

29 September 2022

Auckland Council
Attn: Mark Ross
Via email: mark@sentinelplanning.co.nz

Dear Mark,

RE: Resource Consent Application – 96 Beach Haven Road and 13 Cresta Avenue (BUN60397498) Section 92 Further Information Request

Thank you for your Section 92 letter and recommendations sent on 23rd May 2022. Please find our partial response to the points in your letter addressed in the table below and supporting documentation in the following attachments:

- Attachment 1: Infrastructure Report prepared by Aireys
- Attachment 2: Stormwater Management Report prepared by Aireys
- Attachment 3: Stormwater Management Plan prepared by Aireys
- Attachment 4: Healthy Waters Response Table prepared by Aireys
- Attachment 5: Transport Memo prepared by Commute
- Attachment 6: Acoustics s92 response to RFIs prepared by Earcon Acoustics
- Attachment 7: Construction Noise and Vibrations Assessment prepared by Earcon Acoustics
- Attachment 8: Acoustic Fencing Assessment prepared by Earcon Acoustics
- Attachment 9: Updated Landscape Plans and s92 response prepared by Greenscene NZ
- Attachment 10: Updated Architectural Plans prepared by Brewer Davidson
- Attachment 11: Landscape and Visual Assessment prepared by Peake Design Limited
- Attachment 12: Visual Simulation Photos prepared by Cadabra
- Attachment 13: Lighting Concept prepared by Carlton Electrical Limited

Parts of the proposed has been revised to accommodate the section 92 requests. As a result of these changes, some infringements have been removed or reduced, and therefore consent is no longer required for the matters outlined below.

- Standard H3.6.7 Height in Relation to Boundary: ~~The proposed northern bin and bike storage protrudes beyond the eastern recession plane by a vertical height of 250mm over a horizontal length of 9m.~~

Please free to get in touch with us if you have any queries or would like to discuss the proposal.

Yours sincerely | Nāku noa, nā

Barker & Associates Limited



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Hannah Pettengell

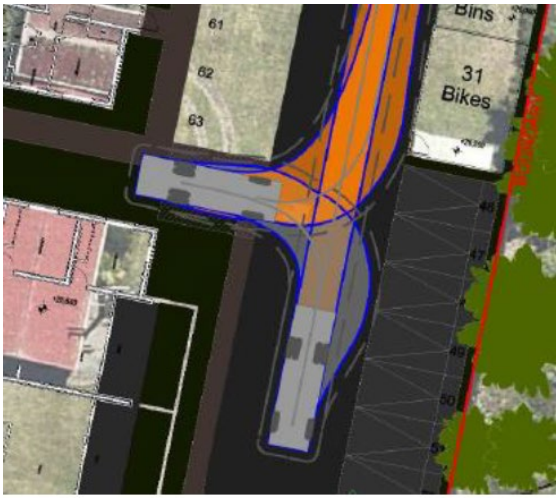
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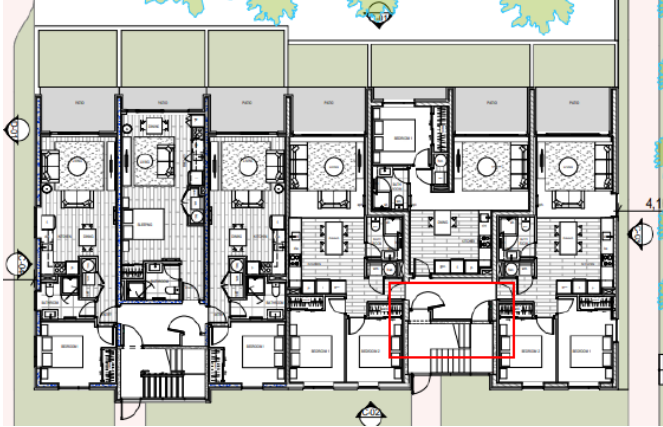
Section 92 Request Tracking Table

Site Address	96 Beach Haven Road and 13 Cresta Avenue, Beach Haven		Last Updated	29/09/2022
	Section 92 Item	Action / Response		
	Engineering			
1	Please update section 3.4.2 of the infrastructure report to confirm that 10% AEP peak flow attenuation to pre-development flows will be provided. If not, please provide an assessment as to why this will not be provided.	Section 3.4.2 of Infrastructure Report now updated to reflect 10% AEP attenuation. Please find updated report included as Attachment 1 .		
2	Please provide the Stormwater Management Design Report which was stated as being appended.	Please find Stormwater Management Report included as Attachment 2 .		
3	Please provide a finalised Stormwater Management Plan (SMP) as required under the regionwide Network Discharge Consent for approval. It is noted that a draft SMP was submitted for review in August 2021. The proposed stormwater management methodology should be correctly reflected in both the infrastructure report and SMP at the appropriate level of detail.	Please find finalised Stormwater Management Plan included as Attachment 3 .		
4	Please find a attached a further information request response table from Healthy Waters. Please review and respond accordingly within the table provided. <i>Note: I am still awaiting review from Watercare Services Limited. Once received, any further information requests will be advised of separately.</i>	Refer to Healthy Waters Response Table included as Attachment 4 .		
	Traffic			
5	Please confirm what alterations, if any, were made to default SIDRA behaviour with respect to vehicle behaviour and gap acceptance?	Refer to Transport Memo included as Attachment 5 .		
6	Regarding the roundabout modelling, please clarify what geometry settings were used in SIDRA?	Refer to Transport Memo included as Attachment 5 .		
	Noise			
7	No assessment of construction noise is provided within the application. Noting that the construction of four residential apartment buildings may generate high levels of noise, a construction noise and vibration assessment is required to assess compliance and to address any likely adverse effects.	The formal s92 acoustics response is included as Attachment 6 . A Construction Noise and Vibrations Assessment is provided as Attachment 7 . In summary, it is concluded that the proposed noise and vibration generated by the proposed development will achieve compliant levels in accordance with the AUP(OP) standards provided the proposed mitigation and management controls are implemented on site.		
8	The submitted acoustic report has advised that on-site vehicle and waste collection noise will exceed the Auckland Unitary Plan (Operative in Part) (AUP(OP)) noise limits and recommends 1.2m and 1.8m acoustic fencing for controlling day time vehicle noise and setting up body corporate rules to address night-time noise. The report considered that waste collection noise effects will be less than minor. Following on from this: (a) The submitted landscape plans specify only pool type fencing	The formal s92 acoustics response is included as Attachment 6 . a). It is proposed to construct 1.8m high acoustic fencing along the Cresta Avenue driveway boundaries. The Fencing Assessment included as		


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	<p>and the use of existing 1.8m timber fencing along the driveway and the eastern boundary, which is different from the recommendations of the acoustic report and are not considered acoustically effective. Accordingly, please confirm what fencing types will be used for this application and ensure that consistent information is detailed on the landscape plans.</p> <p>(b) Please confirm how the proposed night-time traffic noise management measures will be implemented and enforced e.g., restricting vehicles to 10km/h and ensuring courteous driver behaviour after 10pm? What other suitable noise mitigation measures could and should be implemented for mitigating this noise?</p>	<p>Attachment 8 confirms that the acoustic fence can include a mix of retaining walls and fencing. The landscape plans have been updated to reflect this and are included as Attachment 9.</p> <p>B). Details of the proposed night-time traffic mitigation measures are included in the Acoustics Fencing Assessment at Attachment 8. This includes speed limit restrictions, smooth transitions along the ROW. Speed bumps were considered as a mitigation option to reduce vehicle speed, however this often introduce another noise source, and is therefore not feasible for this development.</p>
9	<p>Waste collection noise is predicted to be 57 dB LAeq at 120 Beach Haven Road, which the submitted acoustic report has concluded as being less than minor due to the exceedance occurring for a short duration and at one receiver. The Council's noise specialist does not agree with this assessment and notes that as there are at least two, two-level buildings along the shared boundary at 120 Beach Haven Road, there could be additional people affected such that a more precise assessment is required. Furthermore, the noise level has been averaged over the daytime hours and is still noticeably louder than the AUP(OP) limit (50 dB LAeq) and much louder than the ambient noise level (45 dB LAeq). Given the large number of apartments and that the submitted waste management plan proposes multiple weekly waste and recycling collections, further noise mitigation needs to be considered and proposed.</p>	<p>Attachment 6 confirms that the proposed acoustic fencing is already provided along this boundary which provides mitigation for the waste collection noise. All waste collection will be completed during day time hours to ensure it does disrupt local residents at night time and will occur infrequently and for a short duration. It is considered that the level of noise generated is typical of similar residential activities and is therefore acceptable in this location.</p>
	Waste Management	
10	<p>Please confirm that the bin storage space required is approximately 25m²? While dimensions are provided as indicative illustrations within the submitted waste management plan, they need to be included on the design plans.</p>	<p>The dimensions of the bin storage areas are provided on Sheet RC.70 of the Updated Architectural Plans included as Attachment 10. The bin storage areas have been sized in accordance with the waste enclosure specifications provided in Figures 3 & 4 of the Waste Management Plan lodged with the RC application.</p>
11	<p>Following on from question 10, if the metreage is confirmed, the storage for 81 units is not regarded as adequate to meet waste management requirements. Please consider providing a third storage area, or extending the existing two. At a minimum, the smaller bin space should be increased to 15m² so both are the same size. Alternatively, please provide further assessment on why the proposed waste management arrangements are appropriate.</p>	<p>Square meterage is not an accurate measure of waste area requirement as this will depend on many variables; the shape of the space, bin types and sizes to be used etc all impact on manoeuvre space required.</p> <p>The equipment and service tables provided demonstrate that the capacity requirements have been sufficiently catered for. The scale</p>

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		enclosure layout diagrams In the appendix demonstrate sufficient space for resident access and service manoeuvre of the bins.
12	It is not clear from the information submitted but it appears as though some units will overlook the bin storage areas? Accordingly, please provide further details in respect of screening of the refuse areas, including fencing and / or landscaping. 13.	The bin enclosure is sufficiently screened by timber fencing. Some units will overlook this area due to orientation of windows and balconies, however citrus trees are proposed in front of the enclosure to help screen these areas and enhance amenity. Refer to Updated Landscape Plans provided as Attachment 9 .
13	Waste management services should not be supplier specific. Please confirm that this will be the case, ideally through a statement in the waste management plan executive summary.	We have provided Green Gorilla Waste Management Plans to Council for various projects in the past and no issues raised by Council.
14	Please confirm if householders will be provided with benchtop bin for food scraps when organise waste collection commences?	This is not a resource consent matter and will not affect the processing of this application.
15	There is no mention of inorganic items within the submitted waste management plan. The plan needs to address the likelihood that people will dump items and these need to be addressed by a building manager or similar, who has responsibility for keeping these communal areas clean and clear of obstruction. Please address this.	As above, this is not a resource consent matter and will not affect the processing of this application.
16	With regard to section 3.5 of the submitted waste management plan, it is possible that Council contractors could access the site for the annual inorganic collection (if all properties are individually rated). This would be arranged between Council and the Body Corporate. This point needs to be addressed accordingly.	This will be addressed at a later stage once the Body Corporate is established, and could be managed with a consent condition.
	Urban Design	
17	<p>Based on the submitted vehicle tracking diagrams (see image below), it appears that the rubbish truck will require additional space for manoeuvring than shown on the landscape plan, which indicates that the rubbish truck will drive over the landscaped area / footpath. Please clarify / update the plans as necessary to address this.</p> 	<p>The loading position for the truck has been amended to improve pedestrian amenity. One parking space removed near park 43/44 to accommodate new loading bay and additional car park gained to south of car park 63. Further details are provided in the Transport Memo included as Attachment 5.</p> <p>These changes are reflected on Sheet RC-04 of the Updated Architectural Plans included as Attachment 10.</p>
18	Please provide dimensions (width, depth, length) on floor plans	Dimensions have been shown on the

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		Architectural Plans included as Attachment 10 .
19	Please provide details (dimensions, material, finish) and precedent images of the communal refuse bin and bike storage structures/enclosures	Details of the enclosure plans are provided on Sheet RC-70 of the Updated Architectural Plans included as Attachment 10 .
20	Please provide shading diagrams for the proposal during the March / September Equinox and June solstice at one-hour intervals, and also include the combined fence and wall height along the site boundaries. Please also indicate on the plans the extent of shading beyond the permitted height and height in relation to boundary standards. This is requested to better understand the proposed shading effect on neighbouring properties.	Shading diagrams are provided on Sheets RC.35a to RC.35c and RC.36a to RC.36c of the Updated Architectural Plans included as Attachment 10 . The shading cast provided from the proposed development is shaded brown and the red line shows the extent of shading cast if the buildings complied with the permitted 8m height standard in the Single House Zone.
21	<p>Please provide scaled cross-sections in the locations shown below to demonstrate:</p> <ul style="list-style-type: none"> (a) The height of the boundary wall and fence relative to the outdoor living spaces and natural ground level of the adjoining sites; and (b) The position of the retaining wall, fence and planting (on top, in front of or behind the retaining wall) <p>Please clearly label the retaining wall, fence and planting and provide the dimensions. The vegetation should be shown at the growth height at five years. Accurate shape (height, width, density) plants similar to what species are being proposed should be illustrated in the sections / details.</p> <p>(Note: this has incorporated the cross-section request by Council's landscape architect)</p> 	<p>The cross sections are provided on Sheets RC.17 and RC.18 of the Updated Architectural Plans included as Attachment 10.</p> <p>It is noted that the retaining wall adjoining 11 Cresta Avenue shown in Section A are existing and will be repaired as part of this resource consent application.</p>
22	Please confirm where the mailboxes for the apartment units will be located and update the plans as necessary, as the space available seems limited within the lobby.	The mailboxes for Blocks A and B will be located at the Cresta Avenue entrance whilst the mailboxes for Blocks C and D will be located at the

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		<p>main pedestrian entrance on Beach Haven Road.</p> <p>This is shown on the updated landscape and architectural plans included as Attachments 9 and 10.</p>
23	<p>Please clarify access to the lobby area of Block C (see image below) and update the plans as necessary.</p> 	<p>Access to the Block C lobby area has been updated and corrected on Sheets RC.13 and RC.54 of the Updated Architectural Plans included as Attachment 10.</p>
Landscaping		
24	<p>It would be expected, due to the development being located within the Single House Zone (noting the private plan change is not active) and the proposed scale of the development, including the technical infringements (including height) that a Landscape and Visual Effects (LVE) Assessment be provided.</p> <p>Therefore, please provide a LVE prepared by a qualified Landscape Architect which provides an assessment of the potential landscape and visual amenity effects that may result from the proposal. The assessment should be consistent with Te Tangi a Te Manu Aotearoa New Zealand Landscape Assessment Guidelines and should include / address the following:</p> <ol style="list-style-type: none"> A description and assessment of the landscape and visual amenity values of the site as viewed from public and private locations. An assessment on the potential adverse visual amenity from public places, including from Beach Haven's Local Centre (Beach Haven Road and Rangatira Road), Shepherds Park and Cresta Avenue. An assessment of potential adverse visual amenity effects on private residential properties, including 88, 90, 92, 94/94a, 98, 100, 116 and 120 Beach Haven Road and 5, 7, 9, 11, 12, 14, 15, 16, 17 and 29 Cresta Avenue. This should consider the treatment (materials, colours, modulation, location of windows) of the elevations visible to each individual neighbouring resident. Cross sections and/or a set perspective views from adjacent private properties to visually demonstrate the relationship / outlook between the proposed buildings and neighbours outdoor living, internal living spaces, windows etc. in support of the above written assessment on these neighbours. A set of visual simulations montages which indicate the 	<p>Peake Design Limited has prepared a Landscape and Visual Assessment to support this application which is included as Attachment 11.</p> <p>The following conclusions are made in the LVE report:</p> <ul style="list-style-type: none"> While the scale and height of the development is larger than anticipated in the Single House Zone, the assessment shows that the development is appropriate within its setting and context, and will not be out of keeping with the character and amenity values of the established residential neighbourhood. The proposed development will comfortably fit within the future landscape character and environment of the residential neighbourhood, and considers that effects on local landscape and amenity values will be limited to impacts arising from the form of the top portions of the buildings, including the silhouette and roof shape. <p>Cadabra have prepared a series of visual simulation photos to support the assessment above which provides useful perspectives of the proposed</p>

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	<p>location, bulk, height, and design of the proposed buildings in relation to the surrounding context, specifically as viewed from the intersection of Beach Haven Road and Rangatira Road. The simulations should be supported with a written methodology.</p> <p>It would also be helpful to understand whether any variation to the typologies across the site were considered (e.g., single or two storey forms) to address the existing surrounding suburban catchment.</p> <p><i>Preliminary Comments: From a landscape perspective given the visibility of the southern elevation of Building D as seen from the local centre, it is recommended that the roof form be broken down and refined to address this view.</i></p>	<p>development in the context of the existing environment. These are included as Attachment 12.</p>
25	<p>Please provide a set of landscape plans that clearly indicates and annotates the specific species of trees / hedging / shrubs across the site (including within the accessway, communal spaces and private outdoor living spaces). The current landscape plans only show the location of trees, hedges and shrub mix, but does not specify which species is being located where. Depending on the tree species, some spaces may not be suitable (e.g., contained space) for these trees to be retained long term. Similarly, the proposed hedge species vary in height providing different levels of amenity vs screening. In preparing these plans:</p> <ul style="list-style-type: none"> (a) Please confirm the species, number, height / width and age of the existing vegetation being retained along the boundary with 15 and 17 Cresta Avenue and the individual tree at the road edge of 13 Cresta Avenue. It would be helpful if a photo indicating the tree or extent of trees (marked) could be provided. (b) Please confirm whether there are any changes to the planting that was approved under the bulk earthworks consent. It is understood that climbing plants were consented along the northern side of 13 Cresta Avenue. The proposed landscape plan does not include this. The landscape plan also shows a darker green area along the northern side (shown as a hedge / shrub) in renders but no details of this are provided. (c) Please confirm what type of (if any) is proposed behind the rubbish bin and bike storage areas and how the proposed planting will be accessed and maintained in the future. (d) Please confirm whether the location of the proposed lighting across the site, and within the pedestrian / cyclist only accessway, will impact on the location of any proposed vegetation (also consider future proofing the location of trees so they do not have to be removed due to screening the light source). (e) Please confirm how the <i>Trachelospermum jasminoides</i> are to be trained up the retaining walls. (f) Please confirm the treatment of the retaining walls (e.g., painted / stained). While it is understood that the retaining walls along the boundaries have been approved as part of the bulk earthworks consent, given the combined height of the wall and fence, the visual treatment (colour e.g., painted / stained black) and planting is considered important to provide an attractive appearance and reduce dominance for 	<p>These have been addressed as follows:</p> <ul style="list-style-type: none"> a) A detailed planting plan will be provided to Council at building consent stage. In this regard, the applicant is happy to accept a condition of consent that reflects this. The comprehensive landscape strategy provided to Council does provide a high level summary of location and types of plant species proposed to support the resource consent application. b) A combination of climbing plants and shrubs will be provided along the northern side of 13 Cresta Avenue which shares a boundary with the subject site. c) The proposed planting will be low shade loving shrubs, as shown on the site plan. d) Refer to Lighting Concept included as Attachment 13. Lighting and landscaping will be co-ordinated at detailed design stage. e) Wire mesh system or similar to be applied to the retaining walls to allow star jasmine to climb. f) Timber retaining to be stained black.

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	future residents.	
26	<p>Please provide a set of cross sections through the locations in the image below. This is requested to understand the relationship of the pedestrian paths, retaining walls / fences (levels) and the proposed planting. The vegetation should be shown at the growth height at five years. Accurate shape (height, width, density) plants similar to what species are being proposed should be illustrated in the sections/details).</p> 	<p>These sections are provided on Sheet RC.17 and RC.18 of the Updated Architectural Plans included as Attachment 10.</p>
27	<p>Please provide the dimensions of the spaces in the images below in terms of the extent of medium / soil provided for the planting e.g., exclude space required for hard structures such as retaining walls and fences where relevant.</p>	<p>These landscaped areas have been carefully designed and sited to ensure sufficient area and volume of soil is provided to support the proposed planting.</p>
28	<p>Please clarify how the residents will access the communal space to the north, and the envisioned use of this space, noting there is only one narrow access point to this space which is also proposed to be gated.</p>	<p>The area to the north of Block A will remain grassed for utility and functionality purposes. This is not intended to be a communal area for all future residents and will likely only be used by Block A residents. The main communal area is located to the west of Block C.</p>
	<p>Non-s92 matters The following does not form part of the section 92 request but identifies potential issues with the development that may need to be addressed. These matters are as follows:</p>	
	<p>Urban Design</p>	
A	<p>The design of the balustrades for the balconies along the north elevation of Block A is regular and contributes to a monotonous appearance. It is recommended that variation is provided to the proposed balustrade treatments, in particular for the balconies on the 1st and 2nd floors, as they will be more visible to adjacent properties.</p>	<p>The Visual Simulations provided in Attachment 13 confirm that views of northern façade of Block A are limited when viewed from adjacent properties and the wider environment. The proposed balustrades provide privacy screening for the residential units and breaks up the built form of the building façade. For the reasons outlined above it is considered that changing the balustrade design will result in</p>

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		minimal positive effects from the proposed design, as such we propose to retain as is.
B	At a distance of more than 30m, Block D as a large and visually unrelieved building. It is recommended that greater variation is provided to the roof form and modulation of this block, noting that its south elevation will have a level of visibility from the nearby local centre.	<p>Block D already has a small height infringement (RC23 Elevation 10) and HiRB infringement (RC27). The current design mediates between creating an interesting building form and minimising shading/visual effects for the southern neighbours. Refer RC42 and RC57.</p> <p>The raking roof line follows the ground level pattern, and the building façade has a mix of materials and colours to enhance the appearance of the building, with large windows and darker coloured balconies to break up the built form.</p> <p>We explored options to vary the design of the roof form, however this would increase the building height and result in increased shading effects on adjoining properties, which is not an ideal outcome from our perspective.</p> <p>Further, Section 5.2 of the Landscape Visual Assessment included as Attachment 11 makes the following comments with respect to the Block D roof form:</p> <p><i>“Although the roof profile of Building D presents as a single monopitch when viewed from the south, the assessment of visual effects shows that it is only in close views where the building and roof will be visually prominent and/or break the skyline, and it is noted that any increase in height to provide greater variation to the roofline, would result in additional height infringements.</i></p> <p><i>Analysis of the views describes how the building sits at a comfortable height relative to the adjacent dwellings, and that existing and proposed vegetation will partially screen views. In addition, a variety of building materials and colour has been utilised to create an articulated façade that will focus attention away from the roof”.</i></p>
C	For Block B and D, consideration of locating both building entrances along the same (northern) façade is recommended. This will improve	We explored different building orientation options in the early

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	wayfinding and legibility within the site and enable a clearer hierarchy of pedestrian movement by defining the semi-private and semi-public areas. If the southern building entrance of Block D is relocated to the northern façade, the pedestrian path to the south and west of Block D may be removed. This could strengthen the pedestrian routes within the site and achieve a clearer “public front” and “private back” for Block D.	design stages. Relocating the building entrances to the north for Blocks B and D would reduce the area of private outdoor space provided for units.
D	1m high pool fencing is proposed between the ground floor outdoor living spaces, which is unlikely to provide adequate privacy for occupants. It is also unclear whether the proposed planting will provide adequate soft screening (see the detailed landscape plan as requested by Council’s landscape architect). It is recommended that 1.4m high fencing is provided between the ground floor outdoor living spaces to provide a higher degree of privacy for occupants.	1m high fencing will be provided for the ground floor units complimented to hedging to ensure these units are appropriately screened and privacy is maintained for these persons. This is reflected on the Updated Landscape Plans included as Attachment 9 .
E	Is recommended that a comprehensive signage package is developed and provided from the site entrance and access across the site to provide clear and direct wayfinding for visitors.	The applicant is agreeable to a condition of consent to provide a comprehensive signage package at detailed design stage.
F	Given the scale of development, rear access based on shared accessways and the potential number of people, it is strongly recommended to design the proposed lighting to meet the minimum recommended lighting subcategory of PR2 for shared driveways and accessways and PP3 for pedestrian pathway in accordance with AS/NZD1158.3.1 to ensure an appropriate level of safety and amenity for pedestrians and motorists.	Refer to Lighting Concept included as Attachment 13 . The proposed lighting design will ensure an appropriate level of amenity and safety for vehicles and pedestrians.
	Landscaping	
G	It is recommended that a greater variety of plants within the shrub planting be introduced into the plant schedule. Currently, the mix consists of 3x grass species that have a relatively low mature height (600mm) which have been used across the entire site. A range of species, heights at maturity, flowering, evergreen/deciduous shrubs and grasses should be included.	The proposed plant variety has increased, as shown on the Updated Landscape Plans included as Attachment 9 .
H	A variety of shrub mixes could be used across the site to help characterise each block or differentiate between private, semi-private and communal areas.	As above.
I	It is recommended that planting of a greater height be introduced into the shrub mix where it is proposed within the parking areas, especially the planting area at the front of Cresta Avenue. The proposed species are not considered to be of a scale that would be able to appropriately soften and screen the parking from the road or alleviate the rows of parking within the accessway spaces.	As above – increased planting variety has been provided as part of the proposed development.
J	It is recommended that a layered approach to the planting along the northern boundary with 29 Cresta Avenue be implemented (e.g., trees, hedges and shrubs) to provide filtering and screening of views of Building A as viewed from the neighbour and wider views (e.g., Shepherds Park). Planting, alongside variation to the upper floors of Building A (northern elevation) could assist with breaking down the repetitive appearance of the building and reduce potential adverse visual effects on these neighbours.	Increased landscaping (trees) has been provided along the northern boundary adjoining 29 Cresta Avenue, as shown the Updated Landscape Plan included as Attachment 9 .
K	The transplanting of existing trees on site is encouraged.	There are no quality specimen trees on the existing site. It is considered that the proposed landscaping

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		scheme achieves better outcomes for the site and will provide a high quality development. Refer to Updated Landscape Plans included as Attachment 9 .
	Planning	
I	As highlighted in the pre-application meeting minutes, the balcony size for the proposed studio apartments is not supported. The size of these balconies needs to be increased to a minimum of 5m2.	TBC