

Matt Round

From: Russell Butchers s 9(2)(a)
Sent: Tuesday, 29 November 2022 10:40 AM
To: Matt Round
Cc: Craig McGarr; Priya Singh
Subject: RE: Pre-app Request - Foundation Village (PRR00039846)

Follow Up Flag: Follow up
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Hi Matt, here are our comments:

1. Thank you for the opportunity to review the pre-application proposal for 'Building 3' a new 12-storey building as part of the Generous Retirement Village development at 16 Titoki Street, Parnell, in partnership with Blind Low Vision NZ in Parnell.
2. A six-page pre application document was provided for Council's initial review. The applicant verbally went through some of the background, context and rationale for the proposed height during the on-site pre application meeting. This reasoning, exploration, testing and mapping / diagrams etc. would be beneficial to include in future documentation to provide decision makers to help demonstrate why the proposed height (12 storeys) was adopted.
3. Further to the on-site meeting held Monday 21st November 2022 please find below landscape and urban design comments from Gabrielle and Nick.

Landscape Architecture Comments (Gabrielle Howdle)

4. I am generally comfortable with the three locations chosen to provide visual simulations from. However, I recommend an additional visual simulation be provided from the steps / near the steps at the southern entrance of the Museum Building / Pukekawa / the Domain.
5. It would also be expected that a wider viewpoint from Maungawhau (Mount Eden), be provided. It would be helpful if the proposed buildings relationship with the existing skyline / coastal edge could be represented within this view or articulated – e.g. provide a wire frame of the building within the view.
6. I am generally comfortable with the proposed locations of the context photo locations. As noted on site by Sheerin Samsudeen, it would be beneficial to have a context photo from the Broadway / Davis Crescent / Parnell Road roundabout.
7. As noted during the site pre application, it would be beneficial for renders / perspectives within the architectural set to also be provided; including along Titoki Street which illustrates the view for pedestrians when travelling in both directions.
8. I hold preliminary concerns with the 12-storey / 40m+ height proposed in terms of the potential impacts on the amenity values of the heritage buildings, as well as how the building would fit within the immediate and local context.
9. I have concerns with the proposed height and the potential impact on the experience and amenity from the Domain, and how the increase in height could adversely enclose the Domain and impact on views between maunga (Pukekawa (Auckland Domain), Maungawhau (Mt Eden), Ohinerau (Mt Hobson)).

10. The applicant has noted that they are open to attending the Auckland Urban Design Panel in 2023, and the applicant is encouraged to attend AUDP. Available dates for the AUDP will be circulated to the applicant in due course and you are encouraged to book a slot.
11. With any additional height, specifically the tower aspect, the bulk, form, shape and overall quality of the design will be important. The applicant is encouraged to consider how the tower aspect of the proposal also responds to the surrounding built form context, in terms of scale, height, setback, proportions, materiality etc, which may differ on variable elevations.

Urban Design Comments (Nick Denton)

12. Supporting LA comments above, design quality will be critically important to assessing the effects of the proposed tower. Without any design presented beyond a rectangular bulk form of generic material, I am unable to give any feedback towards the design direction.
13. The design integration of advice from Council and national heritage specialists will be critical to the tower development and any urban design concerns, with particular regard to Pearson House.
14. Drawings and discussion of how the tower base integrates with its ground context and wider block landscape and urban design masterplan is also expected to be included in future design packages for urban design assessment.

Ngā mihi,

Russell

Russell Butchers | Principal Project Lead
Auckland Council | Premium Resource Consents
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From: Matt Round s 9(2)(a)
Sent: Tuesday, 29 November 2022 10:18 AM
To: Russell Butchers s 9(2)(a)
Cc: Craig McGarr s 9(2)(a); Priya Singh s 9(2)(a)
Subject: RE: Pre-app Request - Foundation Village

Hi Russell,

Just checking in following the on-site meeting held last Monday to query when we are likely to receive some feedback from the Council team?

Regards,

Matt Round
Resource Management Planner

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Resource Management Consultants

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