

**From:** [Mark Benjamin](#)  
**To:** [Bradley Peens](#)  
**Cc:** [Aoife Mac Sharry](#)  
**Subject:** RE: BUN60427502 - 538 K Road - revised design information and specialist reports  
**Date:** Thursday, 8 August 2024 9:49:58 am  
**Attachments:** [image005.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image018.png](#)  
[image019.png](#)  
**Importance:** High

---

Hi Bradley,

Tried calling again this morning.

Can you give me call ASAP as we need to get some certainty on getting the hearing in the week of the 7<sup>th</sup> October locked in as this is a key priority.

A quick recap of matters:

- I have sent on the Geotech queries from yesterday to Soil and Rock for an answer ASAP.
- I am expecting the visual simulations today and Fearon Hay have provided the below responses to questions from the landscape architect.
- The traffic response will come today and this has the crossing at 6m (revised basement plan, showing driveway width same as notified), no net change in parking spaces (there is physically once more space but one of the spaces is now dedicated loading for courier vans so still 48 spaces) and the overall traffic generation reduces due to the decrease in GFA. Compliant bike parking in the basement is provided based on the new activity area m<sup>2</sup>.

Have you had any correspondence with submitters or sent any information out? Once these final pieces of information are submitted the applicant would request that the information is sent out to submitters. Is this something that Council can do?

I intend to put a draft set of consent conditions together so if there any already complete (e.g. noise and vibration?) please send through for review.

Give me a call when you are ready to discuss the above and timing.

Thanks,

Mark

Mark Benjamin



M 021 0267 2078

The information contained in this e-mail message is intended only for the use of the person or entity to whom it is addressed and may contain information that is CONFIDENTIAL and may be LEGALLY PRIVILEGED. If you read this

message and are not the addressee you are notified that use, dissemination, distribution, or reproduction of this message is prohibited. If you have received this message in error or without cause, please notify us immediately and delete the original message. You should scan this message and any attached files for viruses. MHG accepts no liability for any loss caused either directly or indirectly by a virus arising from the use of this message or any attached file.

## RESPONSE TO EMAIL OF 1<sup>st</sup> AUGUST

-

### **New clarifications / info.**

I have a few queries regarding the perforated screen for the external stair.

- Is this intended to be standard perforation (circular?) or a pattern, image, or varied colour proposed?

At this stage, the screen enclosure would be an open wire mesh, approx.. 20mm aperture / openings. (rather than metal sheet perforations)

A standard wire / woven mesh image has a square-like or rectilinear profile, see below.

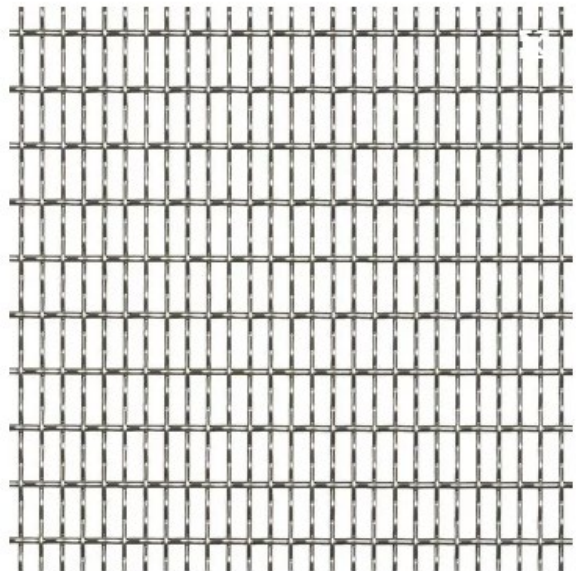
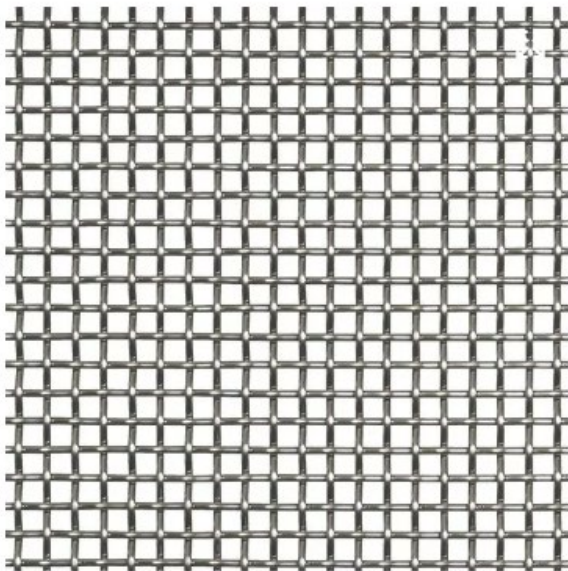
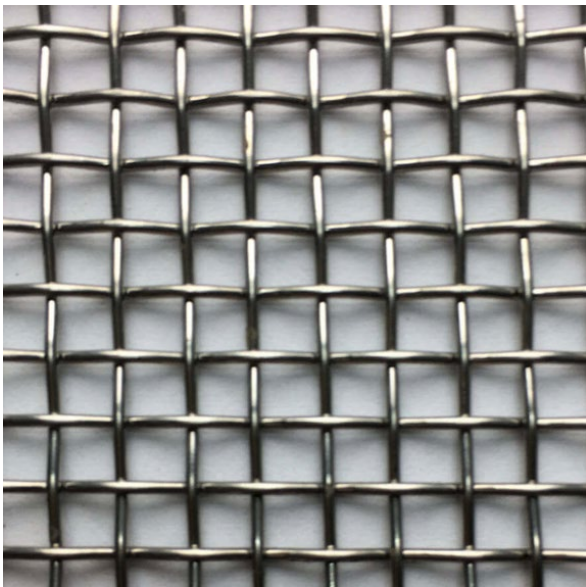
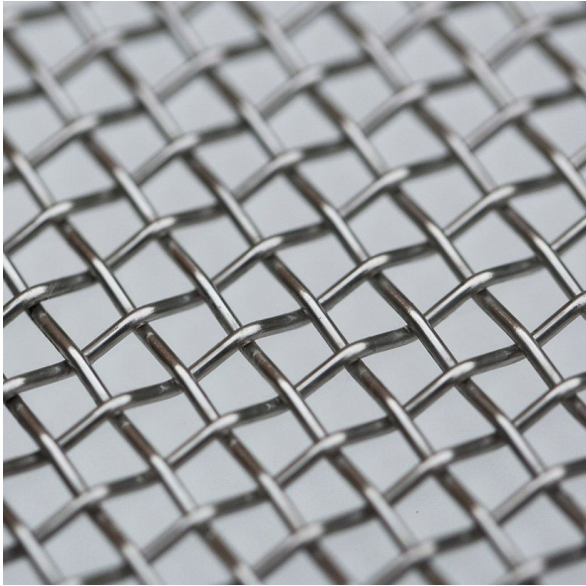
- What is the level of visual permeability vs solidity proposed noting the surrounding area of glass, and providing variation/relief.

As per the images below, with an approx.. 20mm aperture (including openness for wind flow), there will be a high level of permeability across the entire zone of screening which will allow readability of the stair structure and massing elements behind, providing variation and relief.

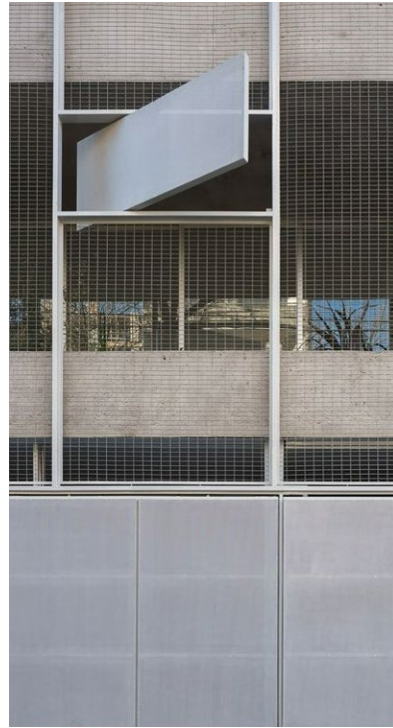
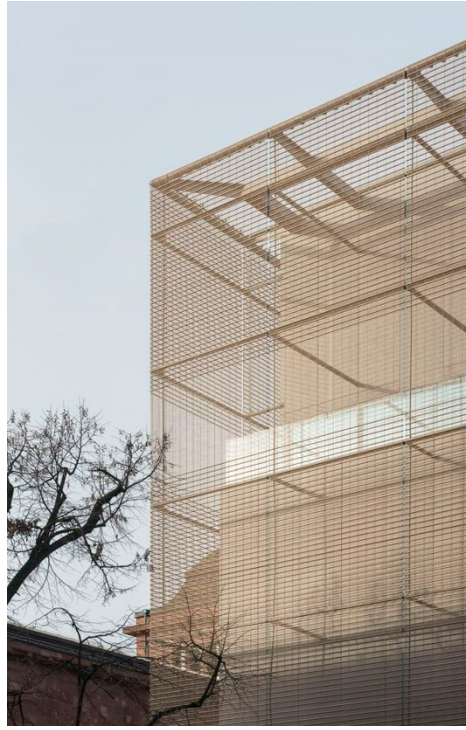
- Is it intended to be lit at night?

There isn't necessarily any intention to light the stair as a feature (nor to draw attention to it), perhaps soft diffused lighting. But there will be functional lighting for the stairs and likely some spill lighting from adjacent internal spaces lit at night. A detailed design condition could capture some final design outcomes as this the design is progressed. I note that the area is highly lit so there seems no adverse effects from lighting in some form (subject to AUP compliance in terms of levels which can be conditioned).

Wire / Woven Mesh



Mesh visibility / permeability.



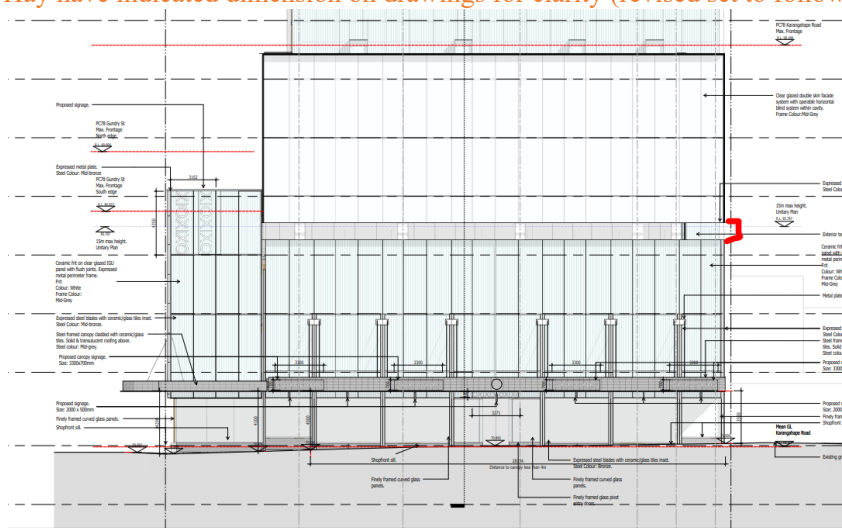


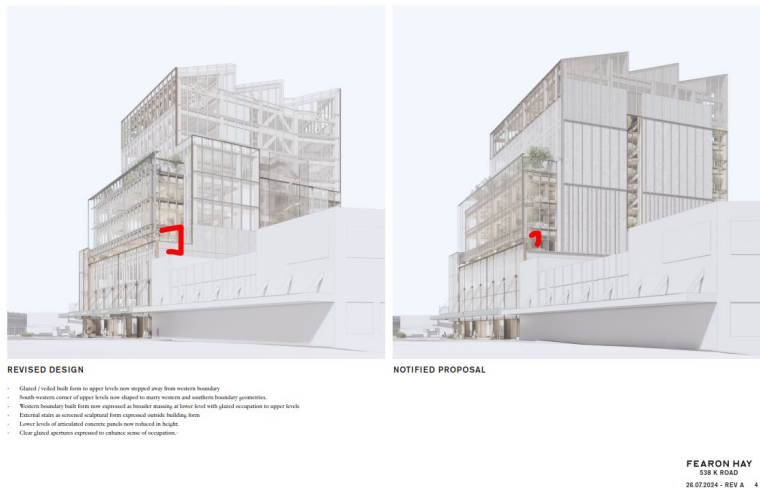
Could the applicant provide a dimension for the 'gap' below. While the comments note that the northern elevation is generally the same, the renders suggest potentially greater gap is achieved between the floors - or perhaps this is just representing the changes to the western elevation?

The gap height is now 800mm (previously was 500mm).

During developed design, we revised the heights for these two datum lines to respond to compliance, use of terrace / balcony, and visual outlook (ie, raising the underside of the wintergarden glazing level to allow unencumbered views out).

Fearon Hay have indicated dimension on drawings for clarity (revised set to follow).





**From:** Bradley Peens <bradley.peens@aucklandcouncil.govt.nz>  
**Sent:** Thursday, August 1, 2024 1:26 PM  
**To:** Mark Benjamin <MarkB@mhg.co.nz>; Aoife Mac Sharry <aoife@jkgi.co.nz>  
**Subject:** RE: BUN60427502 - 538 K Road - revised design information and specialist reports

Hi Mark,

Thanks for this. I have asked heritage to inform, but reading the rule I think it may be safe to cover it off as you have. Will let you know.

The Landscape Architect has come back to me with the following in response to the additional questions they had:

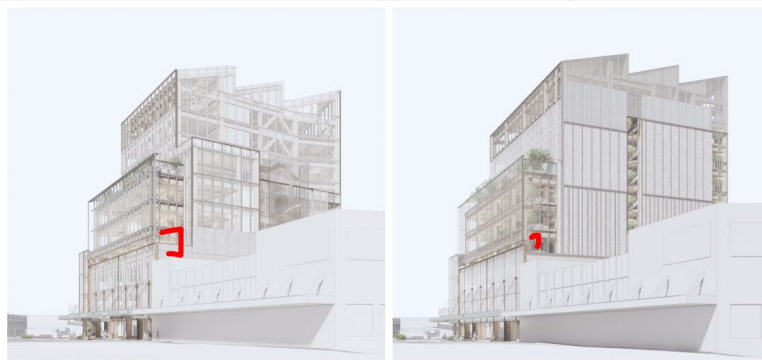
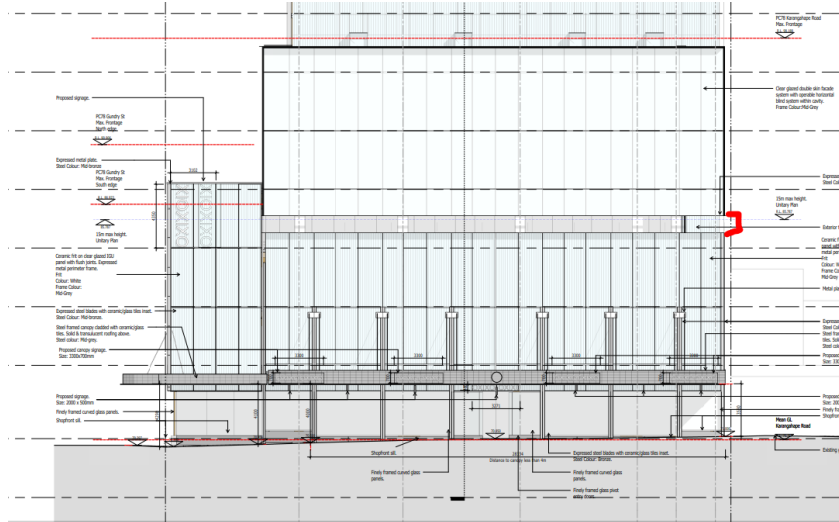
- Regarding the affects on views from Houeptoun Street Apartments and Gundry Street:  
 Long sections are provided illustrating the relationship between the Hopetoun Street apartments, the proposal and Maungawhau (Mount Eden). These are helpful to understand levels and the difference in relationship between the previous approved design and the proposed. However as noted, due to the number of residents who raised concerns with the proposal from Hopetoun Street and Gundry Street the applicant team may wish to produce rendered views from the balconies (or where no balcony is present a view from a window) of each unit relating to the submitters (or one representative view per floor). Similarly, a view from the balcony or window of the Gundry Street properties relating to submitters could be produced.
- Viewpoint B and H were not provided as visual simulations, which may be something the applicant wishes to consider preparing as well.  
 I understand that alongside a completely updated Visual simulation set, that these two additional views will also be prepared as visual simulations. To undertake a comprehensive review these, need to be provided and reviewed before I can complete my memo and finalise my position / level of landscape effects.

**New clarifications / info.**

I have a few queries regarding the perforated screen for the external stair.

- Is this intended to be standard perforation (circular?) or a pattern, image, or varied colour proposed?
- What is the level of visual permeability vs solidity proposed noting the surrounding area of glass, and providing variation/relief.
- Is it intended to be lit at night?

Could the applicant provide a dimension for the 'gap' below. While the comments note that the northern elevation is generally the same, the renders suggest potentially greater gap is achieved between the floors - or perhaps this is just representing the changes to the western elevation?



- Glazed vertical bulk form to upper levels now stepped away from western boundary
- South western corner of upper levels now aligned to street corner and southern boundary geometry.
- Western boundary bulk form now expressed as broader stepping of lower level with glazed occupation to upper levels.
- External stairs as recessed sculptural form expressed outside building form.
- Lower levels of articulated concrete panels now outside of height.
- Clear glazed screens expressed to enhance sense of occupation.

FEARON HAY  
538 K. ROAD  
26.02.2024 - REV A 4

Please may you assist with above.

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>