

memorandum


for: James Kirkpatrick Group Ltd

attn: Aoife Mac Sharry

from: archifact – architecture & conservation ltd (Archifact)

date: 29 july 2024

re: resource consent design update in response to s92 request and submitters concerns

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1. introduction

An application for resource consent was lodged with the Auckland Council on the 20th of December 2023. A s92 Request for Further Information was issued by the Auckland Council dated the 5th of February 2024 which addressed a number of matters including:

- planning;
- landscape architecture;
- urban design;
- traffic / transport;
- Auckland Transport (AT);
- Development engineering; and,
- Watercare.

A supplementary s92 Request was issued by the Auckland Council later that month which added matters concerned with noise and ground water.

There were no matters concerned with affects arising from the proposal on the historic heritage values of the Karangahape Road Historic Heritage Area or those amenity values recognised within the Karangahape Road Precinct raised by the Auckland Council through the s92 Requests.

The resource consent was publicly notified in May 2024 and closed on the 6th of June 2024. A total of 36 submissions were received. In considering those submissions design update has been undertaken that looks to ameliorate some of those concerns and has resulted in a proposal that is now generally compliant with the PC78 setback from boundary standards with the revised massing introducing several steps to the western elevation as well as a full one level reduction in the height of the building mass on the Abbey Street frontage..

For completeness, this memorandum considers the updated design through an 'effects on historic heritage' lens and considers also effects on amenity values within the Karangahape Road Precinct.

2. updated design moves

2.1 gundry street and abbey street

The podium has been reduced in height by one floor on the Abbey Street frontage and the southern part of the Gundry Street Frontage. The wintergarden element on Gundry Street is now two levels (one previously). The scale of the revised podium responds more directly to adjacent existing development while the compositional treatment of the Gundry Street elevation as a whole is proportionally more sophisticated and subtle in its response to the grain of Grundy Street.



2.2 abbey street

The building setbacks on the western boundary in the revised scheme narrows the width of the tower above the podium, further enhances its proportions as a more slender element. The compositional arrangement of smaller-scaled elements and relief arising from the deeper setback to the western elevation reflects a sense of the built grain and variation found in the area.



2.3 Karangahape Road

There is no change to the important pedestrian scale and grain of the K Rd frontage at street level. The revised scheme's response to the various setbacks provides, from more distant views, a sense of the more proportionally slender tower and a more complex and interesting arrangement of those various building elements when read against the background of the Karangahape Road Historic Heritage Area and the Karangahape Road Precinct that lend (particularly on the western elevation) greater relief and visual interest.



3. conclusion

The revised proposed design response achieves a building that is effectively fully compliant with the emerging PC78 building setback requirements whilst retaining the overall building height. From a heritage effects position resultant shifts in scale and proportion are positive and the relief and composition of building elements appropriate.

This is a refined version of the original application and presents a building that continues to respond to its historic heritage area and precinct values appropriately.

Adam Wild *fnzia*

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