following:
 - a. The total daily abstraction shall not exceed 115 cubic metres.
 - b. The total volume of water abstracted in each 12-month period, commencing 1 June of any year and ending 31 May of the following year, shall not exceed 25,000 cubic metres.

Installation of water meter:

4. Prior to exercise of this consent, a water meter with an electronic pulse output shall be installed and maintained at the outlet of the pump to the satisfaction of Council. The water meter shall:
 - be fit for the purpose and water it is measuring;
 - measure the volume of water taken, with an accuracy of +/- 5% of the actual volume taken;
 - be tamper-proof and sealed;
 - be installed and maintained in accordance to the manufacturer's specifications.

Verification of Water Meter/device accuracy

5. The water meter shall be verified insitu as accurate by a suitably qualified professional at the following times:
 - Prior to the exercise of this consent;
 - Within 5 working days of the water meter being serviced or replaced;
 - By 30 June of the fifth year from the commencement of consent, and thereafter at five yearly intervals.

The water meter, its verification and evidence of its accuracy shall be in accordance with the Resource Management (Measurement and Reporting of Water Takes) Amendment Regulations 2020 (or any equivalent regulations that may replace them) and a copy of the verification shall be provided to Council within 10 working days of the meter/devices being verified as accurate.

Bore construction for water level measurements

6. Provision at the top of the bore for water level measurements shall be made and maintained so that a probe can be lowered vertically into the bore between the riser tube and casing to measure the static water level in the bore.

Advice Note:

Access to the wellhead for water level measurement can be achieved by having an access tube of at least 2 centimetres internal diameter extending from the top of the bore to the submersible pump. In order to keep out foreign matter, the tube should be fitted with an easily removed plug.

Bore construction for sampling

7. Provision at the top of the bore for water quality sampling shall be made and maintained so that a sample of water can be taken from the bore for water quality analysis. A tap or hand valve shall be fitted as close to the pump outlet as possible and before the water ends any storage tank or filter. The tap or valve should have at least 0.3 metre clearance above ground level or any other obstruction to allow a sample bottle to be filled.

Water meter readings

8. A water meter reading shall be taken at weekly intervals consistently at one of these times:
- before pumping starts for a day;
 - at the end of pumping for a day

The date and the water meter reading shall be recorded and supplied to the council in accordance with the reporting condition below.

If no water is taken during any period the current meter reading must still be recorded.

Water Reporting

9. The following information shall be entered, at the frequency and date specified, to the council's Water Use Data Management System or to any replacement database identified in writing by Council.

Information	Frequency	Due Dates for reporting
Water take meter reading and date	Daily	If provided electronically, e.g. telemetered.
	Quarterly	If submitted online, by the: 7th October, for records between 1 July – 30 September; 7th January, for records between 1 October – 31 December; 7th April, for records between 1 January – 31 March; 7th July, for records between 1 April – 30

		June.
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Advice Note:

The web address for council's on-line Water Use Data Management System is:

<http://aklc.hydrotel.co.nz/hydrotel/cgi-bin/WudmsWebServer.cgi>

Your WUDMS customer number is P 2650015040 for consent WAT60370959, and the password is 1234. For the link to work properly you need to ensure that Council has your up-to-date email address for contact purposes. An on-line manual explaining how to enter and submit your water readings is available at the web address specified above.

Water Use Efficiency Report

10. A Water Use Efficiency Report shall be provided to Council by 15 June 2023 and subsequently at intervals of not more than five years thereafter. The report shall assess the water use over the reporting period against best practice in respect of the efficient use of water for the purpose consented. This report shall include, but not be limited to:
 - a. annual summary of water usage (month by month and related to delivery records),
 - b. reasons why annual water use may have varied from previous years aside from climatic variability (e.g. new additional customers),
 - c. water conservation steps taken (e.g. leak detection).

Review Condition

11. Pursuant to Section 128 of the RMA, the conditions of this consent may be reviewed by the Manager Resource Consents at the Consent Holder's cost:

In June 2024 and subsequently at intervals of not less than five years thereafter in order:

- a. To deal with any adverse effect on the environment which may arise or potentially arise from the exercise of this consent and which it is appropriate to deal with at a later stage or
- b. To vary the quantities, monitoring, operating and reporting requirements and performance standards in order to take account of information, including the results of previous monitoring and changed environmental knowledge, on: water availability, including alternative water sources; actual and potential water use; groundwater levels; efficiency of water use; groundwater quality; and the relationship of Maori with water.

Advice Note:

Under section 128 of the RMA the conditions of this consent may be reviewed by the Manager Resource Consents at the consent holder's cost in the following circumstances:

To provide compliance with rules in any regional plan relating to use of water, water or air quality etc. (refer section 128(1) (b) of the RMA) that have been made operative since the commencement of consent.

To provide compliance with any relevant national environmental standard that has been made since the commencement of consent.

At any time, if it is found that the information made available to the council in the application contained inaccuracies which materially influenced the decision and the effects of the exercise of the consent are such that it is necessary to apply more appropriate conditions.

Advice notes

1. Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.
2. For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring officer unless otherwise specified. Please email monitoring@aucklandcouncil.govt.nz to identify your allocated officer.
3. For more information on the resource consent process with Auckland Council see the council's website: www.aucklandcouncil.govt.nz. General information on resource consents, including making an application to vary or cancel consent conditions can be found on the Ministry for the Environment's website: www.mfe.govt.nz.
4. If you disagree with any of the above conditions, and/or disagree with the additional charges relating to the processing of the application(s), you have a right of objection pursuant to sections 357A and/or 357B of the Resource Management Act 1991. Any objection must be made in writing to the council within 15 working days of your receipt of this decision (for s357A) or receipt of the council invoice (for s357B).
5. The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.

Delegated decision maker:

Name: Chelsea Gosden

Title: Team Leader, Resource Consents

Signed:



Date: 14 May 2021

Resource Consent Notice of Works Starting

Please email this form to monitoring@aucklandcouncil.govt.nz at least 5 days prior to work starting on your development or post it to the address at the bottom of the page.

Site address:				
AREA (please tick the box)	Auckland CBD ☐	Auckland Isthmus ☐	Hauraki Gulf Islands ☐	Waitakere ☐
Manukau ☐	Rodney ☐	North Shore ☐	Papakura ☐	Franklin ☐
Resource consent number:			Associated building consent:	
Expected start date of work:			Expected duration of work:	

Primary contact	Name	Mobile / Landline	Address	Email address
Owner				
Project manager				
Builder				
Earthmover				
Arborist				
Other (specify)				

Signature: Owner / Project Manager (indicate which)	Date:
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Once you have been contacted by the Monitoring Officer, all correspondence should be sent directly to them.

SAVE \$\$\$ minimise monitoring costs!

The council will review your property for start of works every three months from the date of issue of the resource consent and charge for the time spent. You can contact your Resource Consent Monitoring Officer on 09 301 0101 or via monitoring@aucklandcouncil.govt.nz to discuss a likely timetable of works before the inspection is carried out and to avoid incurring this cost.

From: [Colin Campbell](#)
To: [Mildred Abiva](#)
Cc: [Colin Campbell](#)
Subject: Re: BCO10364430 - 362 Matakana Valley Road Matakana 0985
Date: Wednesday, 15 March 2023 9:03:01 AM
Attachments: [image001.png](#)

Hi Mildred,
Thank you for your request. The information has been uploaded to the application under "additional documents for this application".
There are three documents, L24742Geotechreview, 24742CODW, 24742PS1.
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: Mildred Abiva <mildred.abiva@aucklandcouncil.govt.nz>
Date: Tuesday, 14 March 2023 at 4:06 PM
To: Colin Campbell <c.campbell.architect@xtra.co.nz>
Subject: BCO10364430 - 362 Matakana Valley Road Matakana 0985

Hi,

Please be informed that preliminary assessment / vetting on your application is now complete and found below information is missing,

- Please provide producer statement completed in full and signed (where provided) and author on council register.

PRODUCER STATEMENTS				Entire
Customer use			Description	
Yes	No	N/A		
☒	☐	☐	Engineering calculations and drawings?	
☒	☐	☐	Agreement to provide producer statement construction if applicable?	
☒	☐	☐	Producer statements completed in full and signed (where provided) and author on Council register	
☒	☐	☐	Plans signed and dated by engineer or structural drawings provided or schedule listing work covered if supported by producer statement	
☒	☐	☐	Construction monitoring levels and inspections identified for ☐ structure ☐ fire	

|
|

upload all documents to the online portal. We have changed our system to auto stamp and file all inbound documents.

To ensure we handle your application efficiently and transparently, please use the portal for all your responses with plans, specifications and reports."

Kind Regards,

Mildred Abiva
Building Consents Technical Coordinator
Building Consents

Ph: 09 301 0101 / mobile: 021510801
Auckland Council, Ground Floor, Pacific Building,
50 Centreway Road, Orewa.
Private Bag 92300, Auckland 1142, New Zealand
Visit our website: www.aucklandcouncil.govt.nz



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From: Iksun Yang
Sent: Friday, 14 April 2023 4:02 pm
To: Matt Richardson
Subject: RE: BCO10364430, 362 Matakana Valley Road Matakana - on-site waste water review request

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?
- 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@aucklandcouncil.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.

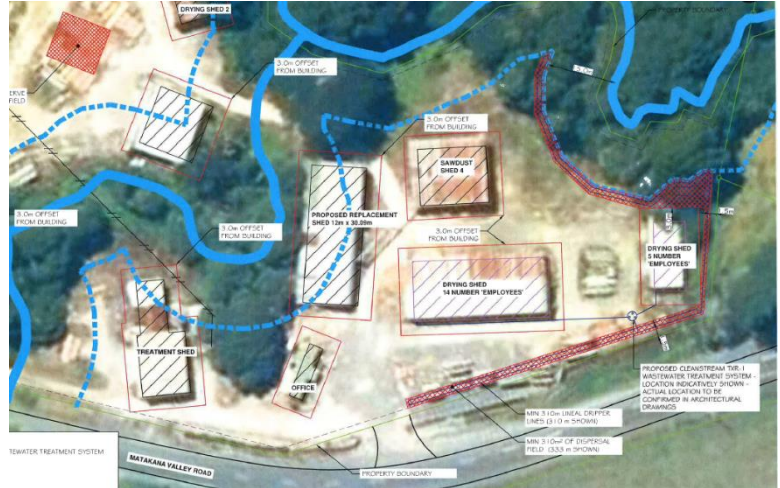
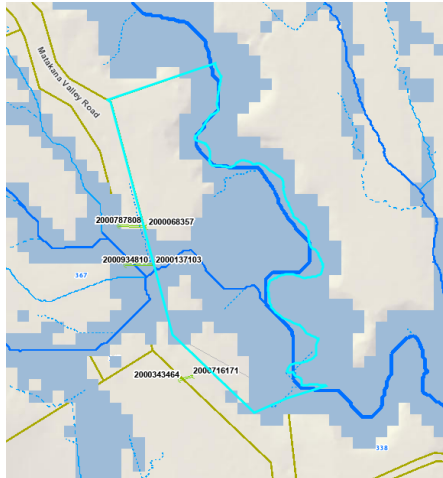
Risk group WB is workshop use and has an occupant density of 5m²/person. Risk group CA is retail use and has an occupant density of 3.5m²/person.

Table 1: Risk Group and Occupant Load

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

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From: Nicole Li
Sent: Wednesday, 5 April 2023 12:28 pm
To: Iksun Yang
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. Alternatively, a liquefaction resistant foundation design in accordance with the current MBIE guidelines should be adopted.

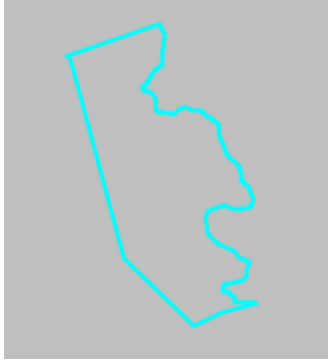
Happy to discuss if needed.

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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Application number: LUC60311264
Applicant: Three Blokes Ltd
Site address: 362 Matakana Valley Road, Matakana
Legal description: Part Allotment 51 Parish of Matakana, Section 1
Surveyor Office Plan 400726

Proposal:

Land use consent for 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 markets are to operate from units within the two buildings, with shared lunchroom and toilet facilities for vendors.
- In addition 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.
- An extensive list of common handicraft examples found in an on-line search includes:
 - Textiles: embroidery, quilting, tapestry, weaving,
 - Woodcraft: wood-carving, wood-turning, furniture making,
 - Papercraft: paper modelling, collage, papier-mache,
 - Pottery and glass crafts: cermaics, mosaic art, glass blowing,
 - Metalwork: jewellery-making, engraving, enameling, gilding
 - Other: basket weaving, floral design, leatherwork, toy-making.

The resource consents required are:

Auckland Unitary Plan – Operative in Part

- The manufacture of handcrafts and similar goods and their sale at the markets is not specifically provided for, therefore activities not provided for, the activity status defaults to discretionary in accordance with C1.7(1) of the Auckland Unitary Plan.

Decision

I have read the application, supporting documents, and the report and recommendations on the consent application. I am satisfied that I have sufficient information to consider the

matters required by the Resource Management Act 1991 (RMA) and make a decision under delegated authority on the application.

Acting under delegated authority, under sections 104, 104B and Part 2 the application is **GRANTED**.

1. Conditions

Under section 108 of the RMA, these consents are subject to the following conditions:

General Conditions

1. The land use activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the Council as consent number LUC60311264
- Application Form, and Assessment of Effects prepared by Bianca Markham of Terra Nova Planning Ltd dated November 2017 and referenced 11961, responses to section 92 dated 19 December 2017 and 24 April 2018.

Specialist Reports

Report title and reference	Author	Rev	Dated	
Additional Environmental Investigation	Groundwater and Environmental Services		7	September 2005
On-Site Wastewater Treatment and Disposal Report – Referenced L20145b	Hutchinson Consulting Engineers		3-11-17	
Detailed Site Investigation, 362 Matakana Valley Rd, Matakana, Auckland	Geosciences Ltd		16	April 2018
Site Specific Hydraulic Analysis – Referenced L20145C	Hutchinson Consulting Engineers	1	13	April 2018

- Plans signed by Consultant Planner Claire Phillips on 7-5-18

Plan title and reference	Author	Rev	Dated
Proposed Site Plan	Terra Nova Planning Ltd		October 2017
Proposed Markets	Terra Nova Planning Ltd		October 2017
Proposed Parking	Terra Nova Planning Ltd		October 2017

Note: In the event that minor amendments to the erosion and / or sediment controls are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the controls may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader Compliance Monitoring NW1 prior to implementation to confirm that they are within the scope of this consent.

Lapse Date

2. Under section 125 of the RMA, this consent lapses five years after the date it is granted unless:
 - a. The consent is given effect to; or
 - b. The Council extends the period after which the consent lapses.

Monitoring

3. The \$640 (inclusive of GST) charge shall be paid as part of the resource consent fee and the consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice.

Advice Note:

The initial monitoring charge is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc, all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge or charges as they fall due. Such further charges are to be paid within one month of the date of invoice. Only after all conditions of the resource consent have been met, will Council issue a letter confirming compliance on request of the consent holder.

Advanced notification that works will be beginning on site.

4. The Team Leader Orewa Monitoring, shall be notified at least five (5) working days prior to activities commencing on the subject site.

Advice Note:

Condition (4) requires the consent holder to notify Council of their intention to begin earthworks a minimum of five working days prior to commencement. Such notification

should be sent to the Orewa Compliance Administrator at
or 0800 4265169 to advise of the
start of works.

5. The noise (shall comply with the following noise levels within the boundary of any other site within the Rural Production zone:

Time	Noise Level
Monday to Saturday 7am – 10pm	55 dB L_{Aeq}
All other times	45 dB L_{Aeq} 75 dB L_{AFmax}

6. Noise levels shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics – Measurement of Environmental Sound and shall be assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

Advice note: The consent holder is reminded of their general obligation under section 16 of the Resource Management Act 1991 to adopt the best practicable option to ensure that the emission of noise does not exceed a reasonable level.

7. Twenty carparking spaces shall be marked for exclusive use of the Market activity.
8. The manufacturing of handicraft shall be limited to:
- (a) Textiles: embroidery, quilting, tapestry, weaving,
 - (b) Woodcraft: wood-carving, wood-turning, furniture making,
 - (c) Papercraft: paper modelling, collage, papier-mache,
 - (d) Pottery and glass crafts: cermaics, mosaic art, glass blowing,
 - (e) Metalwork: jewellery-making, engraving, enameling, gilding
 - (f) Other: basket weaving, floral design, leatherwork, toy-making.
9. It is proposed that a consent condition may be included to limit the hours of handicraft manufacture to:
- (a) 7.00am to 7.00pm on Monday to Saturday, and
 - (b) 9.00am to 6.00pm on Sunday
10. No more than two people shall be involved in the manufacture of handicrafts in any one unit.
11. No business may occupy more than two units within the Market.

12. At the end of the market, all stall and units shall be vacated, no storage of market wares shall be kept in the building overnight or outside market hours.

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.
14. The site management practices outlined in the 'Detailed Site Investigation, 362 Matakana Valley Rd, Matakana', Auckland' prepared by Geosciences Ltd and dated 16 April 2018 (DSI) shall be implemented during soil disturbance activities and comply with the following standards:
- (a) controls to minimise the exposure of humans to mobilised contaminants must—*
 - (i) be in place when the activity begins:*
 - (ii) be effective while the activity is done:*
 - (iii) be effective until the soil is reinstated to an erosion-resistant state:*
 - (b) the soil must be reinstated to an erosion-resistant state within 1 month after the serving of the purpose for which the activity was done:*
 - (c) the volume of the disturbance of the soil of the piece of land must be no more than 25 m³ per 500 m²:*
 - (d) soil must not be taken away in the course of the activity, except that,—*
 - (i) for the purpose of laboratory analysis, any amount of soil may be taken away as samples:*
 - (ii) for all other purposes combined, a maximum of 5 m³ per 500 m² of soil may be taken away per year:*
 - (e) soil taken away in the course of the activity must be disposed of at a facility authorised to receive soil of that kind:*
 - (f) the duration of the activity must be no longer than 2 months:*
 - (g) the integrity of a structure designed to contain contaminated soil or other contaminated materials must not be compromised.*
- If unexpected materials are encountered during the works suggestive of contamination, works should cease immediately to allow a suitably qualified environmental specialist to assess the material and advise on its management. No earthworks are to be undertaken

outside the areas identified as part of this application without further Assessment in terms of the Contamination.

2. Advice Notes

1. Please read the conditions of this resource consent carefully and make sure that you understand all the conditions that have been imposed before commencing the development.
2. The consent holder shall obtain all other necessary consents and permits, including those under the Building Act 2004, and the Historic Places Trust Act 1993. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007), regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004. Please note that the approval of this resource consent, including consent conditions specified above, may affect a previously issued building consent for the same project, in which case a new building consent may be required.
3. A copy of this consent should be held on site at all times during the establishment and construction phase of the activity.
4. If you disagree with any of the above conditions, or disagree with the additional charges relating to the processing of the application you have a right of objection pursuant to sections 357A or 357B of the RMA. Any objection must be made in writing to Council within 15 working days of notification of the decision.
5. The granting of this resource consent does not in any way allow the applicant to enter and construct drainage within neighbouring property, without first obtaining the agreement of all owners and occupiers of said land to undertake the proposed works. Any negotiation or agreement is the full responsibility of the applicant, and is a private agreement that does not involve Council. Should any disputes arise between the private parties, these are civil matters which can be taken to independent mediation or disputes tribunal for resolution. It is recommended that the private agreement be legally documented to avoid disputes arising. To obtain sign-off for the resource consent, the services described by the conditions above are required to be in place to the satisfaction of Council.
6. Compliance with the consent conditions will be monitored by Council in accordance with section 35(d) of the Resource Management Act. This will typically include site visits to verify compliance (or non compliance) and documentation (site notes and photographs) of the activity established under the Resource Consent. In order to recover actual and reasonable costs, inspections, in excess of those covered by the base fee paid, shall be charged at the relevant hourly rate applicable at the time. Only after all conditions of the Resource Consent have been met, will Council issue a letter on request of the consent holder.

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

From: donotreply
Sent: Thursday, 3 August 2023 1:02 pm
To: Iksun Yang
Subject: RFI Response: BCO10364430 362 Matakana Valley Road Matakana 0985

Categories: Red category

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
01.05.2023 Machine borehole log within proximity to site.pdf
01.05.2023 Geotech response.png
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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

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