

SUMMARY OF AUCKLAND COUNCIL ENGAGEMENT		
Date:	Council Staff	Topic
16 May 2017	Andrew Gysberts - Premium Team Manager ¹ Anthony Traub - Premium Team Planner ¹ Dylan Pope - Consultant Planner ² Yu-Ning Liu - ADO Gabriel Seo - ADO ¹	<u>Presentation, context and initial discussions</u> To discuss and receive planning and urban design feedback on the analysis undertaken for the master-planning of the site.
19 June 2017	Anthony Traub - Premium Team ¹ Dylan Pope - Consultant Planner ² Yu-Ning Liu - ADO Gabriel Seo - ADO ¹	<u>Refine thoughts on masterplan</u> To discuss and receive planning and urban design feedback on the revised masterplanning vision to address feedback received at the initial meeting.
23 June 2017	Yu-Ning Liu - ADO Gabriel Seo - ADO ¹	<u>Design workshop</u> A workshop was held between Council Urban Designers, Warren and Mahoney, and B&A to discuss and workshop alternative design options.
23 Nov 2017	Ian Smallburn - General Manager RC Anna Wallace - Premium Team Manager Anthony Traub - Premium Team ¹ Dylan Pope - Consultant Planner ²	<u>Council Catch Up</u> Following the departure of Andrew Gysberts from the Council, this catch up sought on going consistency with assessment of the project from the Council.
13 Feb 2018	Anthony Traub - Premium Team ¹ Dylan Pope - Consultant Planner ² Yu-Ning Liu - ADO Gabriel Seo - ADO ¹ Peter Kensington - ADO	<u>Visual and landscape presentation</u> Presentation of the eight agreed viewpoint photomontages and feedback on what the Council considers an appropriate maximum height for the main tower building.

¹ No longer works at Auckland Council

² <http://www.dcs.gen.nz/people.html>

30 May 2018	Dylan Pope - Consultant Planner ² Yu-Ning Liu - ADO Peter Kensington - ADO	<u>Establishing common ground</u> To discuss the planning and urban design feedback received after the visual and landscape presentation and establish supportable height limits for each tower block.
23 Oct 2018	Celia Davidson - Plan and Places Matt Spiro - Plan and Places Anthony Traub - Premium Team ¹	<u>Plan change</u> To discuss and receive planning policy feedback on a proposed private plan change.
6 Nov 2018	Anthony Traub - Premium Team ¹ Dylan Pope - Consultant Planner ² Yu-Ning Liu - ADO	<u>Further urban design discussion</u> Scheduled meeting to discuss and receive further urban design feedback on the detailed design of the development.
29 Jan 2019	Auckland Urban Design Panel	<u>Design Panel</u> Attended the AUDP. Comments attached.
2 June 2019	Bruce Young - Plans and Places Elisabeth Laird - Plans and Places Tracy Ogden-Cork – Consultant UD Nicole Millar - ADO	<u>Initial Feedback on Proposed Precinct</u> Feedback on proposed precinct provisions
Dec 2019	Auckland Transport	<u>Feedback from AT on Plan Change</u> AT met with commute and provided feedback on the Plan Change.
31/7/19	Bruce Young - Plans and Places Elisabeth Laird - Plans and Places Tracy Ogden-Cork - Consultant UD	<u>Initial Feedback on Proposed Precinct</u> Review of proposed George Street Precinct provisions and urban design matters.
20 Dec 2019	Bruce Young - Plans and Places Elisabeth Laird - Plans and Places Tracy Ogden-Cork - Consultant UD Peter Kensington - Consultant Landscape Sayed Omar - Consultant Traffic	<u>Catch up to discuss Clause 23 Request</u> Meeting with Council's Plan Change team to discuss the Clause 23 request

12 Mar 2020	Waitemata Local Board Bruce Young - Plans and Places Elisabeth Laird - Plans and Places	<u>Presentation to Local Board</u> John Sax and B&A presented an overview of the Plan Change to the Waitemata Local Board who tentatively supported the proposal.
24 Mar 2020	Bruce Young - Plans and Places Elisabeth Laird - Plans and Places Tracy Ogden-Cork - Consultant UD Peter Kensington - Consultant Landscape Sayed Omar - Consultant Traffic	<u>Discuss Clause 23 Response and Proposed Amendments in Response to Merit Issues raised by Council</u> Meeting with Council's Plan Change team to discuss the Clause 23 response and proposed amendments to the precinct which were made in response to Council's "merit" requests. Further email correspondence circulating precinct amendments in response to this meeting and the minor 2 nd RFI circulated on 27/03/20.
1 Oct 2019		<u>Plan Change Lodged</u>
21 May 2020	Bruce Young - Plans and Places	<u>Plan Change Accepted</u>
25 Jun - 23 Jul 2020		<u>Public Notification of the Plan Change</u>
Sep 2020		<u>Further Submission on the Plan Change</u>
Post Sep 2020	Bruce Young - Plans and Places Fiona Sprott - Plans and Places	Numerous offers made to further engage with Auckland Council however all offers declined due to perceived equity/fairness issues with other submitters.

AUCKLAND URBAN DESIGN PANEL

RECOMMENDATIONS



Project:	George Street Apartments
Date:	29 th January, 2019
Time:	10:00AM – 2:00PM
Members:	Dr Lee Beattie (Chair), Duncan Ecob, Michael Campbell, Matthew Jones
Project Manager:	Anthony Traub
Planner:	Dylan Pope (Consultant)
Urban Designer:	Yu-Ning Liu
Landscape Specialist:	Peter Kensington (Consultant)

Introduction

The Panel thanks the applicant for their well thought through presentation. Given the proposal is anticipated as a plan change, the Panel is unable to provide any detailed comments and can only provide guidance at a conceptual level without receiving further details of the outcomes that will be achieved on the site through the plan change.

As a concept, the Panel recognises the potential for additional height (over and above the Unitary Plan provisions) on the site, but would need to see the architectural and urban design details of the proposal to form any opinion of support for any increased height in this location.

In order to address these issues, the Panel would like to see a draft set of principles and visual illustrations of the architectural and urban design outcomes for the site. The principles would also address:

- Ensuring a diverse set of architectural responses which provides a variety and cohesiveness to the building form to ensure further visual interest in the short, medium, and long views. The Panel would expect this to be of an exemplary architectural quality beyond what was provided in the presentation;
- The interface between the site, and Morgan and Clayton streets;
- Ensuring effective legibility and connectivity (both visual and physical) between the Domain, through the plaza, to Clayton Street in both directions;
- edge effects in terms of dominance, setbacks, etc. onto adjacent properties;

- How the buildings on-site address the plaza providing active and functioning public realm;
- A rationale for the level of carparking proposed and how traffic movements would work on Morgan and Clayton Streets and its impact on the public realm; and
- A movement strategy which encourages active modes of travel.

The Panel would like to see accurate visual information of how this proposal would fit into the context of the current Unitary Plan height provisions. The Panel notes that these would be informative to illustrate this context, rather than formal visual simulations. The Panel would also like to see an additional viewpoint taken from the grass area adjacent to the north-western corner of the museum building, which includes the front and western façades of the museum.

Finally, the Panel would like to see the visualisations reflect the design principles above.

Conclusion

The Panel looks forward to a further review as the design develops with the draft principles considered above.

Evita Key

From: Rebecca Sanders
Sent: Saturday, 4 April 2020 5:59 PM
To: Evita Key; Matt Riley; Nick Roberts
Subject: Fwd: George Street private plan change

Sent from my iPhone

Begin forwarded message:

From: Carlos Rahman s 9(2)(a)
Date: 4 April 2020 at 5:57:55 PM NZDT
To: Rebecca Sanders s 9(2)(a)
Subject: RE: George Street private plan change

Hi Rebecca

I hope you and family are well in your bubble and getting used to the new 'normal' .

Thank you for sending the presentation.

Below is the local board informal feedback.

Regards,
Carlos

Waitematā Local Board (WLB):

The views of the WLB are that we are open to innovative new developments where they fit in with our local board plan. The current 2017 local board plan give guidance on direction. In 2017 the goal was to support:

Parks and plazas that adaptable to communities needs, support wellbeing and bring people together.

We are also working on the development of our new local board plan 2020, key area in this draft plan: we support **high quality urban development that includes accessible, versatile, and sustainable public and private spaces. We want to:**

1. Ensure the design of our current and future public and private spaces are accessible, multifunctional, family friendly, low impact and adaptable in the future
2. Activate and enhance our parks, streetscapes and open spaces

The local board considers the proposed plan change as an opportunity, but it also holds risks. Sitting above all our desired outcomes is the goal to mitigate and adapt to climate change.

Buildings – and new buildings at that – are one of the greatest sources of emissions in the urban realm. This is partly because of the materials and energy used in construction, partly because of the cost of heating, cooling and generally servicing buildings (and the refrigerants used) and partly

because many modern buildings are not expected to last more than fifty years. This is an extremely large development, and the buildings are tall, one very tall, and the design will matter.

One argument in favour of the building is that by its proximity to the green space of the domain, to its proximity to work opportunities and transport links, that people living there could live both lightly and well. This only works if people live there, and it is not primarily an investment product, and if the buildings are attractive, safe and activated. Will it be Manhattan, or the Gorbals?

The Waitemata Local Board tentatively supports the project:

- If the design is an exemplar of climate-change resilience which may include but not be limited to solar panels, passive heating/cooling, water capture and storage, green roofs, compost collection, bike racks, electric vehicle and bicycle chargers, natural elements in the plaza etc;
- If circular design principles are used so as to make the building itself, and the products used in its construction, reconfigurable;
- If the design of the public spaces are sufficiently engaging and welcoming so as to create an activated space and include drinking water fountains, public toilets, places to sit and shade.
- There is a stated goal to give something back to the community and the aim is that the plaza is a great public space. It may be worth considering how to balance legibility with some sense of enclosure, that you are in a great place, not just a space, and it may be helpful (to follow Wally White) that some feature of the plaza serves as a focal point to the space.
- Special consideration given to reduce the height of the tallest apartment block looking towards the museum
- Finally, we would advise a residents association be set up that can have a say in the ongoing management of the buildings and the plaza, in the way that Willis Bond set up residents associations in the Wynyard Quarter so as to build a community as much as an iconic structure.

Regards,

Carlos Rahman | Senior Advisor
Waitematā Local Board
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Ground Floor, Auckland Central
Visit our website: www.aucklandcouncil.govt.nz



*There are building works in and around our premises.
Please take note of, and adhere to, safety instructions.
Entry to the local board office is via the main Shine Lawyers
foyer. Knock on our opaque glass door for access.*

