

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	538 Karangahape Road, Newton Panel 3
Panel Location:	135 Albert Street, Level 14, Room 10
Date:	5 October 2023
Time:	1:00PM – 4:45PM
Panellists:	John Hunt, Stuart Houghton, Richard Harris & Michael Campbell
Council Planners:	Bradley Peens & Karen Long
Council Urban Designer:	Chris Butler (<i>In absentia</i>)
Council Landscape Architect:	Paul Murphy (<i>In absentia</i>)
Council Heritage Specialists:	Rebecca Fox & William Howse

- ~~Support for the following reasons~~
- Some changes are needed (stated below)**
- ~~Fundamental changes are needed (stated below)~~
- ~~Cannot support for the following reasons~~

Introduction

The Panel thanks the applicant for their presentation and appreciates the considered responses to its previous recommendations. The Panel also commends the applicant for placing the current proposals in the context of the earlier presentations. This has assisted in understanding the design evolution.

The Panel observes that it would have been helpful to be provided with architectural plans and sections in order to ensure an accurate understanding of the proposal.

The Panel considers, that in its present form, the project would make a successful contribution to its significant urban location. However, the Panel highlights the importance of further detailed design evolution to ensure the building responds appropriately to the Karangahape Road Precinct provisions and the Karangahape Road HHA provisions.

The Panel acknowledges that there will be further design evolution and that this needs to retain and strengthen the positive attributes of the current proposal while refining other aspects.

Elements of the scheme needing to be retained include:

- The articulation of the western façade.
- High level glazed roof form and its “lantern” effect.
- The emerging cohesive design treatment of the base.
- The emerging “winter garden” treatment including its differentiation from the base through contrasting horizontal and vertical fritting.
- The use of glass fritting to reveal the interior life of the building while giving the building a visual presence in its urban setting.

Elements of the scheme that need to be refined include:

- The expressed ‘Frame’ device proposed for the base cladding, and the potential for this to strengthen the references to heritage context. The Panel notes that the potential for a deeper ‘frame’ to read more strongly particularly in the streetscape. The Panel considers that the depth of these elements as indicated on Section AA (page 10 of the panel pack) is insufficient to achieve a stronger articulation.
- Further testing and modelling of glass fritting proposals that will work at different scales and in different light conditions to achieve the stated design intent. Aspects include transparency, opacity, reflectivity considered both from inside and out. These studies should include a full-scale mock-up model.
- Consideration of internal arrangements in conjunction with façade design in order to minimise undesirable impacts on the visual appearance of the building.

Conclusion

The Panel encourages the applicant to continue dialogue with Council Officers as the design develops.

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