

Bryce Powell

From: Will Clarke <will@saddleback.nz>
Sent: Monday, 13 October 2025 9:34 am
To: Bryce Powell
Cc: Joe Gray
Subject: Re: 395 Fitzgerald Road

Hi Bryce,

The extent of the infringements to Standard H18.6.3 Yards (side yard setback) are conservatively measured to be:

- Approx. 104m along the western side boundary. This occurs in two portions (50m for the retaining wall to the rear and 54m for the retaining wall towards the front of site).
- Approx. 115m along the eastern side boundary. This occurs in two portions (29m + 86m). The retaining wall is shown on the plans as continuous but there is a small portion where the retaining wall is lower than 1.5m and the combined height of wall + fencing is lower than 2.5m

I hope this is sufficient detail for you?

Cheers

Will Clarke
Planner

M: 022 162 0791 E: will@saddleback.nz | W: www.saddleback.nz



From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Monday, October 13, 2025 8:31 AM
To: Will Clarke <will@saddleback.nz>
Cc: Joe Gray <joe@saddleback.nz>
Subject: RE: 395 Fitzgerald Road

Hi Will,

I agree that the matter can be addressed through a simple amended to the reasons for consent.

Draft report is being reviewed, however I'm sure that I'll be asked to state the extent of the yard setback infringement would be on all boundaries before it goes to the DC. Could you please oblige?

Regards,

Bryce

Bryce Powell (he/ him)
Principal Planner

M +64 21 524 794
D +64 9 212 5395
P +64 9 917 5000

Level 4, 96 St Georges Bay Road
Parnell, Auckland 1052
PO Box 5760, Victoria St West
Auckland 1142

harrisingrierson.com



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From: Will Clarke <will@saddleback.nz>
Sent: Monday, 13 October 2025 8:23 am
To: Bryce Powell <B.Powell@harrisingrierson.com>
Cc: Joe Gray <joe@saddleback.nz>
Subject: Re: 395 Fitzgerald Road

Hi Bryce,

I agree that the specific wording within the reasons for consent can be altered to include reference to the fencing. I don't believe the addition of the fencing would produce any new reasons for consent given the AEE previously noted that the retaining walls were classified as buildings which infringe the side yard standard of the FUZ and front yard standard of the LIZ.

Cheers,

Will Clarke
Planner

M: 022 162 0791 E: will@saddleback.nz | W: www.saddleback.nz



From: Joe Gray <joe@saddleback.nz>
Sent: Monday, October 13, 2025 8:05 AM
To: Bryce Powell <B.Powell@harrisingrierson.com>
Cc: Will Clarke <will@saddleback.nz>
Subject: Re: 395 Fitzgerald Road

Sorry Bryce, that was intended for Will.

Thanks for your email. Either Will or I can get this to you shortly.

Cheers!

Joe

From: Joe Gray <joe@saddleback.nz>
Sent: Monday, October 13, 2025 8:03 AM
To: Bryce Powell <B.Powell@harrisingrierson.com>
Cc: Will Clarke <will@saddleback.nz>
Subject: Re: 395 Fitzgerald Road

Morning Will,

Hope you had a good time in Napier. I cant remember if you planned to work today. If so, can you please jump on this when you get in front of the laptop?

Cheers!

Joe - 021 076 7668

From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Saturday, October 11, 2025 9:23 AM
To: Joe Gray <joe@saddleback.nz>
Cc: Will Clarke <will@saddleback.nz>
Subject: RE: 395 Fitzgerald Road

Hi Joe,

Thanks for your email.

I have another matter to tidy up – retaining walls over 1.5m in height are defined as a building. I note that there will be some section of the retaining wall combined with the security fencing that will exceed 2.5m in height, as measured from natural ground level (also defined as a building). Would you like to amend the reasons for consent to reflect this?

Thanks,

Bryce

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Principal Planner

M +64 21 524 794
D +64 9 212 5395
P +64 9 917 5000

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Auckland 1142

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From: Joe Gray <joe@saddleback.nz>
Sent: Friday, 10 October 2025 2:21 pm
To: Bryce Powell <B.Powell@harrisingrierson.com>
Cc: Will Clarke <will@saddleback.nz>
Subject: Re: 395 Fitzgerald Road

Thanks Bryce,

Happy to extend the crossing ahead of ew and provide a dmp as a condition of consent.

Cheers!
Joe

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From: Bryce Powell <B.Powell@harrisingrierson.com>
Sent: Friday, October 10, 2025 1:32:20 pm
To: Joe Gray <joe@saddleback.nz>
Cc: Will Clarke <will@saddleback.nz>
Subject: 395 Fitzgerald Road

Hi Joe,

Just trying to finalise things now – as discussed, the following needs clarifying:

- Construction traffic effects do not appear to have been considered. Will the crossing be upgraded / widened ahead of earthworks occurring, given that some localised upgrades are needed to support the number of HCV movements during the operation of the dismantling activity.
- Air discharges during the earthworks period – will a dust management plan / best-practice dust suppression measures be implemented?

My apologies if these matters have already been addressed in the application documents – I can't recall seeing anything in the documents and I have just looked in the obvious places.

Regards,

Bryce

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Principal Planner

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