From:	Mark Benjamin
To:	Bradley Peens
Cc:	Aoife Mac Sharry; Hamish Firth
Subject:	538 K Road - response to wind report queries
Date:	Wednesday, 11 September 2024 4:41:40 pm
Attachments:	image001.png LUC60404038 BUN60409823 DC Decision.pdf 538 K Road RWDI Info Letter 11 September 2024.pdf
Importance:	High

Hi Bradley,

Please see attached response from RWDI to the queries relating to wind effects/reporting.

As set out in their letter, they anticipate that the proposal will be compliant with the various aspects of the wind standard in the AUP and that this can be confirmed (and ensured) via additional testing to be completed at the detailed design stage (i.e. post resource consent approval).

The following condition is offered as part of the application:

Wind
XX. Prior to the lodgement of the architectural / façade building consent, the consent holder must provide to the Council written certification from a suitably qualified and experienced person that the findings of the Wind Design Review (see Condition 1) were accurate, and that wind speeds and gust speeds will comply with the requirements of standard H8.6.28 (Wind) in the Auckland Unitary Plan (Operative in Part). If it is found that the standard is not likely to be complied with, the consent holder must make any changes as necessary to the building design to ensure that compliance will be achieved.
This approach is considered to be an approapriate pathway which will ensure that the standard will be met, with the further testing done at the appropriate time in the building design process.
I note that a similar approach was accepted in the attached St James Suites consent, where the condition (#73) refers to certification at practical completion of the buiding and any remedial works undertaken prior to occupation.
Please review the attached and come back to me to confirm that this suitably addresses this matter.
Regards,
Mark

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