

**29 JULY 2024**

**JAMES KIRKPATRICK GROUP LTD  
C/- MT HOBSON GROUP LTD.  
ATTN.: MARK BENJAMIN  
BY E-MAIL**

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Dear James Kirkpatrick Group Ltd

## **538 KARANGAHAPE ROAD – DESIGN REVISIONS POST PUBLIC NOTIFICATION**

1. Thank you for sharing the public submissions received on the application with me. The Council has also asked numerous questions and sought information. As a result of the issues raised you have commissioned design refinements.
2. I refer to an updated Design Statement and Drawing Set prepared by Fearon Hay Ltd and dated 24 July 2024.
3. In summary the key changes are:
  - a. Amending the massing and form overall, including to Gundry St, Abbey St and on the western boundary (including reducing the Abbey St podium / terrace by one level);
  - b. Refinement of the composition of the western façade; and
  - c. Setbacks on the building's southwestern corner.
4. The proposal is now closer than it was to Unitary Plan (PC78) compliance, but still seeks to infringe the maximum building height standard. In these respects the key issues relevant to the proposal remain as per the lodged version and as addressed in my urban design summary assessment dated 25 October 2023.
5. I have compared the revised plans to the previously lodged ones and confirm that the conclusions I originally reached remain unchanged, although overall the proposal is slightly smaller and will result in commensurately lesser adverse built form effects than the previous version. Overall, I regard the revised proposal as slightly less adverse, and possessing slightly more overall urban

design merit, than the lodged design. Of note, there are no specific urban design 'wins' that were in the lodged proposal but that have been lost as a result of the refinements made.

6. The revised design otherwise raises no fundamentally new urban design matters that were not considered previously, and I am unaware of any change in circumstances since October 2023 that might have also given me a reason to reconsider my opinion.

Please feel welcome to contact me should you wish to discuss any aspect of the above further.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Ian Munro', written in a cursive style.

**IAN MUNRO**

urban planner and urban designer

B.Plan (Hons); M.Plan (Hons); M.Arch [Urban Design] (Hons); M.EnvLS (Hons); M.EngSt [Transport] (Hons); MNZPI

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