

8 August 2023

Independent Commissioners Blakey and Dimery
Plan Change 54

C/- DP.Hearings@qldc.govt.nz

Dear Commissioners,

RE: RESPONSE TO MINUTE 4 FROM THE HEARING PANEL

I refer to paragraphs 5 – 7 of the Panel's Minute 4 dated 7 August 2023 in relation to the building height provisions of the Northlake Special Zone (Zone Standard 12.34.4.2.iv (a) (relating to flat sites) and (b) (relating to sloping sites).

My view is that it would be difficult to ascertain whether the northern end of Activity Area B6 might potentially contain some 'sloping sites' without the benefit of a further site visit and/or detailed survey data.

However, to avoid the possibility that buildings could rely on the potentially higher height under limb (b) of the standard, I recommend that limb (b) be amended by adding a subclause (iii) at the end of that rule, as follows (addition underlined):

12.34.4.2 Zone Standards

...

(iv) Building Height

...

(b) Sloping site

Where any elevation indicates a ground slope of greater than 6 degrees (approximately 1:9.5) then the maximum height for buildings shall be 7.0m:

except:

(i) No part of any accessory building located within the setback distances from internal boundaries shall protrude through recession lines inclined towards the site at an angle of 25° and commencing at 2.5m above ground level at any given point along each internal boundary.

(ii) In Activity Area C1 building height shall be limited to one story and 5.5 m above ground level.

(iii) In Activity Area B6 no part of any building shall be higher than 401.5m above sea level.

This change has the same effect as the proposed change to limb (a) of the standard for flat sites.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JB', written in a cursive style.

Jeff Brown
Director