

Robyn Edwards

From: Chelsea Gosden
Sent: Thursday, 27 July 2023 10:52 am
To: Robyn Edwards
Subject: FW: [EXTERNAL] Fwd: FW: BCO10364430-Section 37 covering letter(03)
Attachments: 230719 SITE PLAN 101E.pdf; letterac-362MatakanaRoad-001.pdf

Hi,

Any update on this one?

Ngā mihi | Kind regards
Chelsea

Chelsea Gosden (she/her) | Team Leader Resource Consents
Department of Regulatory Engineering & Resource Consents
DDI (09) 484 8769 | Ext (43) 8769 | M: 021 827 268
Auckland Council, Private Bag 92 300, Auckland 1142

From: Neil Mumby <neil.mumby@cablebayconsulting.co.nz>
Sent: Thursday, July 20, 2023 6:31 AM
To: Cindy Yin <Cindy.Yin@aucklandcouncil.govt.nz>; Chelsea Gosden <Chelsea.Gosden@aucklandcouncil.govt.nz>
Subject: [EXTERNAL] Fwd: FW: BCO10364430-Section 37 covering letter(03)

Caution: This is an external email. Please check email address is from a trusted sender before taking action or clicking on links.

Hi Chelsea and Cindy;

Three Blokes Ltd have requested that I assist them in the captioned matter.

You will see from the email trail below, that the Regional Plan Check team has identified a discrepancy in the approved plans for LUC60311264 and EXT90105285 versus that proposed in the building consent plans.

I have attached a brief letter on this matter for your consideration as well as an updated plan.

Kind regards

Neil

From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>
Date: Tuesday, 18 July 2023 at 9:24 AM
To: c.campbell.architect <c.campbell.architect@xtra.co.nz>
Subject: RE: BCO10364430-Section 37 covering letter(03)

Good morning Colin,

I have completed the recheck of revised plans and the proposed plans are not in accordance with the approved plans LUC60311264. You need to contact the team leader or processing planner for an accordance call or apply for an amendment to the approved plans.

LUC shows



Plans show

CAMPBELL REGISTERED ARCHITECTS LTD

202 C Cames Road, RD 5, Wellsford 0975

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

~ p 09 431 5580 ~ m 0274 323 185

From: Christine Tarr <Christine.Tarr@aucklandcouncil.govt.nz>

Date: Wednesday, 28 June 2023 at 4:35 PM

To: c.campbell.architect@xtra.co.nz <c.campbell.architect@xtra.co.nz>

Subject: BCO10364430-Section 37 covering letter(03)

Good afternoon

Planning recheck completed revised plans – s37 letter is attached.

Please Note:

Council has changed our system to auto stamp and file all inbound documents. To ensure we handle this application efficiently and transparently, please use the online portal for all your responses with plans, specifications and reports (as relevant).

Please also send an email to me advising that these have been lodged via the online portal so that I can action the 'revised planning assessment' accordingly

Kind Regards

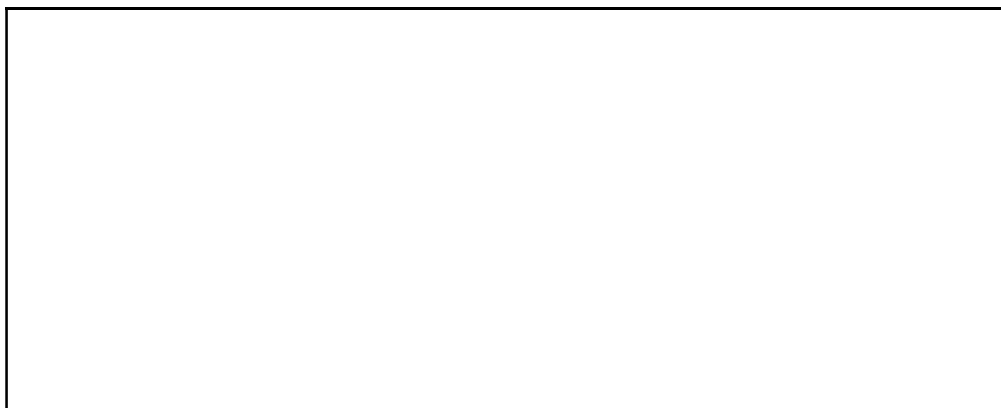
**Christine Tarr | Intermediate Planner
Regional Plan Checks Team**

Streamline Unit

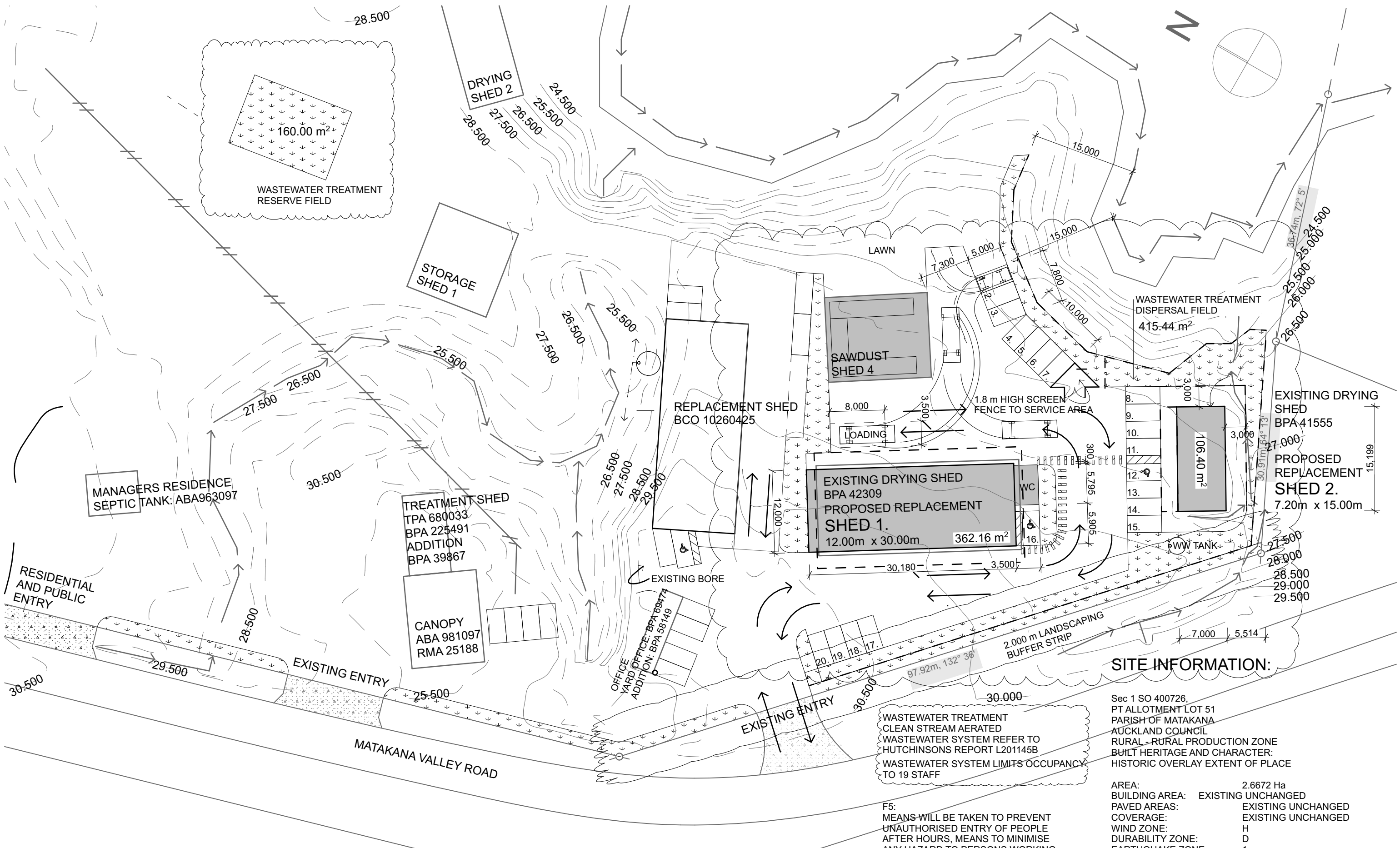
Resource Consents Department

Ph 09 427 3401 | Mobile 021 581845

Email: christine.tarr@aucklandcouncil.govt.nz



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SITE INFORMATION:

Sec 1 SO 400726,
PT ALLOTMENT LOT 51
PARISH OF MATAKANA
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

WASTEWATER TREATMENT
CLEAN STREAM AERATED
WASTEWATER SYSTEM REFER TO
HUTCHINSONS REPORT L201145B
WASTEWATER SYSTEM LIMITS OCCUPANCY
TO 19 STAFF

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

SHEET TITLE: **REVISION #:** **SITE PLAN 1: 500**

SHEET	A: SKETCH DESIGN
	B: SK REVISED
	C: DRAFT FOR ENG DESIGN
	D: BC ISSUE
	E: BC REVISIONS
ISSUED:	19/07/23
E PROJECT #:	21015

THREE BLOKES LTD
REPLACEMENT MARKET SHEDS
362 MATAKANA VALLEY ROAD
MATAKANA

**CAMPBELL REGISTERED
ARCHITECTS Ltd**
202 CAMES ROAD, R.D. 5 WELLSFORD 0975
NEW ZEALAND
~ p: 0274 323 185
~ e: colin@campbell-registered-architects.co.nz
~ w: www.campbell-registered-architects.co.nz



20 July 2023

Chelsea Gosden / Cindy Yin
Northern Resource Consenting (Orewa)

By Email Only

Dear Chelsea and Cindy;

Re : BCO10364430- 362 MATAKANA VALLEY ROAD, MATAKANA

- 1.0 The Regional Plan Checks team has requested confirmation from the Processing Planner or Team Leader, that the captioned building consent plans are within scope of LUC60311264 and EXT90105285.
- 2.0 It is understood that a Section 37 Notice is in place until this matter is addressed.
- 3.0 As part of my instructions, and after reviewing the plans, I have recommended that a small adjustment be made to the car parking layout for car park spaces 1-3 to demonstrate compliance. This will mean, that once confirmation of being within scope is received, the currently submitted building consent plans will need to be updated.
- 4.0 I have had a look at the various plan sets and emails and note the following;
 - a) At the time LUC60311264 was considered, consent was only ever required for the manufacture of goods on the site. All other elements of the proposal (bulk and location, car parking, wastewater, etc) were permitted.
 - b) That is still the case at the present time, and as a consequence, the current matter revolves solely around how the carparks are laid out on the subject site.
 - c) The number of car park spaces remains the same as originally consented at twenty (20) spaces.
 - d) The architect has advised that he has checked maneuvering depths and widths etc for the amended car park spaces and that they comply with the AUP(OP) standards.
 - e) The most constrained car park spaces are 1 – 3, and the architect has overlain the tracking curves for your ease of reference. These spaces are 2.6 metres wide and have a maneuvering depth of 7.3 metres - thereby meeting E27.6.3.1.1 (T119).
 - f) There is no change in terms of the nature of the activity on the site, the scale, nor the intensity of use.
 - g) The amended proposal does not give rise to any additional or different effects, and no additional infringements are generated.
 - h) I also note that this appears to be a better design outcome in terms of allowing an increased depth of landscaping along the site frontage and the most recent amendments facilitate better circulation around the site.

5.0 We would be grateful if you could confirm that this minor site layout change is within scope, so that the building consent plans can be updated, the section 37 notice uplifted, and the building consent continue to be processed.

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