

13062017

## **APPENDIX 5**

### **BUSINESS AREA STANDARDS COMPLIANCE ASSESSMENT AND ROGOTAI SOUTH AREA SPECIFIC PROVISIONS**

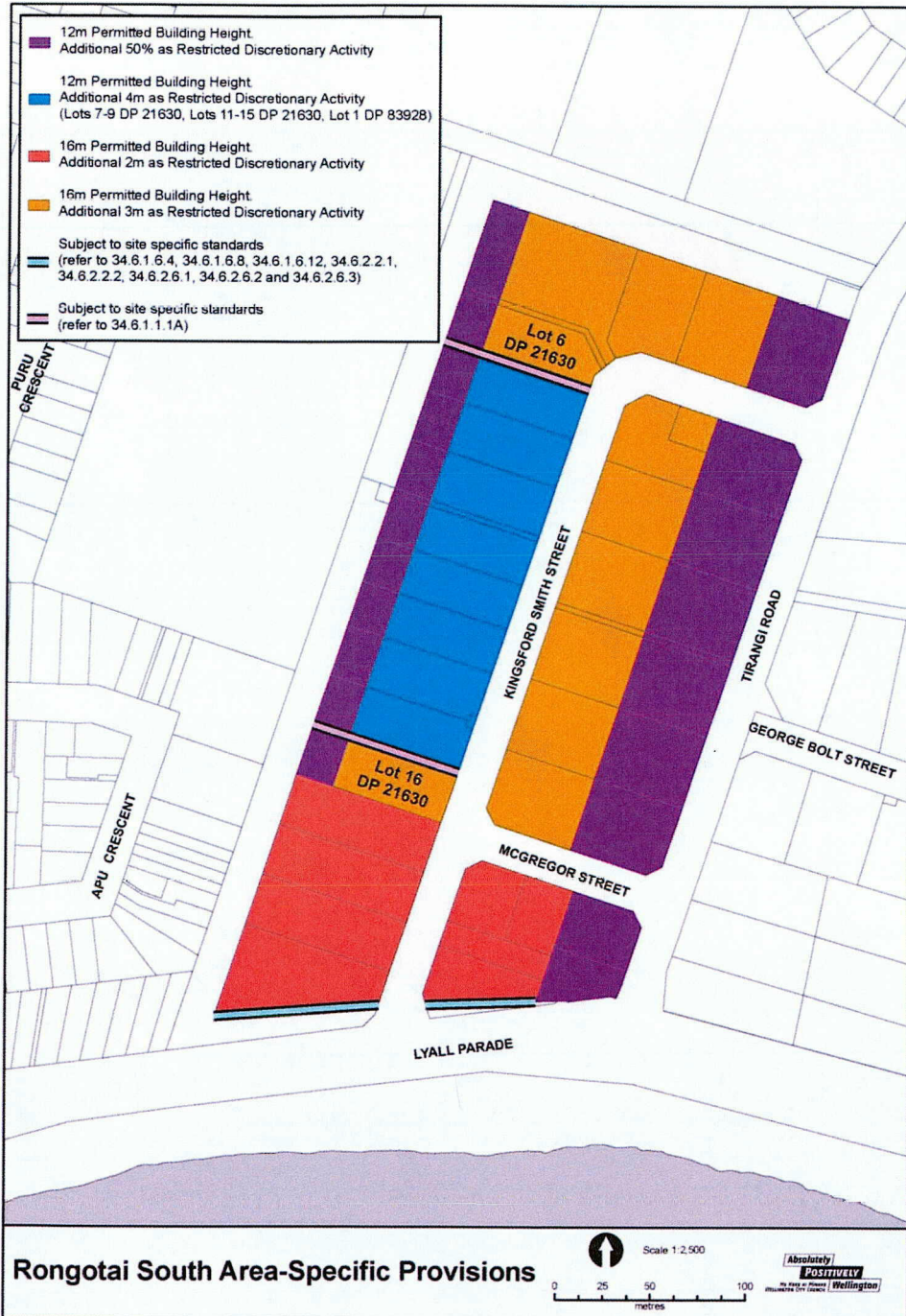
STANDARD	ASSESSMENT
34.6.1.1 Noise	The proposed mixed use activities are not anticipated to exceed the permitted noise emission standards. Consent is therefore not sought to exceed these standards.
34.6.1.2 Fixed Plant Noise	The fixed plant will be located, specified, installed and operated in compliance with the noise emission standards. Consent is therefore not sought to exceed these standards.
34.6.1.3 Electronic Noise	It is not anticipated that the operation of any electronic sound system will exceed the permitted noise emission standards. Consent is therefore not sought to exceed these standards.
34.6.1.4 Temporary Noise	It is not anticipated that there will be temporary activities as defined by the District Plan.
34.6.1.5 Port Noise	Not applicable to this site and proposal.
34.6.1.6 Vehicle Parking, Servicing and Site Access	It is considered that the standards are complied with except 34.6.1.6.12 because two vehicle crossings are proposed on Kingsford Smith St.
34.6.1.7 Lighting	The standards (to the extent that they may apply to the proposal) can and will be met. Consent is therefore not sought to exceed these standards.
34.6.1.8 Hazardous Substances	No hazardous substances are proposed that require resource consent.
34.6.1.9 Screening	The standards (to the extent that they may apply to the proposal) can and will be met. Consent is therefore not sought to exceed these standards.
34.6.1.10 Dust	Dust will be controlled during demolition and construction to ensure no nuisance is created and thus comply with the standard.
34.6.1.11 Radiation	No activities are proposed that will not comply with the standard. Consent is therefore not sought to exceed the standard.
34.6.1.12 Contaminants	No District Plan standard is specified.
34.6.1.13 Minimum GFA	Not applicable as the site is not in the Tawa South or Takapu Island Business 1 Areas.
34.6.2.1 Maximum Building Height	The proposal exceeds the maximum permitted building height.
34.6.2.2 Minimum Building Height	The floor to floor minimum heights comply with the standards.
34.6.2.3 Height Control Adjoining Residential Areas	Not applicable because the site does not adjoin a Residential Area.
34.6.2.4 Yards	Not applicable because the site does not adjoin any of the areas where yards are required..
34.6.2.5 Windows Adjacent to Residential Areas	Not applicable because the site is not adjacent to a Residential Area.
34.6.2.6 Active Building Edges	The proposal complies with these standards because the ground floor is not proposed for residential accommodation, the building is not set back from the boundary with the Open Space land to the south, and does not contain a featureless façade below verandah level along the boundary with the Open Space land to the south
34.6.2.7 Verandahs	No verandah is required for this site.
34.6.2.8 High Voltage Lines	No existing high voltage lines affect the proposal.
34.6.2.9 Fixed Plant Noise	The fixed plant will be located, specified, installed and operated in compliance with the noise emission standards. Consent is therefore not sought to exceed these standards.
34.6.2.10 Noise Insulation and Ventilation – Business Areas	The proposal has been designed to comply with these standards. See assessment in Appendix 8 of the AEE.
34.6.2.11 Noise Insulation – Port Noise Area	Not applicable to this site and proposal.

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34.6.2.12 Noise Insulation and Ventilation – Air Noise Boundary	The proposal has been designed to comply with these standards. See assessment in Appendix 8 of the AEE.
34.6.3.1 Signs	Any signs will comply with these standards. Consent is therefore not sought to exceed these standards.

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## Appendix 4. Rongotai South Area Specific Provisions



### Explanation

The 12m permitted building height on Lot 7-9 DP 21630, Lot 11-15 DP 21630 and Lot 1 DP 83928 inclusive is an urban design control applied to manage sunlight access (and reduce shading) into public spaces on Kingsford Smith Street. Note that proposals to increase building heights will be considered against all relevant matters outlined in Rule 34.3.9.

Standard 34.6.1.1.A seeks to manage concerns regarding reverse sensitivity effects (particularly noise effects) that may occur if residential activities establish on sites adjoining the existing building improvement centre.