

30 June 2021

Dominion Road Mixed-Use Development Expert Consenting Panel
 C/- Gen Hewett, Senior Advisor, EPA
 Private Bag 63002
 Wellington 6140
 Via email: Gen.Hewett@epa.govt.nz

Dear Gen

Response to Request for Information No. 2 in Relation to Dominion Road Mixed-Use Development Application under COVID-19 Recovery (Fast-track Consenting) Act 2020 (File Ref. FTC000020)

We acknowledge your letter dated 18 June 2021 requesting further information pursuant to 25(1)(a)(i) of Schedule 6 of the COVID-19 Recovery Act 2020 (the Act), relating to the Dominion Road Mixed-use Development resource consent application.

In response to the comments received from the owner of 111 Grange Road, the EPA is seeking information on the wind effects, if any, from the infringement of Auckland Unitary Plan (AUP) Standard H13.6.3.1 (Building setback at upper floors):

A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified in Table H13.6.3.1.

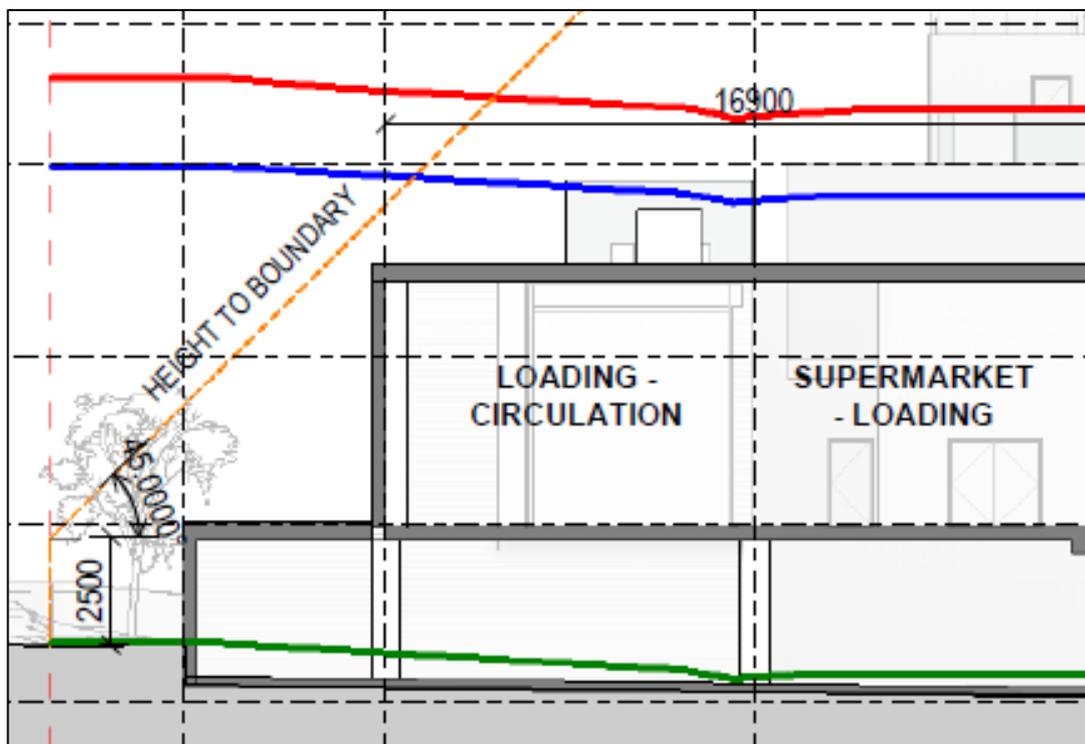
Table H13.6.3.1 Building setback at upper floors			
Opposite zone		Minimum setback (identified as x in Figure H13.6.3.1)	Height (identified as y in Figure H13.6.3.1)
(B1)	When opposite a residential zone	6m	18m
(B2)	All other zones	6m	27m

It is considered that the proposed infringement to Standard H13.6.3.1 is unlikely to result in adverse wind effects to 111 Grange Road for the following reasons:

- The extent of the proposed infringement is shaded orange and fully dimensioned on attached drawing A20.002. Drawing A20.001 has also been updated to show the area of infringement. These drawings illustrate only a very small portion of the upper portion of the Level 04 South Terraces extends beyond the 6m setback and 18m height limit with the majority of the infringement being modulations of the roof form.



- The infringement is well setback from the site boundary with 111 Grange Road. Please refer to attached drawing A20.002 which demonstrates that the infringement is located 55.85m to the west of the common boundary with 111 Grange Road. There are also other portions of the development that lie between the infringement and 111 Grange Road as illustrated in the attached southeast perspective.
- The portion of the development adjacent to 111 Grange Road is wholly compliant with the zone 11m+2m height, 2.5m + 45-degree recession plane and 3m yard standards as per the figure below:



- Whilst it is acknowledged that tall buildings can result in adverse wind effects, which is recognised by the AUP Standard H13.6.3.1 (Wind), the development does not exceed the 25m threshold of this standard.

The submission from 111 Grange Road notes that there are currently strong winds down the side of their house. The direction of prevailing wind/airflow over Auckland is predominantly from the southwest. This is particularly so in winter and spring¹. Given this prevailing wind effect, it is not unexpected that at times the submitter currently experiences some wind down the side of their house. Given the above reasons, it is not expected that the proposal will exacerbate this effect.

¹ <https://niwa.co.nz/static/Auckland%20ClimateWEB.pdf>

Please feel free to contact me should you require any clarification or further information.

Yours faithfully

Barker & Associates Ltd

A handwritten signature in black ink, appearing to read 'Evita Key', with a stylized flourish at the end.

Evita Key

Senior Associate

Mob: 027 498 2205

Email: evitak@barker.co.nz

B&A

Urban & Environmental