

From: s 9(2)(a)
To: s 9(2)(a)
Cc: [Fast Track Consenting](#)
Subject: [COMMERCIAL]FW: George Street Mixed Use Development
Date: Friday, 30 April 2021 4:39:21 pm
Attachments: [image001.png](#)
[image003.png](#)
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[image007.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

Hi Evita

Thanks for the opportunity to discuss the above application yesterday.

Further to our conversation please confirm in writing the following matters of scope:

1. Whether the correct application form is the pdf copy submitted as an attachment with the online application?
2. Whether the following land uses/activities are included in the application scope:
 - a. supermarket
 - b. any retail occupying over 200m² in area
 - c. any non-compliances with transport and access rules and standards
 - d. any additional activities requiring regional consents including water takes and discharges associated with construction dewatering and construction phase stormwater and dust management
 - e. any works involving contaminated land under the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health (NESCS)
3. An update of the consent requirements table included in the application form. This should include the consent requirements of all uses/activities included in the Project scope including any new activities in response to point 2 above. This should be provided as a separate document rather than an amended application form.
4. Any relevant height in relation to boundary diagram/s.
5. Confirmation whether the project affects any existing easements or access arrangements on the records of title.

I have considered appendices 5 and 6 containing the landscape, visual effects assessment and urban design matters submitted as part of Plan Change 44 to form supporting material for your application to refer the above project for consideration for fast tracking.

If you could send through a written response on these points ideally by earlyish Monday that would be much appreciated.

Thanks

Rachel Ducker
Senior Analyst | Kaitātari Matua
Fast Track Consenting

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From: Evita Key <s 9(2)(a)>
Sent: Wednesday, 28 April 2021 3:13 pm
To: Rachel Ducker <s 9(2)(a)>
Subject: RE: George Street Mixed Use Development

MFE CYBER SECURITY WARNING

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Hi Rachel

Yes 2pm tomorrow would work well. Do you want to do via a virtual meeting or ph ok?

I've added in some comments below in red to assist.

Thanks,
Evita

Evita Key
Senior Associate



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s 9(2)(a)

From: Rachel Ducker <s 9(2)(a)>

Sent: Wednesday, 28 April 2021 1:26 PM
To: Evita Key s 9(2)(a)
Subject: RE: George Street Mixed Use Development

Hi Evita,

How would 2pm tomorrow or 11am Friday suit you?

Rachel

From: Evita Key
Sent: Tuesday, 27 April 2021 10:30 AM
To: Rachel Ducker s 9(2)(a)
Subject: RE: George Street Mixed Use Development

Hi Rachel

Back from leave now however I have diary clashes today at the times you mention. The rest of the week is looking much better though. I'm available anytime except before noon tomorrow and before 11am on Friday.

Thanks,
Evita

Evita Key
Senior Associate

B&A

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Urban & Environmental

s 9(2)(a)

From: Rachel Ducker s 9(2)(a)
Sent: Friday, 23 April 2021 4:35 PM
To: Evita Key s 9(2)(a)
Subject: George Street Mixed Use Development

Hi Evita,

I am keen to catch up with you about the above application.

I have had a good look at the application material and have some questions for you. I have called a couple of times but wondered when is a good time to catch up as you may be on leave.

The key issues I wanted to ask about are:

- Which application form is the correct version as you have submitted two different ones?
 - The pdf document is the more complete one but then I needed to copy and paste this over to the website. Some of the fields had a limit on character numbers so I had to summarise what was in the pdf.
- Application scope (are the following included: supermarket, any retail over 200m², regional consents for water takes, discharges for construction dewatering and construction phase stormwater, and pedestrian and vehicle access)
 - Yes
- Building height - pre-application with Council on this specific application, wind assessment, height in relation to boundary
 - Appendix 9 contains details on Council engagement.
 - We had extensive discussions with members of Council's resource consent and urban design teams between May 2017 and Nov 2018. Over this period iterations to proposed concept were developed and discussed via numerous collaborative workshops.
 - I can't recall wind being specifically discussed as these Council discussions were focused predominantly on urban design matters however there is a requirement for any new buildings in the Mixed Use zone that exceed 25m to provide a report to demonstrate compliance with the wind standard (H13.6.8). Such a report would be provided upon lodgement of an application.
 - With respect HIRTB, the Mixed Use zone only contain a standard on this where the neighbouring sites are either residential or open space zone. The concept proposal was designed to comply with the HIRTB to the adjacent open space zone. We could provide a drawing of this if you wished.
 - There haven't had any further discussions with Council's resource consent team since deciding to go down the private plan change path instead in late 2018.
 - NB: Back in 2017 Council wasn't accepting private plan changes as the AUP had only just become operative (in part) in Nov 2016. Once the two year period passed a decision was made to progress with a private plan change instead of a resource consent.
- Other issues (access, easements, plan change status, Geotech assessment, visual effects including on Domain)
 - The Council have appointed a hearing chair and we are currently waiting the appointment of the panel members. No date for a hearing has been set yet and no s.42A report has been provided.
 - No geotech assessment had been undertaken as yet however given the site's location near the Auckland Domain (Pukekawa Volcano), it is most likely that the site geology is largely basalt.
 - Unfortunately the author of the landscape and visual effects assessment was recently diagnosed with cancer and is currently undergoing medical treatment. Therefore a decision was made to submit this application without a supporting memo however we would note that assessments of landscape and visual effects and urban design matters, together with photomontages were undertaken for the plan change. These included assessments on the Auckland Domain -

<https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-44-appendix-6-landscape-and-visual-effects-assessment.pdf> and <https://www.aucklandcouncil.govt.nz/UnitaryPlanDocuments/pc-44-appendix-5-urban-design-report.pdf>.

- Appendix 11 to this referral application also provides further urban design commentary.

- Applicant – is there a need for a join application with Southpark if they are the developer?
 - John Sax is the director of Southpark Corporation Limited and Newmarket Holdings Limited (which is the director of Newmarket Holdings Development Limited Partnership). So they are all really just one in the same. I believe John's preference is for this to be under Newmarket Holdings Development Limited Partnership as any future application would be lodged under this company name.

I am available for a discussion on Tuesday at 1pm or 3pm. Please let me know what suits.

Rachel Ducker

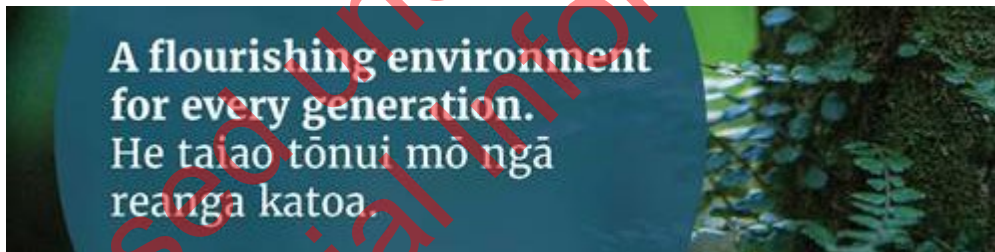
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