

20. Appendix J – NZTA Approval

NZTA Ref: 8/11/4/4/208 PID: 5185

20 June 2016

Chanelle Brodie
Cato Bolam Consultants
PO Box 21-355
Auckland 0650

Dear Chanelle,

RE: INFINITY ENTERPRISES LTD PROPOSED DEVELOPMENT AT 12 LAKEWOOD COURT, MANUKAU CITY, AUCKLAND

The Proposal

To reiterate the NZ Transport Agency's understanding, the Applicant is proposing to remove all existing buildings and redevelop the site for a multi storeyed hotel/serviced apartment building. The site adjoins land within the NZ Transport Agency State Highway designation and as such the applicant is seeking the NZ Transport Agency's approval as an affected party.

Decision

The NZ Transport Agency provides its approval subject to the following conditions being volunteered by the Applicant to form part of the conditions of consent lodged with Council.

1. Any dwelling on the site must be designed, constructed and maintained to achieve a design noise level of 40 dB LAeq(24h) inside all habitable spaces.
2. If windows must be closed to achieve the design noise level in [condition 1], the building must be designed, constructed and maintained with a ventilation and cooling system. For habitable spaces the system must achieve the following:
 - Ventilation must be provided to meet Clause G4 of the New Zealand Building Code. At the same time the sound of the system must not exceed 30 dB LAeq(30s) when measured 1 m away from any grille or diffuser.
 - The occupant must be able to control the ventilation rate in increments up to a high air flow setting that provides at least 6 air changes per hour. At the same time the sound of the system must not exceed 35 dB LAeq(30s) when measured 1m away from any grille or diffuser.
 - The system must provide cooling that is controllable by the occupant and can maintain the temperature at no greater than 25°C. At the same time, the sound of the system must not exceed 35 dB LAeq(30s) when measured 1 m away from any grille or diffuser.
3. A design report prepared by an acoustics specialist must be submitted to the [council officer] demonstrating compliance with [conditions 1 and 2], prior to construction or alteration of any dwelling. The design must take into account future permitted use of the state highway; for existing roads this is achieved by the addition of 3 dB to existing measured or predicted levels.
4. New buildings or alterations to existing buildings containing noise sensitive activities must be designed, constructed and maintained to achieve road-traffic vibration levels complying with class C of NS 8176E:2005.

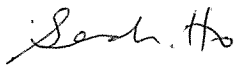
5. The building exterior must be designed so as not to cause sunstrike or light reflection which may obscure vision and reduce safety of drivers on the motorway network.

Provided your client accepts the proposed conditions and Council imposes them as conditions of consent this letter may serve as written approval pursuant to S95E of the Resource Management Act 1991.

I trust this letter clearly outlines the NZ Transport Agency's position with respect to your client's proposal. If you have any queries, please do not hesitate to contact Sunit Patel on 021 118 7288 (or email Sunit.Patel@nzta.govt.nz).

This response is the NZ Transport Agency's current view of the situation. Please note that if this application is put on hold for any length of time and resubmitted at a later date, the NZ Transport Agency's may need to review its comments in the light of any traffic, safety, planning, or policy change.

Yours faithfully



Sarah Ho
Senior Planning Advisor
Planning and Investment