

Proposal: Demolition of existing buildings, including a character supporting, construction of mixed-use development, including 135 residential units, five commercial tenancies, 106 car parks and 143 cycle parks, and associated enabling works.

Address: 198-202, 214-222 Dominion Road and 113-117 Valley Road, Mount Eden

Unitary Plan: Auckland Unitary Plan (Operative in Part)

| Site Zoning | |
|-------------------|--|
| Zone | Local Centre Zone and Residential – Terrace Housing and Apartment Building Zone |
| Overlays/Controls | Special Character Overlay Residential and Business – Eden Valley Quality Sensitive Aquifer Management Areas Overlay – Western Springs Volcanic Aquifer Height Variation Control – Eden Valley, 13m Macroinvertebrate Community |
| Designations | N/A |

| Rule | Compliance | Non-Compliance |
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| Chapter E Auckland-Wide | | |
| E1 Water Quality | Objectives and policies only. | |
| E2 Water Quantity, Allocation and Use | Objectives and policies only. | |
| E3 Lakes, Rivers, Streams and Wetlands | N/A | |
| E4 Other Discharge of Contaminants | N/A | |
| E5 On-site and Small-Scale Wastewater Treatment and Disposal | N/A | |
| E6 Wastewater Network Management | N/A | |
| E7 Taking, Damming and Diversion of Water and Drilling | Complies – refer to geotechnical report. | |
| E8 Stormwater Discharge and Diversion | | Consent is required as a controlled activity pursuant to E8.4.1(A9) for the diversion and discharge of stormwater runoff from impervious areas greater than 1,000m ² up to 5,000m ² |

| Rule | Compliance | Non-Compliance |
|---|------------|--|
| E9 Stormwater Quality – High Contaminant Generating Car parks and Roads | N/A | |
| E10 Stormwater Management Areas Flow 1 and 2 | N/A | |
| E11 Land Disturbance - Regional | Complies | |
| E12 Land Disturbance - District | | <p>Consent is required a restricted discretionary activity pursuant to E12.4.1(A6) for land disturbance with an area of 5250m².</p> <p>Consent is required a restricted discretionary activity pursuant to E12.4.1(A10) for land disturbance with a volume comprising 3,200m³ of cut and 1,500m³ of fill.</p> |
| E13 Cleanfills, Managed Fills and Landfills | N/A | |
| E14 Air Quality | N/A | |
| E15 Vegetation Management and Biodiversity | N/A | |
| E16 Trees in Open Space Zones | N/A | |
| E17 Trees in Roads | | Consent is required a restricted discretionary activity pursuant to E17.4.1(A10) for the removal of the Titoki tree within the Valley Road berm |
| E18 Natural Character of the Coastal Environment | N/A | |
| E19 Natural Features and Natural Landscapes in the Coastal Environment | N/A | |
| E20 Maori Land | N/A | |
| E21 Treaty Settlement Land | N/A | |
| E22 Artworks | N/A | |
| E23 Signs | | Consent is required as a restricted discretionary activity pursuant to E23.4.1(A53) for comprehensive development signage. |

| Rule | Compliance | Non-Compliance |
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| E24 Lighting | Will comply. A detailed lighting plan is proffered as a condition of consent. | |
| E25 Noise and Vibration | | <p>Consent is required as a restricted discretionary activity pursuant to E25.4.1(A2) for activities that do not comply with the permitted activity standards. The following standards are not met by the proposal:</p> <ul style="list-style-type: none"> • E25.6.27 is not met in that rock breaking works will exceed the 70 dB L_{Aeq} noise limit at the façade of the closest buildings. The extent of infringement is detailed within the Assessment of Acoustic Effects as Appendix 11. • E25.6.30 is not met in that the vibration will exceed the amenity limit at properties within 12 metres of rock breaking works. |
| E26 Infrastructure | N/A | |
| E27 Transport | Refer below. | Consent sought for a restricted discretionary activity pursuant to E27.4.1(A2), (A3) and (A5) . Please refer to transport report. |
| E28 Mineral Extraction from Land | N/A | |
| E29 Emergency Management Area | N/A | |
| E30 Contaminated Land | | Consent is required as a discretionary activity pursuant to E30.4.1(A7) for the discharge of contaminants that does not meet controlled activity standard E30.6.2.1, in that the DSI prepared does not cover the entirety of the site subject to HAIL activities |
| E31 Hazardous Substances | N/A | |

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|---|------------|---|
| E32 Biosolids | N/A | |
| E33 Industrial and Trade Activities | N/A | |
| E34 Agrichemicals and Vertebrate Toxic Agents | N/A | |
| E35 Rural Production Discharges | N/A | |
| E36 Natural Hazards and Flooding | | <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A26) for below ground parking within the 1% AEP flood plain.</p> <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A33) for stormwater management devices within the 1%AEP flood plain.</p> <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A37) for the construction of new buildings exceeding 10m² within the 1% AEP flood plain.</p> <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A38) for the use of new buildings to accommodate more vulnerable activities within the 1% AEP flood plain.</p> <p>Consent is required a restricted discretionary activity pursuant to E36.4.1(A41) for the diversion of the exit point of an overland flow path.</p> <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A42) for the construction of a building located over an overland flow path. The easternmost module of the Valley Road building sits over the</p> |

| Rule | Compliance | Non-Compliance |
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| | | <p>accessway and thus overland flow path.</p> <p>Consent is required as a restricted discretionary activity pursuant to E36.4.1(A55) for the realignment of the wastewater main that does not meet Standard E36.6.1.13 as the relocation will be further than two metres from the existing alignment.</p> |
| E37 Genetically Modified Organisms | N/A | |
| E38 Subdivision – Urban | N/A | |
| E39 Subdivision – Rural | N/A | |
| E40 Temporary Activities | N/A | |
| E27 Transport | | |
| E27.4.1 Activity Table | | Consent sought for a restricted discretionary activity pursuant to E27.4.1(A2), (A3) and (A5) . Please refer to transport report. |
| E27.6.1 Traffic Generation Standards | | The proposal provides for the construction of 135 residential apartments and therefore requires a trip generation assessment. |
| E27.6.2 Number of Parking and Loading Spaces | Complies | |
| E27.6.2(6) Bicycle Parking <ul style="list-style-type: none"> Requirements apply to developments of more than 20 dwellings | Complies – 135 residential cycle parks are provided and 8 visitor cycle parks. | |
| E27.6.2(7) End-of-Trip Facilities | Does not apply End trip facilities to be provided for any office, education of hospital facilities. The proposal is for residential apartments and retail. | |
| E27.6.2(8) Loading | Complies | |
| E27.6.3.1 Design of Parking and Loading Spaces | Complies | |

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| <ul style="list-style-type: none"> • Dimensions set out at E27.6.3.1.1 • Spaces must be located on the same site as the activity to which it relates; not be used for any other purpose; kept clear and available when the activity is in operation etc. Refer E27.6.3.1(1)(a)-(g). | | |
| <p>E27.6.3.2 Size and Location of Loading Spaces</p> <ul style="list-style-type: none"> • Minimum dimensions set out at E27.6.3.2.1 • Spaces must be located on the same site as the activity to which it relates; be available when the activity is in operation etc. Refer E27.6.3.2(1)(a)-(d). | Complies | |
| <p>E27.6.3.3 Access and Manoeuvring</p> <ul style="list-style-type: none"> • Must accommodate 85th percentile tracking curves for cars • Loading must comply with the RTS 18 tracking curves • Only car parks for dwellings may be stacked | Complies | |
| <p>E27.6.3.4 Reverse Manoeuvring</p> <p>Not permitted where:</p> <ul style="list-style-type: none"> • Four or more spaces are served by a single access • There is 30m between the parking space and the road boundary • Access is from an arterial road or Vehicle Access Restriction | Complies | |
| <p>E27.6.3.5 Vertical Clearance</p> <ul style="list-style-type: none"> • Minimum 2.1m for residential | Complies | |
| <p>E26.6.3.6 Formation and Gradient</p> <ul style="list-style-type: none"> • Parking and access must be formed, drained, provided with an all- | Complies | |

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| <p>weather surface and be marked out or delineated (except in some rural zones)</p> <ul style="list-style-type: none"> Maximum 1:25 for accessible spaces Maximum 1:20 for other spaces Maximum 1:8 for manoeuvring | | |
| <p>E27.6.3.7 Lighting</p> <ul style="list-style-type: none"> Lighting is required where there are 10 or more spaces which are likely to be used during hours of darkness | Lighting is provided within the basement. | |
| E27.6.4.1 Vehicle Access Restrictions | | Consent is required as a restricted discretionary activity pursuant to E27.4.1(A5) for the construction of a new vehicle crossing where a Vehicle Access Restriction applies due to the frontage to an arterial road |
| <p>E27.6.4.2 Width and Number of Vehicle Crossings</p> <ul style="list-style-type: none"> 1 crossing per 25m frontage Minimum 2m separation between crossings on adjacent sites, except that two crossings on adjacent sites can be combined to max 6m width Minimum 6m separation between crossings servicing the same site Must comply with E27.6.4.3 | | E27.6.4.2(1) and (2) Width and number of vehicle crossings is not met in that the Valley Road vehicle crossing will be separated by 1.8 metres from the vehicle crossing to the east, where 2 metres is required. Further the Carrick Place vehicle crossing will have a width of 4 metres where only 3.5 metres is permitted. |
| E27.6.4.3 Width of Vehicle Access and Queuing Requirements | Complies | |
| E27.6.4.4 Gradient of Vehicle Access | Complies | |
| E27.6.4.5 Sightlines for Road/Rail Level Crossings | N/A | |

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| E27.6.5 Design and Location of Off-Road Pedestrian and Cycling | Complies | |
| D18 Special Character Areas Overlay | | |
| D18.4 Activity Table | | <p>Consent will be required as a restricted discretionary activity pursuant to D18.4.2(A18) for the demolition of two character supporting and other buildings within the Special Character Area Overlay – Business, Eden Valley.</p> <p>Consent will be required as a restricted discretionary activity pursuant to D18.4.2(A20) for the construction of new buildings within the Special Character Area Overlay Business, Eden Valley.</p> |
| H6 Residential – Terrace Housing and Apartment Buildings Zone | | |
| H6.4 Activity Table | | <p>Consent is required as a restricted discretionary activity pursuant to H6.4.1(A3) for dwellings within the Terrace Housing and Apartment Building Zone.</p> <p>Consent is required as a restricted discretionary activity pursuant to H6.4.1(A34) for a new building that does not comply with H6.6.6 but complies with H6.6.7, alternative height in relation to boundary.</p> <p>Consent is required as a restricted discretionary activity pursuant to H6.4.1(A35) for the construction of a new building to contain dwellings.</p> |
| H6.6.1 Activities listed in Table H6.4.1 Activity Table | | <p>H6.6.5 Building height is not met in that the Carrick Building will exceed the 16-metre height standard by a maximum of 3.3 metres.</p> |

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| | | <p>H6.6.6 Height in relation to boundary is not met in that the Carrick Building will result in a 7.24 metre infringement of the standard height in relation to boundary. Noting the alternative has been utilised.</p> <p>H6.6.9 Yards is not met in that the proposed carport structure will be set back 1 metre from the boundary where 1.5 metres is required.</p> |
| H6.6.2 Home Occupations | N/A | |
| H6.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings | N/A | |
| H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps | N/A | |
| H6.6.5 Building Height <ul style="list-style-type: none"> Maximum 16m | | <p>H6.6.5 Building height is not met in that the Carrick Building will exceed the 16-metre height standard by a maximum of 3.3 metres.</p> |
| H6.6.6 Height in Relation to Boundary <ul style="list-style-type: none"> 3m + 45° to side and rear boundaries | | <p>H6.6.6 Height in relation to boundary is not met in that the Carrick Building will result in a 7.24 metre infringement of the standard height in relation to boundary. Noting the alternative has been utilised.</p> |
| H6.6.7 Alternative Height in Relation to Boundary <ul style="list-style-type: none"> 8m + 60° within first 20m of frontage 8m + 2m setback + 60° beyond 20m of frontage | Complies - see architectural drawings. | |
| H6.6.8 Height in Relation to Boundary adjoining Lower Intensity Zones | N/A | |

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| H6.6.9 Yards <ul style="list-style-type: none"> 1.5m front yard 1m side/rear | | H6.6.9 Yards is not met in that the proposed carport structure will be set back 1 metre from the boundary where 1.5 metres is required. |
| H6.6.10 Maximum Impervious Area <ul style="list-style-type: none"> Maximum 70% site area Maximum 10% within riparian, lakeside or coastal yards | Complies - see architectural drawings. | |
| H6.6.11 Building Coverage <ul style="list-style-type: none"> Maximum 50% net site area | Complies - see architectural drawings. | |
| H6.6.12 Landscaped Area <ul style="list-style-type: none"> Minimum 30% net site area | Complies – see architectural drawings. | |
| H6.6.13 Outlook Space <ul style="list-style-type: none"> Principal living: 6m depth x 4m width Principal bedroom: 3m x 3m Other habitable: 1m x 1m | | H6.6.13 Outlook space is not met in that: A number of units will have infringements to the required outlook space dimension. These are dimensioned on RC-602-604 within the architectural drawings within Appendix 5 |
| H6.6.14 Daylight <ul style="list-style-type: none"> Where proposed buildings contain facing habitable rooms the separation distance must be at least half the height of the facing building (applies from largest window only) | N/A – only a small part of the site is zoned THAB. All other buildings are in the LCZ. | |
| H6.6.15 Outdoor Living Space | Complies | |
| H6.6.16 Front, Side and Rear Fences and Walls | Complies | |
| H6.6.17 Minimum Dwelling Size | Complies | |
| H11 Business – Local Centre Zone | | |

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|---|---|---|
| H11.4.1 Activity Table | | Consent is required as a restricted discretionary activity pursuant to H11.4.1(A44) for the construction of new buildings within the Local Centre Zone. |
| H11.6.0 Activities within 30m of a residential zone | N/A | |
| H11.6.1 Building height <ul style="list-style-type: none"> • 11 metres occupiable • 13 metres total | | H11.6.1(2) Building height is not met in that: <ul style="list-style-type: none"> • The Dominion Building will exceed the building height standard by a maximum of 6.77 metres in relation to total building height and 8.36 metres in relation to the occupiable building height. • The Valley Building will exceed the building height standard by a maximum of 6.66 metres in relation to total building height and 7.46 metres in relation to the occupiable building height. • The Carrick Building will exceed the building height standard by a maximum of 7 metres in relation to total building height, 7.72 metres in relation to the occupiable building height. |
| H11.2.6 Height in relation to boundary <ul style="list-style-type: none"> • 8m + 60° | Complies | |
| H11.6.3 Residential on ground floor | Complies – residential at ground is internal within the site. | |
| H11.6.4 Yards | | H11.6.4(1) Yards is not met in that the basement structure will extend into the 3-metre yard setback with the residential zone, by 1.28 metres. |
| H11.6.6 Landscaping <ul style="list-style-type: none"> • A 2-metre landscaping buffer at the street front | N/A | |

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| between car parking, loading and service areas | | |
| H11.6.6 Riparian yard | N/A | |
| H11.6.7 Wind | N/A – the building does not exceed 25 metres in height | |
| H11.6.8 Outlook space | | <p>H11.6.4 Outlook space is not met in that:</p> <ul style="list-style-type: none"> A number of units will have infringements to the required outlook space. These infringements are dimensioned on RC-602-604 within the architectural drawings within Appendix 5. The rooms noted as multi-purpose will not have outlook space provided. There are a total of 19 multi-purpose rooms contained within one-bedroom apartments. |
| H11.6.9 Minimum dwelling size | Complies | |

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E24 Lighting

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| E24.6.2 Artificial Lighting Standards for Access in Residential Zones | <p>N/A</p> <p>The only pedestrian access within the THAB zone part of the site is not a 'Primary Pedestrian Entrance' by definition as it does not form one of the main pedestrian routes to the apartment building.</p> | |
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E27 Transport

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| E27.6.1 Trip generation | | Consent is required pursuant to E27.6.1 Trip generation |
| E27.6.2 Number of parking and loading spaces | <p>Complies.</p> <p>(6) Cycle parking:</p> <p>The development is for 135 dwellings and features 135 secure bicycle spaces and 8 visitor spaces.</p> | |

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| | <p>(8) Loading spaces The large loading space provided satisfies loading requirements</p> <p>(9) Fractional spaces No minimum parking rates provided for THAB or Business – Local Centre zones.</p> | |
| E27.6.3 Size and location of parking spaces | <p>Complies -</p> <p>(2)(b) All parking spaces comply with the Unitary Plan dimensional requirements.</p> <p>(2)(d)-(e) The loading space provided complies with Unitary Plan dimensional, location and gradient requirements.</p> | |
| E27.6.3.2(A) Accessible Parking | | The development provides 135 residential dwellings, therefore 7 accessible spaces required. The development does not provide any accessible spaces. |
| E27.6.3.4 Reverse manoeuvring | Complies | |
| E27.6.3.4A Heavy vehicle access | Complies | |
| E27.6.3.5 Vertical Clearance | Complies | |
| E27.6.3.7 Lighting | Carparking is provided within the basement of the building and lighting is to be provided. The lighting standards in E24 relate to outdoor lighting and façade lighting only. | |
| E27.6.4.3 Width of vehicle access, queuing and speed management requirements | Complies | |
| E27.6.6 Design and location of pedestrian access in residential zones | N/A – Primary Pedestrian Access is provided from Dominion Road and Valley Road. There are less than 10 car parks and dwelling within the THAB part of the site. | |
| E27.6.7 Provision for electric vehicle charging | <p>Complies</p> <p>All residential carparks have the ability to provide electric vehicle charging in future.</p> | |

| Rule | Compliance | Non-Compliance |
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| NES-CS | | |

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|---------------|------------|--|
| Regulation 11 | | Consent is required as a discretionary activity pursuant to Regulation 11 . |