



26-Aug-2015

Frame Group Ltd
P O Box 147211
Ponsonby
Auckland 1034

Dear Jenna,

6 New Viewing Platforms - Great Walks Hahei

Thank you for your building consent applications received by Council on 20-Aug-2015.

The following is required to be submitted in order for a District Plan check of the proposed building work to be undertaken:

ABA/2015/622

Viewing Platform #1
165 Orchard Road, Hahei
Open Space Zone

1. The permitted development standards for buildings in the Open Space zone require a 5m yard setback. In order to demonstrate compliance with this standard, please provide a site plan showing the distance of Platform #1 to the northern and eastern boundaries of the site.
2. Please advise if any indigenous vegetation will be removed as part of the proposal for the above works.

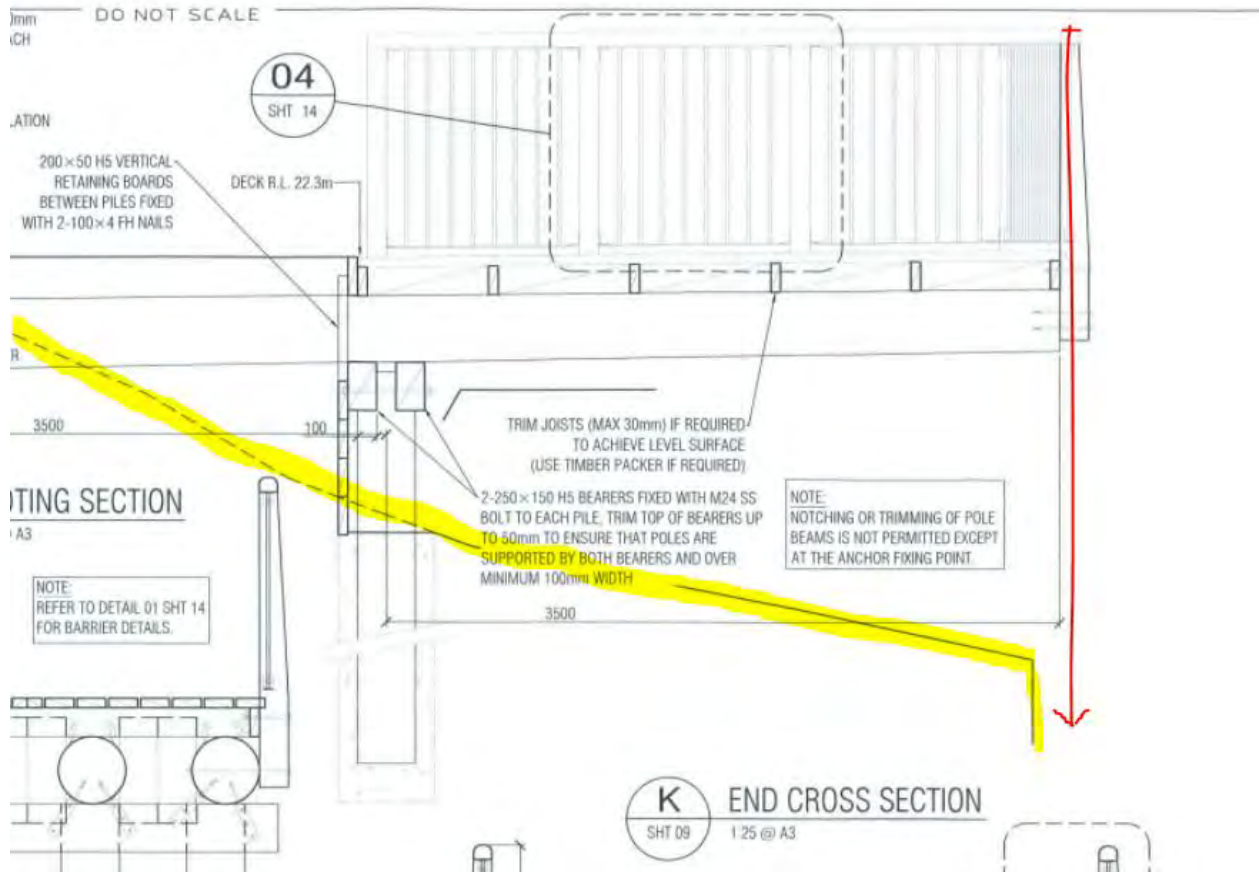
ABA/2015/623

Viewing Platforms #2, #3 and #4
165 Orchard Road, Hahei
Open Space Zone

1. The permitted development standards for buildings in the Open Space zone require a 5m yard setback. In order to demonstrate compliance with this standard, please provide a site plan showing:
 - The distance of Platform #2 to the western boundary of the site.
 - The distance of Platform #3 to the southern boundary of the site.
2. Please advise if any indigenous vegetation will be removed as part of the proposal for the above works.

- Please advise of the height of proposed platform #4 in relation to natural ground level (existing ground level). I note that the natural ground level on the proposed plan sharply drops away and the platform appears cantilevered.

Please note that the maximum height for the Open Space Zone is 5 metres. If there is a non-compliance with this standard, you will be required to either amend the proposed plans to demonstrate compliance or alternatively apply for and be granted Resource Consent for a Restricted Discretionary to exceed the permitted height standard.



Site #4 Platform Sections, Drawing 14/052/04 SHT 10, Rev A

ABA/2015/624

Viewing Platform #5

153A Orchard Road, Hahei

Coastal Zone (Outside All Policy Area)

- The proposed viewing platforms fall within the definition in Section 9 of the Operative District Plan as Informal Recreation Activities. The Coastal Zone (Outside All Policy Areas) does not provide for this particular activity and therefore requires Resource Consent for a Non-complying Activity to be applied for and granted.

Your Resource Consent application shall include, but not be limited to, the following information:

- Scaled site plan showing compliance with 5 metre yard standards.

- Elevations showing compliance with the 5m height standard.
- Certificate of Title, less than 3 months old.
- A detailed Assessment of Environmental Effects report.
- Resource Consent application deposit fee of \$2,000.

ABA/2015/625

Viewing Platform #6

111 Grange Road, Hahei
Recreation Passive Zone

1. The permitted development standards for buildings in the Recreation Passive zone require a 5m yard setback. In order to demonstrate compliance with this standard, please provide a site plan showing the distance of Platform #6 to the northern boundary of the site.
2. Please advise if any indigenous vegetation will be removed as part of the proposal for the above works.
3. It appears from the Certificate of Title that the lot is owned by the Crown and administered by the Department of Conservation. Please provide evidence of consultation and approval from the Department of Conservation for the proposed works being undertaken on this lot.

The above request only relates to the planning matters of your application. Information required by the building team (if any) will be addressed in a separate letter.

Please note that the building consent will be issued with a section 37 notice until such time as the planning matters have been addressed.

I trust this clarifies Council's position; if however further information is required please do not hesitate to contact me.

Yours faithfully



Nicola Parker
Planner, Resource Consents
PLANNING GROUP