From:	Mark Benjamin
To:	Bradley Peens
Cc:	Aoife Mac Sharry
Subject:	RE: 538 K Road - revised design information and specialist reports
Date:	Tuesday, 30 July 2024 3:12:54 pm
Attachments:	image001.png image002.png image003.png
Importance:	High

Hi Bradley,

Link below to the following documents:

- Revised Design Statement / Addendum;
- Revised Application Plans;
- Wind Assessment Report prepared by RWDI;
- Letter from Ian Munro Urban Design regarding revised design
- Letter from Adam Wild / Archifact regarding revised design
- Memo from Matthew Jones / Isthmus regarding revised design / landscape matters;
- Geotechnical and groundwater information form Soil and Rock including s92 response letter, updated Groundwater Drawdown Settlement Report, Groundwater Settlement Monitoring and Contingency Plan;
- Draft outline of the Construction Traffic Management Plan and Travel Demand Management Plan prepared by Commute;
- Overland Flow Path Analysis prepared by Maven;
- S92 Response Table capturing the various information requests and responses.

538 Karangahape Road - Revised Design Info to Council July 2024

In terms of the changes to the building, these are set out in the earlier emails and in more detail within the Design Statement addendum which notes:

Western elevation (to 582 Karangahape Road)

- *The Western elevation of the building has been amended through the introduction of setbacks to mitigate wind impacts and to respond to the PC78 setback requirements. The changes include a 3m setback from Level 2 on the southern side of the façade, and a 6m setback above Level 6 and Level 7 for the entirety of the western facade. These setbacks allow the western envelope to be glazed and for the upper levels, read as occupied, as opposed to the previously proposed articulated concrete panels.*
- *The stairs on this façade are now proposed as a sculpted external structure, clad in porous metal cladding to allow wind to pass through.*
- *The northern portion of the western façade abutting the neighbouring boundary, has been revised to a vertical occupied mass with glazing (previously concrete), from Levels 4 to 7.*
- *The southern portion of the façade closest to Abbey Street, has been reduced in height by one level to better comply with the PC78 street frontage setback standard.*

Southern Elevation (Abbey Street)

- *The southern elevation of the building at Abbey Street has been altered with the podium reduced by one level (now presenting as three levels not four), and the upper parts of the building are reduced in width with the introduction of the setbacks from the western boundary.*

Eastern Elevation (Gundry Street)

- *The eastern elevation has been amended with the reduction in height of the Abbey Street podium to three levels, and the wintergarden along the rest of the Gundry Street frontage now proposed as approaching two levels (Level 3 and Level 4) in height (previously only one level, Level 4).*

Northern Elevation (Karangahape Road)

- *The northern elevation remains generally unchanged, with the exception of narrowing the upper levels as a result of the setbacks introduced on the western side of the building.*

These design strategies achieve increased envelope compliance and mitigated wind effect, while retaining the key urban design & massing strategies developed to arrive at the notified application

In regard to consenting matters / reasons for consent, these remain generally as per the submitted AEE with the amendments resulting in 582 K Road no longer being 'part' of the application site and the technical infringement of future PC78 setbacks being reduced.

The overall height does not change and so the height infringement remains the same.

The GFA for planning purposes has reduced by 1282m^2 (from 11,646m^2 to 10,364m^2) so the technical FAR is now reduced to 6.49:1 (from 7.29:1). Other reasons for consent remain the same.

Overall, the assessment and conclusions in the AEE regarding around the acceptability of the proposal in RMA terms remains the same. It is considered that the revised design results in reduced potential for adverse effects and the revised design is supported by the commentary from the relevant specialists in terms of heritage, urban design and landscape.

Please get in touch once you and the specialists have reviewed the information so we can confirm next steps and timing.

Kind regards,

Mark

Mark Benjamin

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From: Bradley Peens <bradley.peens@aucklandcouncil.govt.nz>
Sent: Monday, July 29, 2024 1:32 PM
To: Mark Benjamin <MarkB@mhg.co.nz>
Cc: Aoife Mac Sharry <aoife@jkgl.co.nz>
Subject: RE: 538 K Road

Hi Mark,

Thanks for this.

All specialists have been sent the revised plans.

Once I get the other information I will send this off to the specialists.

Ngā mihi | Kind regards,

Bradley Peens | Senior Planner
Division of Planning & Resource Consents| City Centre Team
Mobile: 027 220 9138
135 Albert Street, Auckland Central

From: Mark Benjamin <MarkB@mhg.co.nz>
Sent: Monday, July 29, 2024 11:12 AM
To: Bradley Peens <bradley.peens@aucklandcouncil.govt.nz>
Cc: Aoife Mac Sharry <aoife@jkgl.co.nz>
Subject: RE: 538 K Road

Hi Bradley,

Yep, good weekend thanks, how was yours?

Please see the links below for the revised plans and design statement.

538 K Road Revised Design Statement July 2024.pdf

538 K Road Revised Application Drawings July 2024.pdf

I am just compiling the rest of the info and will send it through later this morning.

The only change of note in addition to the below is that the Gundry Street wintergarden is now two levels in height (where previously it was one). This is detailed within the design statement addendum.

Thanks,

Mark

From: Bradley Peens <bradley.peens@aucklandcouncil.govt.nz>
Sent: Monday, July 29, 2024 8:08 AM
To: Mark Benjamin <MarkB@mhg.co.nz>
Cc: Aoife Mac Sharry <aoife@jkgl.co.nz>
Subject: RE: 538 K Road

Hi Mark,

I hope you had a good weekend.

I am following up on the information and design pack for K Road?

Ngā mihi | Kind regards,

Bradley Peens | Intermediate Planner
Division of Planning & Resource Consents| City Centre Team
Mobile: 027 220 9138
135 Albert Street, Auckland Central

From: Mark Benjamin <MarkB@mhg.co.nz>
Sent: Monday, July 22, 2024 9:10 AM
To: Bradley Peens <bradley.peens@aucklandcouncil.govt.nz>
Cc: Aoife Mac Sharry <aoife@jkgl.co.nz>; Hamish Firth <hamish@mhg.co.nz>
Subject: 538 K Road

Hi Bradley, good weekend?

Just checking in on what progress has been made on locking in a hearing date for the week of the 7th October?

The revised design package (addendum design statement and application plans) is due to

be complete and back with you this week, with short updated info from urban design, heritage and landscape as well as an updated AEE and s92 response table. The groundwater and Geotech information is being updated in line with our meeting on 11/7 and is also due this week.

As confirmed previously, the changes relate to the western elevation mainly, with the introduction of setbacks to allow the mitigation of potential wind impacts within the site (i.e. not relying on canopies or structures over the neighbouring land at 582 K Road) as well as the reduction of the Abbey Street frontage podium height by one level.

Minor internal changes related to the above are also proposed but there is effectively no change to the northern (K Road) and eastern (Gundry) frontages.

Can we arrange a time to catch up this mid-late week and run through where things are at / what specialist memos/feedback you have so far?

Thanks,

Mark

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