

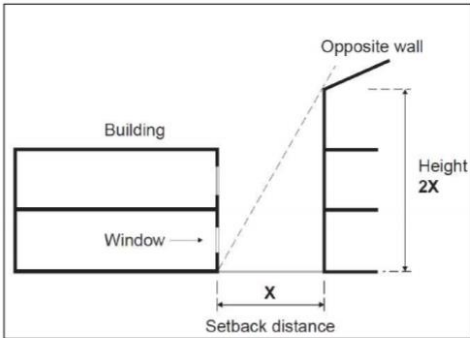
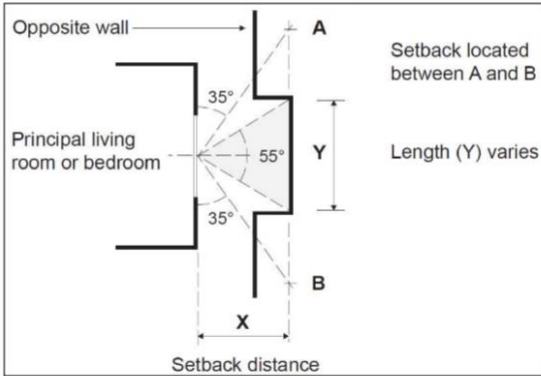
Appendix 17. Assessment against the Auckland Unitary Plan (Operative in Part)

H6 Residential – Terrace Housing and Apartment Buildings Zone		
Rule / Chapter	Standards/Controls	Activity Status
H6.4.1 Activity Table	(A1) Activities not provided for: Commercial	<p>Non-complying Activity.</p> <p>Option 1, 2 and 3</p> <p><u>Option 1</u> Concierge/Café 190m² Boutique Salon 138m² Clinic 128m² Corner Café 54m² Co-Working/Restaurant 115m² Co-Working - 115m²</p> <p>TOTAL = 740m²</p> <p><u>Option 2 and 3</u> Café 190m² Co-Working/Restaurant 115m² Co-working 115m²</p> <p>TOTAL = 420m²</p>
	(A3) Dwellings	Restricted Discretionary Activity.
	(A34) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary	n/a - AHIRB infringement along rail corridor.
	(A35) New Buildings and Additions to Buildings The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	Restricted Discretionary Activity - Building B, D, E, F, G – Residential Dwellings
H6.6.5. Building height	Building height – 16m	<p>Restricted Discretionary Activity.</p> <p>Seven of the proposed buildings will infringe maximum building height by a maximum of approximately 10.6 metres vertically. Building A - 22.2m (6.2m exceedance) Building B – 26.6m (10.6m exceedance) Building C – 17.2 (1.2m exceedance) Building D – 18.2 (2.2m exceedance) Building E – 25.2 (9.2m exceedance) Building F – 22.5 (6.5m exceedance) Building G – 19.3m (3.3m exceedance)</p>
H6.6.6. Height in relation to boundary	<p>Height in relation to boundary (1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin another site in the same zone or any other zone not specified in Standard H6.6.8</p> <p>- 3m and 45 degrees</p>	N/A – AHIRB provision used.
H6.6.7 Alternative Height in relation to boundary	<p>Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone.</p> <p>(2) Within 20m of site frontage – 8m and 60 degrees. (3) 20m and beyond site frontage – 8m vertical + 2m perpendicular and 60 degrees.</p>	<p>Restricted Discretionary Activity</p> <p>Within 20m of site frontage – complies.</p> <p>Infringement along northern (railway corridor) boundary:</p> <p>Building D – 1.5m high, 1m width infringement Building F – 10.5m high, 6m width infringement</p> <p>Building G – 0.5m high, 0.4m width</p>
H6.6.9 Yards	<p>Yards Front – 1.5m. Side/Rear – 1m.</p>	<p>Complies</p> <p>All buildings are set back 1.5m front the front yard and 1m from the side or rear yards.</p>

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Rule / Chapter	Standards/Controls	Activity Status
H6.6.10	<p>Maximum Impervious Area</p> <p>Maximum impervious area – 70% site area (GSA = 14,700m² x 0.7 = 10,290m²)</p> <p>Building Coverage Area – 5,033m² Impervious surfaces – 3883m²</p> <p>Total – 8916m² (61%)</p>	<p>Complies</p> <p>61%</p>
H6.6.11	<p>Building Coverage – Max 50% nsa = 14,535m²</p> <p>Building Coverage 5,033m² Total 35%</p>	<p>Complies</p> <p>35%</p>
H6.6.12	<p>Landscaped Area – Min 30% nsa</p> <p>Total – 39%</p>	<p>Complies</p> <p>39%</p>
H6.6.13	<p>Outlook Space</p> <p>Principal Living 6m x 4m Principal bedroom 3m x 3m Other habitable rooms 1m x 1m</p>	<p>Complies</p> <p>All dwellings comply as demonstrated in the architectural drawings Appendix 3.</p>
H6.6.14	<p>Daylight</p> <p>(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:</p> <p>a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.</p>	<p>Complies</p> <p>All dwellings have compliant daylight setbacks.</p>

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Rule / Chapter	Standards/Controls	Activity Status
	<p>Figure H6.6.14.1 Required setbacks for daylight</p>  <p>Figure H6.6.14.2 Required setbacks for daylight</p> 	
H6.6.15	Outdoor living space – 20m ² or balconies.	<p>Complies</p> <p>All studio and one bedroom dwellings above ground floor level have been provided with a balcony of 5m², with a minimum dimension of 1.8 or greater. All two bedroom or more dwellings have been provided with a balcony of at least 8m² and a minimum dimension of 1.8m or greater.</p> <p>All ground floor apartments have access to 20m² outdoor space (combined landscaped area and terrace)</p>
H6.6.16	<p>Front, side and rear fences and walls</p> <p>(a) Within the front yard, either: N/A</p> <p>(b) Within the side and rear yards: 2m.</p>	<p>Complies</p> <p>No fences will be erected in the front yard. Final fencing details around the boundaries are being worked through. Any side or rear fences will not exceed 2m.</p>
H6.6.17	<p>Minimum dwelling size</p> <p>(1)</p> <p>(a) 30m² studio dwellings</p> <p>(b) 45m² for one or more bedroom dwellings.</p>	<p>Complies</p> <p>All dwellings comply with the minimum dwelling size requirements (see apartment typologies Appendix 3).</p>

Auckland Wide Rules – D13 Notable Tree Overlay

Rule / Chapter	Reason	Activity Status
Table D13.4.1 Activity Table	(A9)	Restricted Discretionary Activity

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Auckland Wide Rules – D13 Notable Tree Overlay		
Rule / Chapter	Reason	Activity Status
	Works within the dripline of a Scheduled tree. Works within the dropline of the Pohutukawa Tree (see arborist report appendix 7)	
	(A6) Tree Trimming or alteration that does not comply with Standard D13.6.1 (see arborist report appendix 7)	Restricted Discretionary Activity

E Auckland Wide Rules		
Rule / Chapter	Reason	Activity Status
E7 Taking, using, damming and diversion of water and drilling (see full assessment with Appendix 19 Ground water assessment)	Table E7.4.1 Activity Table (A20) Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed	Restricted Discretionary Activity The proposed basement level in the north-western section of the proposed development was lower than the measured ground water levels. Therefore, water take will be likely to occur at the proposed development during construction.
	(A28) The diversion of groundwater caused by any excavation, (including trench) or tunnel that does not meet the permitted activity standards or not otherwise listed. Consent Required in accordance with AUP Standards E7.6.1.6 and E7.6.10.	Restricted Discretionary Activity
E11 Land Disturbance – Regional	E11.4.1 Activity Table (Residential Zones) (A4) Greater than 10,000m ² up to 50,000m ² where land has a slope less than 10 degrees outside the Sediment Control Protection Area.	Controlled Activity Controlled Activity Consent is required to undertake earthworks 42,706m ² in the Residential – Terraced Housing and Apartment Building zone.
E12 Land Disturbance – District	E12.4.1 Activity Table (Residential zones) (A6) Earthworks greater than 2,500m ² (A10) Earthworks greater than 2500m ³	Restricted Discretionary Activity Proposed earthworks will amount to 42,706m ³ of cut and fill across a combined area of some 14,700m ²
E25. Noise and vibration Full assessment of noise provisions is provided within Appendix 14 and 15	Activity Table E25.4.1 (A2) Activities that do not comply with a permitted activity standard are assessed as a Restricted Discretionary Activity.	Restricted Discretionary Activity The construction works will infringe the noise levels set out in Table E25.6.27.1 Construction noise levels for activities sensitive to noise in all zones except the Business – City Centre Zone and the Business – Metropolitan Centre Zone. The long-term construction noise limits may be exceeded by up to 8 dB during excavation and foundation piling for an approximate period 1 – 2 weeks. Predicted noise level exceedances are provided in table 6 below.

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		<table border="1"> <thead> <tr> <th>Stage</th> <th>Activity</th> <th>Locations</th> <th>Exceedance Level</th> <th>Approx. Duration</th> </tr> </thead> <tbody> <tr> <td rowspan="2">1,2,3 (A,B)</td> <td rowspan="2">Retention Piling</td> <td>234A Great South Road</td> <td rowspan="2">73dB LA_{eq} and 90dB LA_{max}</td> <td rowspan="2">1 Week</td> </tr> <tr> <td>234C Great South Road</td> </tr> <tr> <td rowspan="3">3,4,5,6 (F,G)</td> <td rowspan="3">Excavation</td> <td>218 Great South Road</td> <td rowspan="3">73dB LA_{eq} and 90dB LA_{max}</td> <td rowspan="3">2 Weeks</td> </tr> <tr> <td>218 Great South Road</td> <td rowspan="2">75-78dB LA_{eq} and 90dB LA_{max}</td> </tr> <tr> <td>234A Great South Road</td> </tr> <tr> <td rowspan="3">5,6,7,9 (C,D,E)</td> <td rowspan="3">Foundation Piling</td> <td>234C Great South Road</td> <td rowspan="3">73dB LA_{eq} and 90dB LA_{max}</td> <td rowspan="3">1 Week</td> </tr> <tr> <td>234D Great South Road</td> </tr> <tr> <td>55 Omahu Road</td> <td rowspan="2">75-78dB LA_{eq} and 90dB LA_{max}</td> </tr> <tr> <td>Excavation</td> <td>55 Omahu Road</td> <td>2 weeks</td> </tr> </tbody> </table>	Stage	Activity	Locations	Exceedance Level	Approx. Duration	1,2,3 (A,B)	Retention Piling	234A Great South Road	73dB LA _{eq} and 90dB LA _{max}	1 Week	234C Great South Road	3,4,5,6 (F,G)	Excavation	218 Great South Road	73dB LA _{eq} and 90dB LA _{max}	2 Weeks	218 Great South Road	75-78dB LA _{eq} and 90dB LA _{max}	234A Great South Road	5,6,7,9 (C,D,E)	Foundation Piling	234C Great South Road	73dB LA _{eq} and 90dB LA _{max}	1 Week	234D Great South Road	55 Omahu Road	75-78dB LA _{eq} and 90dB LA _{max}	Excavation	55 Omahu Road	2 weeks		
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		Please refer to Appendix 14 and 15 for a full assessment against the relevant noise and vibration provisions.																																
E27 Transport (note: full assessment provided within ITA, appendix 8)	(A5) Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under standards E27.6.4(2) or E27.6.4.1(3).	Restricted Discretionary Activity																																
	A2) Parking, loading and access E27.6.2.3 17 Number of parking and loading spaces. .	<p>Restricted Discretionary Activity Consent Required</p> <p>The proposal involves constructing a new accessway on to Great South Road (Arterial Road) - Restricted Discretionary Activity Consent Required.</p>																																
		<p>A minimum of 17 commercial car parking spaces are required (see breakdown within Appendix 8). 10 spaces are provided</p>																																
E23 Signage	E23.4.2(A53) The proposal involves comprehensive development signage – Restricted Discretionary Activity.	Restricted Discretionary Activity Consent Required																																
		<p>Great South Road – Building A facade</p> <ul style="list-style-type: none"> ➤ One 2m x 0.7m sign ➤ One 1-3m x 4m sign (length dependant on future tenancy) ➤ One 1-3m x 0.5m sign (length dependant on future tenancy) <p>Omahu Road – Building C facade</p> <ul style="list-style-type: none"> ➤ One 2m x 1.5m sign ➤ One 1-3m x 0.5m sign (length dependant on future tenancy) 																																
E30 Contaminated Land	E30.4.1 (A6) Discharges of contaminants into air, or into water, or onto or into land not meeting permitted activity standards E30.6.1.2 - Discharges of contaminants into air, or into water, or onto or into land from disturbing soil on land containing elevated levels of contaminants	Controlled Activity Consent Required																																
		Volume of contaminated soils disturbed exceeds 200m ³ - Controlled activity consent is required. Controlled activity standards (E30.6.2) are met.																																
E36 Natural Hazards and Flooding	E36.4.1 Activity Table	Complies																																
	Activities in overland flow paths	The existing entry and exit points of the OLFPs through the site will be maintained.																																
	(A41) Diverting the entry or exit point, piping or reducing the capacity of any part of an overland flow path is a Restricted Discretionary Activity.																																	
	(A42) Any buildings or other structures, including retaining walls (but excluding permitted fences	Restricted Discretionary Activity Consent Required.																																

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	and walls) located within or over an overland flow path.	
E38 Subdivision - Urban	Table E38.4.2 Activity table - Subdivision in residential zones (A14) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1	n/a – not required at this stage.