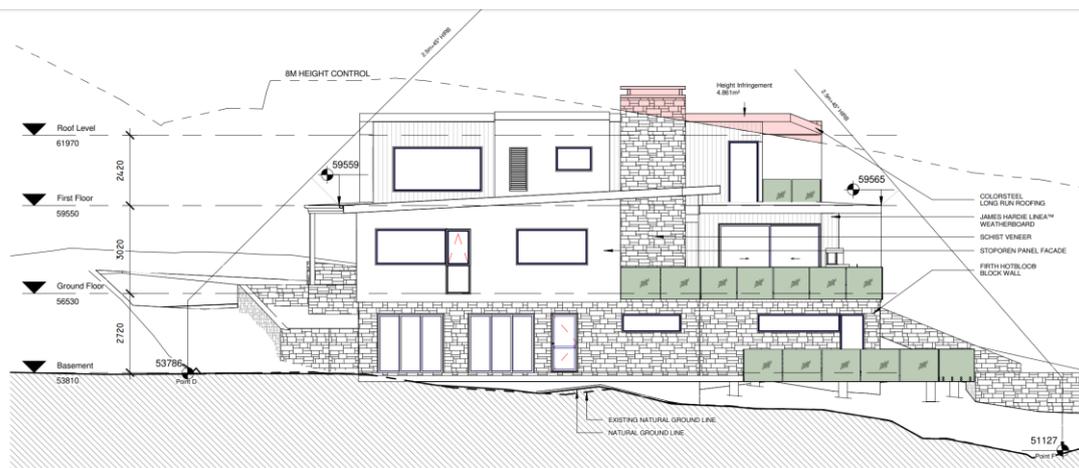


## FEEDBACK FROM THE ŌRĀKEI LOCAL BOARD ON A RESOURCE CONSENT APPLICATION FOR 14 KEITH AVENUE. REMUERA

### Background

1. The proposal involves the demolition of the existing dwelling and construction of a new dwelling on the site. The dwelling is proposed to be three stories in height. It will be constructed with a mix of weatherboard, block wall and panel façade and steel roofing.
2. The basement has a rumpus, a master bedroom, two bedrooms, a wine cellar, a bar, a gym, a bathroom, and a laundry room. The ground floor is the main living area with the kitchen, dining and living area opening up to the deck area. There are also a double garage and a lounge. The first floor has three master bedrooms, each of which has an ensuite and walking-in wardrobe.



1 East Elevation  
1 : 100

### Infringements

3. The Orakei Local Board are cognisant of maintaining and keeping within Unitary Plan guidelines. We have consistently reviewed applications across the ward to ensure triggers or infringements are appropriately called out and if required – sought public notification.

<b>Building Height</b>	<b>H4.6.4</b> (b) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more.	<b>Infringement</b> The proposed dwelling projects beyond 8m building height when viewing from the east and west elevations.  Note: <i>Chimney is excluded from the height infringement as it does not exceed 1.5m above the permitted activity height for the site.</i>
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4. The current design breaches the height restriction by 0.8m. The key aspect of this development is the development being built within a MHS zone and the height of the buildings going to three levels. Whether there has been sufficient notification to neighbours is the question to allay any concerns.
5. Parts of the proposed outdoor staircases more than 1.5m high are located within the western side yard.

<b>Yard</b>	<b>H4.6.7</b> (b) Minimum setbacks from relevant boundaries should be provided as following: <ul style="list-style-type: none"> <li>• Front yard – 3m</li> <li>• Side yard – 1m</li> <li>• Rear yard - 1m</li> </ul>	<b>Infringement</b>
		The proposed outdoor staircases are located within the 1m setback from western side yard.

### Neighbouring properties

6. Although a high level assessment has been undertaken across the following properties – have the property owners been engaged and advised of the design and potential implications.  
 12 Keith Avenue -17 Keith Avenue -776 Remuera Road -780 Remuera Road -13 Seascape Road -15 Seascape Road
7. We note there is no reference to assessment of arboriculture in the developed area; and any consideration for native fauna.

### SUMMARY

8. The Orakei Local Board maintain a consistent approach to the assessment of developments which infringe the Unitary Plan. Unless the design is modified to stay within the Unitary Plan guidelines – we recommend public notification.

