7 April 2021

City Centre Team
Central Resource Consenting
Auckland Council

By Email

Attn: Ms Sarah Wong

Dear Sarah,

Avoka Apartments 31 Day Street, Auckland Central – Section 92 response to further information requested (Council Reference: LUC60370146)

With reference to Council's section 92 request for further information dated 29 January, please find below the applicant's response. The response has been structured the same as the request.

All referenced documents may be viewed and downloaded from the following OneDrive link:
https://hainesplanning-my.sharepoint.com/:f:/g/personal/cameron_browne_hainesplanning_co_nz/Eu3pUO7VW19Cm5trWc4AN1MBruB1QAHoHcBrepbt9Uk39w?e=YMD7A5

Planning S92 further information requested

Planning:

- *The proposed development will have a Floor Area Ratio (FAR) of 4.81:1, which infringes the site's Basic FAR of 4:1. Please confirm if any bonus FAR elements will be utilised to help bridge the gap between the Basic FAR and the proposed FAR and outline how these are calculated.*

  If no bonus FAR elements are proposed, please confirm that you are applying for consent under Rule H8.4.1(A44).

  The proposed additional floor area of 510.5m^2 will increase the total floor area from 3,091.7m^2 to 3,602.2m^2 on the 759.03m^2 site. This will increase the FAR from 4.073:1 to 4.746:1. The additional floor area will be residential, which has a bonus ratio of 2m^2 for every 1m^2 provided under table H8.6.11.1.

Urban Design matters:

Materiality / design of ground level Day Street interface

- *A greater level of detail is requested to understand both the design quality of the ground floor interface to Day Street and the degree to which the proposed metal railing achieves an appropriate balance between privacy and passive surveillance. In particular:*

    - *Please provide a precedent image of the railing to the two ground floor units. It would be appreciated / is suggested that the northern elevation drawing is amended to add this image onto the drawing.*

      The precedent image as exemplar for the proposed railings are the railings at ground floor of the Westlight Apartments (6 & 8 Wakumete Rd, Glen Eden) with vertical fins at 100mm CRS.

    - *Please confirm what is the general spacing between the metal fins of the railing. The desired outcome here is to provide only filtered views up from the pavement to the patios of the ground floor units while providing views out. This would suggest a narrower spacing for the fins of the railing.*

      The maximum spacing will be 100mm, as shown in the precedent example.

    - *Please confirm what is the finish of the railing, e.g. powdercoated black. Given the ground floor positioning of the railings, this sort of higher quality finish is encouraged.*

      The proposed railing color and finish will match the joinery, which is powder coated Matt Ironsand (RGB 65 65 61).

    - *The ground floor elevation shows concrete blocks visible under the metal railing. It is recommended that, rather than a simple*

concrete block finish, the blocks are rendered to provide an appropriately high-quality finish. Please confirm if you agree with our specialist's recommendations and if so, please update the elevation to show this detail.

The block work for the ground floor units will be rendered with plaster.

Glare/ reflectivity

- *As per Standard H8.6.29 of the AUP (OP) and Condition c(v) of the building's original resource consent, the building's glazing/ cladding must have a reflectivity of more than 20% white light. Please provide further information on the proposed glazing/ cladding's reflectivity and how the proposal will meet this standard/ condition.*

The proposed cladding will comply with the condition and rules for reflectance values as per the table below, noting that white light is referred as "Specular Reflectance".

Selected Colours	Total Reflectance	Diffuse Reflectance	Specular Reflectance	Gloss Level (GU), 60°incident
9003059K-kg MATT CHAMPAGNE KINETIC	30	26	4	22
9007317K-kg METRO SILVER PEARL	49	44	5	72

Glazing – tint / appearance

- *Full floor to ceiling glazing is proposed on large parts of the northern and southern elevations, which our specialist notes will be a highly visible part of the building. Please provide further information on the tint and colour of the proposed glazing.*

  With regard to the tint/ colour of glazing, our specialist notes that consideration might be given to the degree to which this filters direct views from the street (both, for example, from Day Street and the Hopetoun Street bridge) into the apartments. While appreciating that even untinted / completely clear glass has a degree of reflectivity that filters views into a building, consideration might be given to a degree of tint in order to ensure that apartment interiors are not 'fully on display' to the street.:

As the northern elevation receives the most sunlight and faces towards the highway, tinted glass is proposed to address overheating and privacy

issues, while the southern and side curtain walls will be clear glass or clear glass with Low E.

Please refer to tables below for glass selections and tint colours with characteristics.

玻璃产品 Glass Products		反射颜色 Reflective Color	可见光 Light characteristics			太阳热能 Energy characteristics				U-值	
			透光率 Trans.(%)	反光率 Reflective 外 Out (%)	反光率 Reflective 内 In (%)	热直透率 Trans.(%)	热反射率 Refl.(%)	遮阳系数 Shading Coefficient	得热系数 (S.H.G.C)	(W/m²·K Winter)	(W/m²·K Summer)
			L.T	L.R	L.R	D.E.T	E.R	S.C	SHGC	Air	Air
GL1-1	5mm EG Glass+12AS+5mm Clear Glass	Dark Grey	38	8	12	41	8	0.56	0.48	2.75	2.81
GL1-2	5mm CG Glass+12AS+5mm Clear Glass	Light Grey	55	11	13	50	9	0.66	0.57	2.72	2.79
GL2-1	6mm EG Glass+12AS+6mm Clear Glass	Dark Grey	40	7	12	38	7	0.56	0.49	2.72	2.76
GL2-2	6mm CG Glass+12AS+6mm Clear Glass	Light Grey	57	10	13	48	8	0.66	0.57	2.69	2.74

Glass Products		Reflective Colour	Light Characteristics			Energy Characteristics				U-Value	
			Transmision	Reflectance (Out)	Reflectance (In)	Transmision	Reflectance	Shading Coefficient	Solar Heat Gain Coefficient	Winter	Summer
Glass Code/Zone	Glass Description		LT (%)	LR_{OUT} (%)	LR_{IN} (%)	DET (%)	ER_{IN} (%)	SC	SHGC	Air (W/m^2K)	Air (W/m^2K)
GT1	6mm SNDTN-C79 #2 +12AS+6CT	Clear	71	12	11	36	28	0.48	0.41	1.65	1.59

Cross-ventilation

- *Our urban designer notes that Council has an interest in the extent to which the design of dwellings achieves cross-ventilation. This is of particular interest in this application due to the proposal to enclose balconies. The application is unclear on to what extent ventilation (normally achieved by opening windows) is provided for in each apartment, in particular – the north facing apartments. These are likely to receive a large amount of solar gain due to the proposed floor to ceiling glazing and could become extremely hot if appropriate ventilation (e.g. opening windows) are not provided. A standard approach to this matter might be tinted glass (refer to the glazing query above on this) and openable 'balcony' windows.*

  The north elevation has 'arrows' suggesting that some glazing for the now enclosed balconies opens. Arrows, however, are not shown for all apartments. Please confirm the approach to cross-ventilation.:

As per the existing building, the windows on the east and west elevation are openable, which ventilates through the curtainwall sliding doors. For the middle apartments, there are opening sashes in the curtainwall as well as the sliding doors allowing plenty ventilation.

The middle units are difficult to cross ventilate due to not having side windows, however this is a limit of the existing situation, so as a 'near reasonably practical' approach has been taken here. The revised sheets illustrating these are RC20-02, RC20-04, RC20-05, and RC20-06.

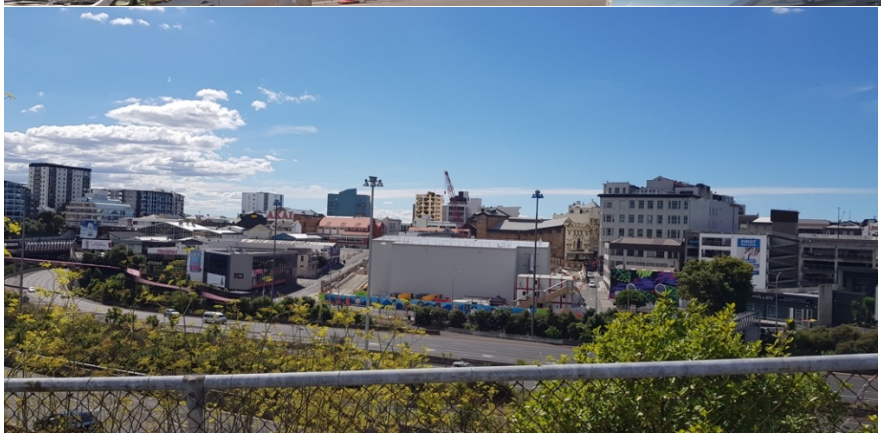
Heritage Matters:

- *Please clarify what the proposed colour scheme of the lift overrun will be.*

  The cladding colour chosen will be "Matt Ironsand" (RGB 65 65 61) in order to be recessive against the backdrop of the maunga, this is shown in the updated plans on Sheets RC20-05 and RC20-06.

- *Please provide a montage/ realistic views of the proposed development from Karangahape Road, when viewed from the angles provided in Page 10 of Annexure 3.*

  We have produced the following three graphics, available in the OneDrive folder linked at the top of this letter.



Noise Matters:

- *The drawing plans (as per below) show that sliding doors may be provided on northern and southern elevations - if this is the case, the acoustic report has not assessed the effectiveness of sliding doors in noise attenuation. Please provide an additional assessment to show how the sliding doors will achieve the required noise reduction, particularly at 63Hz and 125 Hz.*

Referring to the acoustic report provided with the application by Earcon dated 16/12/2020, Section 4.5 regarding external doors with glazing refers to Section 4.3, where MetroGlass Laminate IGU (6.38 mm / 12mm AS / 6mm) is proposed.

- *Our specialist notes that concrete repair is proposed as part of the construction works, which may involve grinding/drilling/cutting of concrete; and these concrete works would generate very high level of noise. Construction noise also has not been assessed in the noise report.*

  Please provide a noise assessment against the construction noise/ vibration standards (E25.6.28 and E25.6.30). Please also provide a mitigation plan if any high noise activities are to be carried out).

A new acoustic report, being the Construction Noise and Vibrations Assessment by Earcon dated 23 March 2021, has been provided to assess the effects of construction noise. An examination of the noise generated by the tools likely involved in the demolition and construction works is followed by modelling of the noise effects in the environment. The likely causes of high noise generation will be concrete drilling and chipping.

The report finds that, if scaffolding is used for the works, then the opportunity to use acoustic blankets arises, which will effectively dampen noise generation to practical compliance. As scaffolding will be used in the construction works, we hereby conservatively seek consent under E25.4.1(A2) and note that noise generation from construction works is unlikely to, or rarely will exceed the Monday to Friday compliance limit of 75dB LA_{eq} and 90dB LA_{max} at all nearby receivers.

Under E25.8.1 Matters of discretion, we consider that the acoustic blankets as a measure to avoid, remedy or mitigate the adverse effects of noise (E25.8.1(b)), and that the resulting noise generation on potentially affected persons is likely to comply with standards (E25.8.1(a)).

On the matter of vibrations, the report finds that vibration effects will be compliant with the AUP requirements and standards, such as the heritage structural protection DIN4150-3 criteria limits at all receivers, and within the daytime amenity level of 2mm/s at all receivers. This is due to the building being separated from other nearby buildings (i.e., not structurally connected, or reliant on neighbouring structures) and no foundational works being involved.

The applicant is amenable to conditions limiting noise -generating works to the hours of Monday – Saturday 7:00am to 7:00pm and for monitoring of these effects.

Suggested changes/recommendations not pursuant to section 92 of the RMA: Council's Landscape Specialist Peer Review

On the visual/landscape matters, we are generally happy with the assessment provided by specialist urban designer, Sally Peake, given that her conclusion is that the effects overall are small. However, we query the following points:

Clarification on height limits

Acknowledging that a new building should comply with the stricter of two separate rules, the proposal involves building work being done above both height limits, with both height limit rules having separate purposes and assessment matters.

The building height in the zone rules is a restricted discretionary activity if infringed, with assessment on shading, amenity, and character grounds (H8.8.1(6)); while the volcanic viewshaft relates to public views and cultural values with infringement being a non-complying activity.

Given these very distinct rules, reasons, and assessment matters; and particularly that the proposal relates to work on an existing building rather than a new building; we disagree that a baseline is relevant.

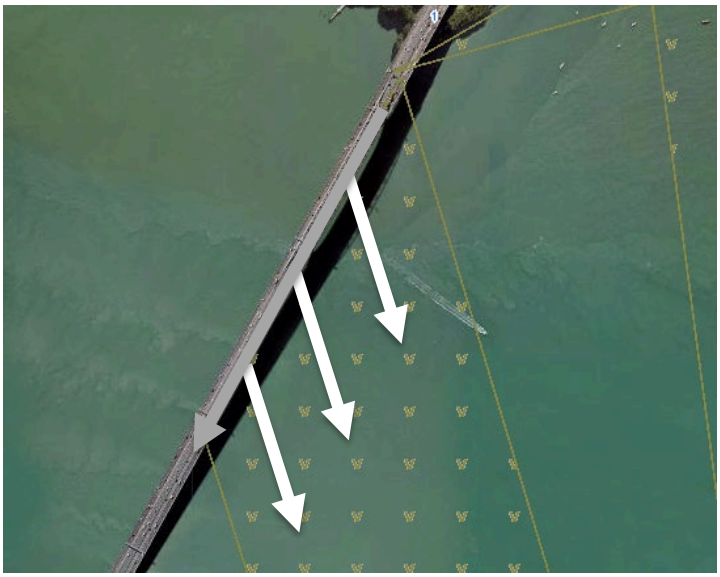
Change in roof form

The specialist urban designer notes the assessment in paragraph 5.4.3 as a point of disagreement due to an arguable preference for a round roof form.

We are unsure whether this a stylistic preference (which is unlikely to be relevant in a landscape/visual assessment), or whether it is unclear in the AEE that proposed lift services building is narrower as a result of removing the base of the curve roof, leading to the conclusion that this is less prominent by reducing the horizontal obscuring of the maunga.

Fixed origin along linear path

We query the comment about the viewshaft having a 'fixed origin', as the plan maps show the origin being most of the length of the bridge span, hence the multiple photos and comparison of the view at either end of the bridge.



As you will note, the above has been provided to fully satisfy the request for further information. Please feel free to contact the writer to discuss or clarify any matter.

Yours sincerely,

Haines Planning Consultants Limited

Cameron W Browne | Senior Planner

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